

## Cabinet

Tuesday 24 January 2017

4.00 pm

Ground Floor Meeting Room GO2A, 160 Tooley Street, London  
SE1 2QH

## Appendices (Item 13, Appendices B, C, D and E)

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Date: 16 January 2017

Cabinet Report Appendix B



The New Southwark Plan: Area Visions and Site Allocations (Preferred Option)

Consultation Report

January 2017

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## **1. Introduction**

### **1.1 What is the New Southwark Plan?**

The New Southwark Plan is a borough-wide planning policy document which will guide regeneration and development in Southwark. It is therefore essential that the plan is developed in meaningful consultation with key stakeholders, such as residents, community groups, workers, landowners and developers, which have an interest in the future of the borough.

The document, which is being developed over a three year period, will replace the Core Strategy (2011) and saved Southwark Plan (2007) policies. The plan will enable the borough to deliver the homes and jobs which are needed to make the borough a better and more sustainable place to live and work. It is a regeneration strategy for Southwark and will be used to make decisions on planning applications.

### **1.2 What is this consultation report?**

The purpose of this report is to summarise the consultation carried out so far in preparing the New Southwark Plan. It summarises the comments received by the Council to develop the current stage of the New Southwark Plan. After each later stage of consultation we will update this report to reflect the most recent consultation.

At each stage of consultation we carry out activities in accordance with our Statement of Community Involvement (SCI) (2008). The SCI sets out how the council will consult on all of our planning policy documents. The SCI refers to a number of legal and regulatory requirements, both in terms of methods of consultation and also particular bodies that we must engage with, and sets out how we meet these requirements. When the SCI was produced it was done so with regard to the Town and Country Planning (Local Development) (England) Regulations 2004 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. In April 2012, both sets of regulations were replaced by the Town and Country Planning (Local Planning) (England) Regulations 2012. Consultation and procedure has been carried out in accordance with the revised Regulations.

The Localism Act 2011 introduced the “duty to co-operate”, which requires us to engage with a range of bodies on an ongoing basis as part of the production of planning policy documents. Much of the process that is required by the duty is already covered in our SCI and has been an integral part of the preparation of new planning policy in the borough. We will ensure that we meet the requirements of the duty to co-operate at every stage of consultation. This will involve writing to and where appropriate meeting and working with our neighbouring boroughs, the Greater London Authority and other prescribed bodies such as Historic England and Transport for London.

The Council seeks the views of the full range of statutory and non-statutory stakeholders at each formal stage of consultation.

## 2. Stages of Consultation

### 2.1 What stages of consultation have been completed so far?

This document explains the consultation that has been undertaken in preparation of the New Southwark Plan Preferred Option Part 2 (Site Allocations and Area Visions) Document. To date the Council has undertaken the following stages of consultation to inform the formulation of draft Local Plan policies.

#### Timeline for the New Southwark Plan

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

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

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

The New Southwark Plan Preferred Option Part 1 (Policies) took into account representations received in response to the Options consultation in order to develop

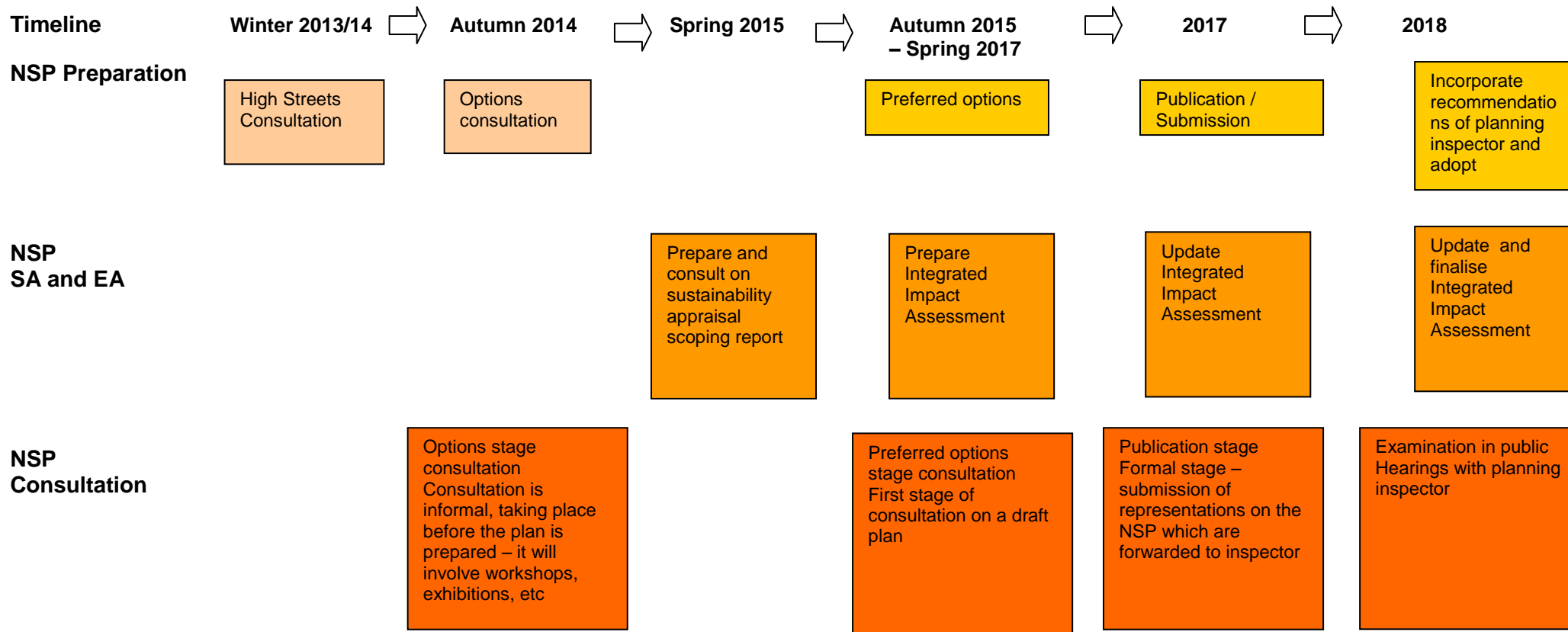
the preferred option for development management policies and regeneration strategy for Southwark.

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

This report identifies how the representations received by the Council at each of the stages of consultation completed to date through the Options, Preferred Options Part 1 (where comments relate to visions or sites) and the informal consultation on visions and sites have influenced the development of the New Southwark Plan Preferred Option Part 2 Document.

The diagram overleaf provides an overview of the stages involved in preparing the New Southwark Plan and the consultation involved at each stage. It shows the consultation stages that have been completed and the next stages of development of the plan.

**Diagram 1: Stage of NSP preparation and consultation**



## 2.2 What happens next?

The **New Southwark Plan Preferred Option Part 2 (Site Allocations and Area Visions)** has been prepared for consultation from February to April 2017. This stage of consultation is more formal and any concerns about the draft site allocations and area visions should be backed up with appropriate evidence.

The Council will seek the views of the full range of statutory and non-statutory stakeholders on the draft policies. Stakeholders are requested to submit full and detailed comments, if necessary these should be backed up by evidence, to justify any support or opposition for the draft policy proposals. Additionally the Council welcomes participants to identify any policy areas which have been omitted or are otherwise absent.

Once we have finished consulting on the New Southwark Plan Preferred Option we will collate all the responses we receive and see whether we need to amend the plan to take into account the responses. We will provide officer comments on all the responses we receive which will set out whether we have changed the plan to reflect the response, and will explain our reasoning for why we have/have not amended the plan.

We will then consult on a **Proposed Submission version** of the New Southwark Plan in Autumn/Winter 2017. The policies, site allocations and visions in this version of the New Southwark Plan will be very close to the actual policies which will form the plan. It will only be changed if there are legal reasons as this is a formal stage of consultation. There may need to be another round of consultation depending on any changes to national and regional policy. The Council will then make any final amendments in light of this consultation and submit the New Southwark Plan to the Secretary of State for a public examination by a planning inspector. Participants of the final stage of consultation have the right to represent themselves at the public examination.

The inspector will prepare a report for the Council and may require changes to be made to the plan. The final New Southwark Plan will then be adopted by the Council. This is a decision taken by all Councillors at the Council Assembly.

### **3. Summary of the consultation**

#### **3.1 Who was consulted and how?**

The Options version of the New Southwark Plan was consulted on between October 2014 to March 2015 and the consultation summary of policies was included in the consultation report for the New Southwark Plan Part 1: Policies Document. This document includes summaries of the sites and visions information received as part of the Options consultation in addition to more recent informal consultation.

Informal consultation took place throughout 2016 where draft visions for each area that were consulted on previously were placed on the council's website and comments invited on areas and vision content. In November 2016 the council circulated a reminder email to the policy consultation list inviting any further representations in preparation for the drafting of the visions and site allocations. Officers attended key stakeholder groups in visions areas to discuss the content of visions throughout late 2016.

#### **3.2 Methods of consultation**

All consultation has taken place in accordance with the Statement of Community Involvement. Specific information on methods of consultation for the Options version from 2014-2015 is included as **Appendix B**. As highlighted above a range of consultation methods were used including mail outs, newspaper advertisements and stakeholder meetings and workshops. Details of the materials used are provided in **Appendix C**.

#### **3.3 Summary of representations made and how these have been taken into account**

The tables below provide summaries of the representations made on site allocations and area visions along with an officer response to each representation. Where relevant the response provides details of how representations were taken into account in developing the Preferred Option Site Allocations and Area Visions version of the New Southwark Plan.

We received a total of 329 written responses at this Options stage of consultation (this total included comments on policies which have been reported elsewhere). We received an additional 45 comments on site allocations and area visions in response to our informal consultation.

In response to consultation the proposed site allocations and area visions have been amended to reflect the representations received. The New Southwark Plan now contains visions for the following areas: Bankside and The Borough, Bermondsey, Blackfriars Road, London Bridge, Elephant and Castle, Walworth, Rotherhithe, Old Kent Road, Camberwell, Herne Hill, Nunhead, Peckham, East Dulwich and Dulwich.

Comments in relation to site allocations and the vision for Old Kent Road will be reported separately as part of the consultation summary on the draft Area Action Plan (due later this year).

## Bermondsey consultation summary

Summary	Council response
<p>7 representations were received on the Bermondsey visions including Suggestions for edits to the wording and focus of the existing vision, including:</p> <ul style="list-style-type: none"> <li>• Highlighting commercial uses and the need to recognise and celebrate the distinctive character of local sub-areas, including Conservation Areas and local market places.</li> <li>• High quality planting is needed as part of new development</li> <li>• Improved cycling</li> <li>• Relieve Jamaica Road congestion</li> <li>• Maintain the character and heritage of the unique sub-area Bermondsey Village and promote natural habitats and public spaces and restriction in height of new developments</li> <li>• The Blue is an important sub-area</li> <li>• Bermondsey is an area in its own right and has great areas for socialising, cultural facilities, well used open spaces and community activities</li> <li>• Small businesses specialising in food manufacture, art, design and fashion thrive</li> <li>• Some of the area is disjointed</li> <li>• Contains important industrial estates and a significant industrial heritage</li> <li>• Redevelopment should help preserve and reflect heritage and architectural styles from the Victorian era</li> <li>• Improve public access open spaces</li> <li>• Support for the designation of Old Kent Road and Tower Bridge Road as town centres</li> </ul>	<p>Feedback and support taken into account during the drafting of the preferred option vision for Bermondsey. The diversity and distinctiveness of the area's built environment and communities is recognised in the draft area vision which states that these will be protected, promoted and enhanced. Key sub-areas are identified.</p> <p>The council recognises the importance of existing green spaces and local parks and highlights the need for new development to protect and where possible enhance these, as well as the need to create new public spaces and deliver high quality planting.</p>
<p>One representation stated more bottom-up input from the community is needed on all matters including public realm and</p>	<p>Comments noted. The preferred option area visions will be consulted on publicly in spring 2017 giving the community an important opportunity to shape them.</p>

<p>new development.</p> <p>The Shad Thames Area Management Plan should be a "material consideration" for planning.</p> <p>There are distinctive areas of character such as Shad Thames. Local assets of value should be identified - not just listed buildings but also those of "townscape merit", distinctive character and heritage, including 20th century and contemporary.</p>	<p>These draft responses have already been informed by informal consultation responses received to date.</p> <p>The issue of the Management Plan and local assets of value are not directly relevant to the area vision; however the former point is being addressed in amendments to the New Southwark Plan policies. The diversity and distinctiveness of the area's built environment and communities is recognised in the draft area vision which states that these will be protected, promoted and enhanced.</p>
<p>One representation stated the Bermondsey Street area should retain its attractive character which results from a rare combination of easy access and intimacy:</p> <ul style="list-style-type: none"> <li>• low rise buildings, 3-5 storeys echoing the historic buildings on Bermondsey Street</li> <li>• a vibrant mixed residential/small independent business community with creative and innovative businesses</li> <li>• open spaces for outdoor activity</li> <li>• easy access to the City and the transport hub at London Bridge</li> <li>• off-road permeability for cyclists and pedestrians</li> <li>• community spaces to support a rich mix of community activities.</li> </ul>	<p>Feedback and support taken into account during the drafting of the preferred options vision for Bermondsey. The council will work with the neighbourhood forum and other stakeholders to ensure that the Bermondsey Street area continues to be an attractive and vibrant area. Issues of character and heritage, open space and transport and accessibility are also addressed in the vision.</p>
<p>One representation stated all stakeholders should continue work to protect, enhance and celebrate the unique character and appearance of Shad Thames as a distinctive riverside location in central London, successfully combining its warehouse and brewing heritage in a conservation area context with contemporary architecture and uses. There should be a focus on ensuring high quality public realm, greening initiatives, consistency of approach, riverside views, management of vehicular traffic, improve pedestrian and cycle flows, and supporting community facilities. A "village" atmosphere should be encouraged rather than a "late night economy".</p>	<p>Feedback taken into account during the drafting of the preferred options vision for Bermondsey. The vision reflects the distinctiveness of Shad Thames as a historic riverside area.</p>

<p>Proposed site allocation and wording submitted for the Biscuit Factory and Campus sites for comprehensive residential led development, secondary school, replacement workspace, retail, restaurant and other commercial/social and community uses.</p>	<p>Included as proposed site allocation NSP08 in the NSP preferred option.</p>
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### Bankside, The Borough, London Bridge Consultation Summary

Summary	Council response
<p>8 consultation responses were received commenting on and largely supporting the Bankside vision, particularly the recognition of the area's significance and support for mix of uses. A number of issues were raised with suggestions for the vision:</p> <ul style="list-style-type: none"> <li>• Development opportunities around Guy's Hospital and St Thomas street should not be at the expense of the hospital and King's College which may require further land for their operation</li> <li>• Bankside has not lost its historic and distinctive character and so development should achieve local as well as strategic functions, as part of the central activities zone</li> <li>• Vision and policies should reflect the emerging Bankside neighbourhood plan</li> <li>• Sufficient social infrastructure must be achieved with new housing</li> <li>• Should be recognised as a key opportunity area within the CAZ to deliver economic development and identify locations of landmark significance as well as opportunities to enhance the Thames Pathway and strategic cultural area and reinforcing the links between South Bank, Tate Modern and The Globe Theatre and the Borough Area</li> </ul>	<p>Feedback and support taken into account during the drafting of the preferred options visions for Bankside, the Borough and London Bridge. Hospital and university land uses would be considered suitable in the event that a site came forward. The status of the Bankside neighbourhood plan is not altered by the area vision and the re-drafted vision is consistent with the neighbourhood plan's objectives.</p>
<p>The London Bridge and Borough vision received 8 responses, all making suggestions:</p> <ul style="list-style-type: none"> <li>• Bermondsey Street is a separate area to London Bridge with a distinct, accessible but intimate, character and should be treated</li> </ul>	<p>Feedback and support taken into account during the drafting of the preferred options vision for Bankside, Borough and London Bridge. The Bermondsey Street area has now been included in the Bermondsey area. The consideration of policy</p>

<p>differently to London Bridge.</p> <ul style="list-style-type: none"> <li>• Opportunities exist to animate the network rail arches. The Low Line should be considered as a linear economic opportunity of strategic importance for creative businesses</li> <li>• A strategy for the development of tall buildings should be set out, including how impacts will be managed to the Tower of London World Heritage Site</li> <li>• Reference should be made to the tall buildings strategy from the draft Bankside, Borough and London Bridge SPD.</li> <li>• The vision for London Bridge should reflect the aspirations of the Team London Bridge business improvement district and the projects it is delivering in the area.</li> <li>• More of Snowfields should be included in the town centre.</li> <li>• Snowfields should be a quiet area.</li> <li>• The expertise and infrastructure from Kings College London, Guy's Hospital and other science, medical and educational facilities should develop a strong, dynamic and specialised local economy</li> <li>• The visitor and cultural offer of the Thames riverfront should be enhanced</li> <li>• The vision should encourage high quality design innovation and architecture which respects the heritage assets and distinctiveness of the area</li> <li>• Create places to discover, explore, enjoy and unwind including public art, greenery, ecology features, performance space and lighting installations</li> <li>• Promote sustainability measures by integrating greenery in all new development to fulfil objectives of drainage, amenity, cooling, insulation and biodiversity (at least a BREEAM Excellent rating)</li> <li>• Support London Bridge as a global commercial centre and a vibrant local place for business, heritage, culture and creativity.</li> <li>• Improving the Thames Path and using the River Bus will encourage</li> </ul>	<p>designations for Snowfields will be made before the submission version of the plan policies are published. A borough-wide tall buildings strategy has been proposed as a development management policy, more detailed strategies will be based on area or site specific evidence.</p>
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more walking and cycling and use of public transport.	
One representation proposes that Clink Street is treated as 'a sub-area with unique character' in the New Southwark Plan. This sub-area area includes Clink Street itself and the northern part of Stoney Street.	Clink Street is identified as a sub-area with unique character in the conservation area appraisal for Borough High Street. The vision for Bankside and the Borough takes into account historic character within the area.
Representation identifies site for redevelopment towards the southern end of Borough High Street (Adjoining Trinity Square).	The site area identified is a collection of smaller sites in the same land ownership which does not provide the opportunity for comprehensive redevelopment as a strategic site allocation in the NSP preferred option. Development potential of individual sites could be determined by the application of adopted planning policy.
One representation requests that these three buildings should be considered as a single holistic linked opportunity located with the London Bridge, Borough and Bankside Regeneration Area. The approach as a multi-component site will enable better land use and planning policy objective outcomes for the Borough. Site 1) 46-48 Park Street (Red Lion Court) Site 2) 133 Park Street Site 3) 105 Sumner Street.	The three sites were considered individually. Site 1 is not geographically linked to sites 2 and 3. Sites 2 and 3 are below 0.25ha and therefore too small to be considered as a strategic site allocation. Red Lion Court has been proposed as part of site allocation NSP05 along with adjoining site 1 Southwark Bridge Road.
Proposal to allocate Red Lion Court and 1 Southwark Bridge site as a site of landmark significance to deliver high density mixed use development and open space.	Proposed as site allocation NSP05 in the NSP preferred option to deliver comprehensive mixed use development.
One representation requests that Beckett House on St Thomas Street should be included as a site allocation. The site is located within the Bankside, Borough and London Bridge district town centre and is also within the identified Opportunity Area. It is also within the Central Activities Zone (CAZ).	Site is proposed within site allocation NSP53 - Land between Melior Street, St Thomas Street and Fenning Street.

### Camberwell Consultation Summary

Summary	Council response
One representation suggests Camberwell could do with better transport - redeveloping the station, and extending the Bakerloo line.	The proposed vision for Camberwell is to prioritise walking and cycling and improve public transport and the road network. This would see improved walking and

<p>Consideration to the provision of a transport interchange to reduce the number of bus stops and shelters occupying pavement space together with improved pedestrian connectivity and enhanced pavement widths to the town centre is also paramount.</p> <p>Consideration should be given to accessible short term parking provision in the town centre.</p>	<p>cycling routes with new public realm and improved roads and junctions which offer choice for local trips. Specific emphasis would be placed on improved safety and reducing congestion, particularly at the junction of Camberwell Road, Camberwell Church Street, Camberwell New Road and Denmark Hill.</p> <p>The area vision supports the reopening of Camberwell station.</p>
<p>One representation suggested that the identification of the Butterfly Walk shopping centre as a 'key potential regeneration area', should be expanded upon to reference the need for high density residential development in Camberwell town centre and acknowledge that the site is a key opportunity to provide a significant number of homes and contribute to the housing targets as identified in Policy DM4.</p> <p>High density development is considered appropriate for this site given its location in a district town centre, and it is a prime opportunity to provide a significant number of homes in a concentrated location, particularly given the draft plan identifies that there are 'limited opportunities to provide new homes outside the town centre'.</p> <p>Representation highlights the independent shops, mix of people, good bars and restaurants.</p> <p>A clamp down on antisocial behaviour and improved streetscape especially around busy bus stops are also suggested.</p>	<p>The council proposes that the redevelopment of the site must contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site in addition to providing new homes.</p> <p>With regard to density, redevelopment of the site could include taller buildings but this is highlighted as being subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p>
<p>One representation states that Camberwell is a significant and busy town centre which has been neglected and needs renewal. The renewal of the long abandoned Camberwell station would make a big difference.</p>	<p>The council is working with TfL to review the feasibility of reopening Camberwell railway station, to offer local residents and the wider community improved rail access into central and wider London. A new station would support for further growth and reduce congestion in the Camberwell area.</p>

	<p>The station area is proposed to be transformed into a vibrant cluster of small and medium sized businesses that would make a more intensive use of the railway arches. The mix of uses should draw inspiration from the many successful examples of converted railway arches in London and include leisure, retail and employment uses that create an active frontage along Camberwell Station Road. Any new station must have direct access from both Camberwell Station Road and McDowall Road to ensure the station is accessible to all.</p>
<p>One representation suggests Camberwell is a suitable area for new Council housing.</p>	<p>The vision seeks to optimise residential growth. Housing tenure will be assessed in accordance with proposed policy DM1.</p>
<p>One representation states the statement that there are limited development opportunities outside Camberwell town centre, including limited opportunities for new homes is contested. This negative statement should be replaced by a statement that seeks to protect these conservation areas, important listed buildings and other architectural and heritage assets; a positive statement could be:—</p> <p><i>Will have its outstanding architectural and historic assets and areas conserved and their settings enhanced through surrounding development of similarly high quality.</i></p> <p>Representation also considers medium-height development of around 5–6 storeys can greatly assist in facilitating desirable development, including new homes, and increasing density without compromising residential amenity. More medium-rise buildings that slightly raise the average height of the built form in their locality, without being significantly higher than their surroundings, are often appropriate in an urban setting like Camberwell outside the conservation areas.</p>	<p>Comments taken into account. The proposed area vision for Camberwell in relation to growth does not include this statement. Instead, it highlights that Camberwell has the potential to provide many new homes and increase employment floorspace. Camberwell has many large sites and many smaller sites suitable for infill development.</p>
<p>One representation supports sensitive and appropriate redevelopment not just restricted to the town centre, but to</p>	<p>Several sites both within and outside the town centre in Camberwell have been identified as being suitable to</p>

include areas where development would enhance the existing conservation areas and improve the surrounding areas with appropriate high quality development, and reduce dependence on the car.	accommodate growth.  The proposed area vision acknowledges the important historic character of the area.
One representation objects to the industrial designation for Burgess Business Park being changed. It considers 49-65 Southampton Way should continue to be occupied by a B8 use and that, in particular, B8 self storage use would be suitable in this location.	Burgess Business park has been identified as a potential site allocation. Any redevelopment must contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater.
One representation proposes the re-classification of the site - 1-13 Southampton Way, SE5 7SW - from Metropolitan Open Land (MOL) to residential. The site has been used as a scrap yard for many years, the site's designation as MOL is an anomaly as the site is not open space, does not serve any 'green' function and does not perform any of the functions expected of MOL or Green Belt land.	Comments will be addressed in relation to policies DM 52 (Open space and open water space).
One representation proposes introducing planning protection for 225-253 Camberwell New Road as a local centre. The area vision should enable outside retail spaces i.e. an active street café culture, and enhance the sense of 'centre' on this parade.	The shopping parade is noted in the proposed area vision for Camberwell. The Council will review whether to designate as a local town centre in the preferred submission version.

### Dulwich Consultation Summary

Summary	Council response
One representation states the vision is not the Dulwich that those living on the Kingswood Estate, or the many other social housing estates around Dulwich would recognise. There is no reflection on communities being very different across Dulwich (the great diversity of those on the Council estates, and much higher levels of disadvantage compared to the affluence of those in The Village); and this needs to be properly reflected in the Vision. The role of Dulwich estates could be added to the vision to highlight a number of residents with complex	The proposed vision for Dulwich considers the area as a whole.  The vision for Dulwich acknowledges the suburban nature of Dulwich which includes the Kingswood Estate.

social needs whom live in the social housing .	
One representation states that the implementation of Quietway 7 through Dulwich has been delayed by the study into the Dulwich Foundation Coach Service. This study has now been completed, with recommendations for substantial changes which will benefit cyclists. Following this, Quietway 7 should be implemented.	The proposed vision for Dulwich aims to prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility.
One representation states that the vision for Dulwich suggests development in Dulwich will not be supported. There needs to be a specific policy approach, ensuring that different development needs are recognised between areas like Blackfriars Road, Elephant and Castle and London Bridge which will encourage high density development, with more suburban neighbourhoods such as Dulwich where smaller-scale development will be more appropriate. There needs to be recognition that development should be encouraged across all of these Neighbourhoods. Dulwich, like the other neighbourhoods, will be required to contribute towards meeting the development requirements of Southwark.	<p>The revised proposed vision for Dulwich seeks to provide as many homes as possible while respecting the local character of the area.</p> <p>The purpose of the New Southwark Plan Area Visions and Site Allocations document is to shape the development of the borough's distinct areas by setting out area-based and site-based planning policies.</p> <p>Each area and site identified within the document is prepared individually to provide an area by area, site by site specific vision and policy development.</p> <p>With regard to the development potential of Dulwich the vision aims to provide as many homes as possible while respecting the local character of the area in addition to preserving and enhancing the character of Dulwich.</p>
Many representations were received with regard to the Judith Kerr Primary School grounds green space being marked as "Other Open Space" in the New Southwark Plan.	The proposed open space designation will be addressed in relation to policy DM 52 (Open space and open water space).
One representation suggests the vision should promote small-scale development on backland sites which can contribute towards the housing targets of Southwark and create additional high quality residential properties.	The revised proposed vision notes that whilst development opportunities in Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.
One representation states open spaces	The revised proposed vision notes that

<p>in Dulwich serve as important areas in which people from Southwark and further afield can relax, exercise, get fresh air as well as gain calm whilst still in the boundaries of a great city like London.</p>	<p>open spaces are an important characteristic for Dulwich to be preserved. The area vision identifies Dulwich as a place for sports and recreation with local and larger parks such as Dulwich Park and Belair Park, several playing fields, historic golf courses and remnants of the Great North Wood.</p>
<p>One representation suggests Green Dale is a neglected green space which should be protected as Metropolitan Open Land and SINC, not built on or encroached upon. They do not want to see DHFC stadium enlarged as this would impact on Green Dale as a wildlife habitat and on the peace of local residents. Would like to see less felling of mature trees in the area. A more robust tree management strategy would help.</p>	<p>Comments will be addressed in relation to policies DM 52 (Open space and open water space).</p>

### East Dulwich

Summary	Council response
<p>One representation suggests that the nursery site at 65 Greendale Fields (off Wanley Road), London SE5 8JZ, should no longer be included in Metropolitan Open Land (MOL) and should be left out of the proposed Site of Importance for Nature Conservation (SINC).</p>	<p>Comments will be addressed in relation to DM 52 (Open space and open water space).</p>

### Elephant and Castle Consultation Summary

Summary	Council response
<p>8 respondents made comments or suggestions for the Elephant and Castle vision:</p> <ul style="list-style-type: none"> <li>• Vision should support people who live in the neighbourhood as well as future residents and those who pass through</li> <li>• Reconnect communities in Elephant and Walworth, provide social rented housing, faith facilities and new jobs for young people</li> <li>• Support business diversity for independent traders and markets, local ethnic and migrant businesses and particularly the Latin American business</li> </ul>	<p>Feedback and support has been taken into account during the drafting of the preferred options vision for Elephant and Castle. The vision acknowledges the special characteristics of the Elephant and Castle area and diversity of the population. The vision supports proposals that enhance and promote the Latin American community and independent businesses. Improved walking and cycling routes including the Low Line and creative industries connecting to Walworth Road to the south are also supported in the vision. Comprehensive mixed-use redevelopment of the site 21 and 25-29 Harper Road Parade has been proposed as site allocation NSP12 and</p>

<p>community</p> <ul style="list-style-type: none"> <li>• Practical initiatives to support the Latin American business community include: <ul style="list-style-type: none"> <li>- A Latin Boulevard</li> <li>- Public Realm Improvements</li> <li>- Latin American Food and Craft Markets</li> <li>- A Community Hub</li> <li>- Latin American Art and Events</li> </ul> </li> <li>• Support for commercial cluster at northern end of Walworth Road</li> <li>• Improve green links that encourage walking and cycling and biodiversity</li> <li>• Support ethnic and cultural diversity that makes the area distinctive</li> <li>• Social rented housing should be prioritised including a 50% requirement and a moratorium on estate regenerations</li> <li>• Increase green space, play space, habitat and food growing space and address deficiencies in green space</li> <li>• Improve Harper Road frontage</li> </ul>	<p>promotes active frontages. Affordable housing is a policy consideration based on the local evidence base.</p>
<p>One representation states that the area features major centres of creative education such as LSBU and UAL, and this highlights the need to provide for a working future for the many people who are brought into the borough by these world-class courses, and to retain their talent, creativity, and cultural as well as economic contribution, within Southwark.</p>	<p>Comments taken into account in drafting the vision. The vision acknowledges the area as Southwark's university quarter providing excellent opportunities for learning and innovation. The council supports the function of the area attracting important research, teaching, arts and creativity.</p>
<p>One representation suggests public engagement should be improved to bring together community aspirations for the neighbourhood and the council vision. The Old Kent Road community forum could also be used to engage more effectively.</p>	<p>The council engaged with local groups and discussed the content and aspirations for the visions and encouraged early engagement prior to the drafting of the visions. The council welcomes further comments in the next stage of consultation on the visions. The views and participation of the Old Kent Road community forum has also been taken into account in the drafting of the AAP vision.</p>
<p>One representation raises concern that</p>	<p>The provision of quality public realm that</p>

<p>there is a deficiency in public green space in the area which is not being fully replaced or enhanced in redevelopment sites (specifically, the Elephant Park/old Heygate Estate site) which is especially important with population density increases . Greening of the public realm and improving small parks should be used to assist this deficiency.</p>	<p>provides greenery and open space is an important part of the vision. Larger sites will be required to provide public green space in redevelopment which improves the quality of the environment.</p>
<p>Visions and sites should support the Bakerloo line extension (BLE) which will require a site for a new, larger station in Elephant and Castle. Preferred sites could be identified which will need reflected in the NSP to provide safeguarding and policy support for the scheme.</p>	<p>The council is committed to the delivery of the BLE and will continue to work with landowners and TFL to deliver this project.</p>
<p>Representation made to include Surdaw House (136-142 New Kent Road) as a site allocation in the NSP preferred option as a potential gateway site between the Elephant and Castle and Old Kent Road opportunity areas.</p>	<p>The site was identified in the Elephant and Castle SPD 2012 and the NSP Options version as a potential site for mixed use development. It has not been taken forward as a site allocation in the preferred options NSP due to the limited site area and limited development potential as a strategic development site. The site is located on the edge of two opportunity areas but it is not considered to be a gateway development site to achieve the aspirations of either the Elephant and Castle or Old Kent Road strategic visions. New Kent Road and the area surrounding the site is characterised by low-mid rise buildings along a linear route. The council remain supportive of redevelopment of the site for mixed use and consider this could be achieved in the context of applying adopted planning policies i.e. to provide high quality development that is consistent with the character of the area.</p>

### Herne Hill Consultation Summary

<b>Summary</b>	<b>Council response</b>
<p>Representation proposes investigating options for rail arches across the borough including Herne Hill. Support is given to the council's statement that the railway arches will be well used by businesses or for other activities that will add vibrancy to the town centre.</p>	<p>The proposed area vision for Herne Hill aims to complement and improve the Herne Hill town centre by expanding and diversifying the business cluster around the railway viaducts to increase footfall within the town centre.</p>

### Nunhead Consultation Summary

Summary	Council response
One consultation response commented on the Nunhead area vision suggesting improvements to open spaces should include habitat and ecological enhancement.	Any development requiring planning permission will be assessed against proposed policy DM 52 (Opens Space and Open Water Space) and policy DM54 (Trees).
One representation suggests 59-61 Rye Hill Park, Nunhead site does not fulfil the criteria required for each designation.	Comments will be addressed in relation to DM52 (Open Space and Open water Space)
One representation proposes preserving the residential character and of low density housing.	The proposed vision for the Nunhead area is to provide as many homes as possible while respecting the local character of the area.

### Peckham Consultation Summary

Summary	Council response
<p>Representations are concerned that the vision describes the town centre as a major shopping centre where tall and big buildings integrate with local development. A general concern is that the introduction of taller buildings may have the potential to cause economic and social harm, buildings maybe architecturally inappropriate, lead to overcrowding, with consequent stress and poor maintenance and would be out of scale with existing buildings. Many comments around building height agreed applications for tall buildings should be assessed case by case.</p> <p>It has also been highlighted in relation to building height that high rise buildings will increase rents, encourage only large retail chains which would threaten thriving small independent businesses, markets, food and dry goods stores.</p>	<p>Comments are noted. The vision for Peckham is to complement and improve the town centre.</p> <p>Some sites have been identified as having the potential to accommodate taller buildings. Where this is the case, the sites have distinctive visions, possible uses, indicative capacities and design and accessibility guidance (where applicable). Therefore each of these sites is dealt with on a site by site basis/case by case basis.</p> <p>Tall buildings will be assessed against policy DM12 (Tall buildings).</p>
<p>Many comments state that low rise homes would achieve more housing density than tall buildings and that Peckham area should remain low density, and low rise where the need for tall buildings be assessed and other building types that can accommodate a mix of uses and the desired density should be developed.</p>	<p>Comments are accepted. The proposed vision for Peckham is to provide as many homes as possible while respecting the local character of the area. There may be opportunities for taller buildings on key development sites in appropriate locations.</p> <p>The intention is to maximise density</p>

	<p>without compromising the context of the area. Policy DM13 (Efficient use of land) would see that development would be acceptable where the site's development potential was underutilised.</p>
<p>Representation suggests the vision should encourage a mix of small businesses, independent businesses, markets, cultural and arts spaces and discourage large retail chains in order to maintain the local independent businesses.</p> <p>Representation concerned that the vision does not recognise the majority of small-scale businesses serving communities whose needs which are not met in other areas. That small and independent businesses of the kind found in Peckham could be threatened by large-scale development and a different retail model, as could the area's burgeoning cultural and creative industries.</p> <p>The scale of any development should not swamp the existing exciting, creative, cultural and economic developments which have been growing organically over recent years and have created the vibrant town centre which we already have.</p>	<p>The proposed vision for Peckham does encourage a range of commercial uses both large and small. This may include larger retail chains which would attract footfall in the town centre and contribute towards the area's vitality.</p> <p>While the vision would see an increase in larger shops, there is equal emphasis on providing for a range including small shops, entertainment, cultural and leisure spaces alongside new employment space for small and medium enterprises.</p> <p>Overall the proposed vision seeks to complement the existing fabric of the Peckham town centre rather than replacing what is already there.</p>
<p>One representation cautions against too much new housing in an already largely built up area.</p> <p>Representation suggests that spaces which are currently car parks could potentially be used to build affordable homes.</p>	<p>The proposed vision seeks to provide as many homes as possible while respecting the local character of the area.</p> <p>The council seeks to maximise affordable housing on all sites in accordance with DM1 policy within the New Southwark Plan.</p>
<p>One representation suggests the historic and architectural heritage and green spaces in Peckham should be protected.</p> <p>Existing open spaces should be improved as currently the majority is considered "below average quality" in the Southwark Open Space Strategy.</p>	<p>Comments accepted. The proposed vision for Peckham seeks to 'increase or improve the quality of local open spaces and squares to meet the needs of the growing population and provide new opportunities for recreation and leisure.</p>

<p>The recent upgrading of shops and restaurants in this area indicates the potential for business development. There should also be refurbishment, regular maintenance of mix of mainly Victorian and 1930's buildings.</p>	<p>The heritage of the area has played an important role in formulating a vision for Peckham. As such, it is proposed that development in Peckham should aim to reveal and enhance Peckham's underlying historic townscape.</p>
<p>One representation suggests the vision fails to adequately describe the strong local character and distinctiveness of the area.</p>	<p>The description of local character and distinctiveness of the area to be retained or enhanced has been strengthened.</p>
<p>One representation suggest light industrial and small scale manufacturing is integral part of Peckham's town centre and these uses should be supported.</p>	<p>Different areas and sites in Peckham will be able to accommodate different uses. The site allocations in Peckham seek to ensure these uses are protected.</p>
<p>One representation suggest the use of materials that are safer and cleaner should be supported when refurbishing infrastructure and local facilities ie, pavements that repel grease, chewing gum etc.</p>	<p>Material choices for the redevelopment and refurbishment of Peckham, while important, do not come into the higher level proposed vision for the area.</p>
<p>One representation suggests the redevelopment of Peckham Rye station and surrounding areas should have a policy which aims to promote the improvement and development of the area.</p>	<p>Comments accepted and supported. As part of the proposed vision development in Peckham should seek to increase or improve the quality of local open spaces and squares, particularly Peckham Rye, Peckham Square and Peckham Rye Station Square to meet the needs of the growing population and provide new opportunities for recreation and leisure.</p>
<p>One representation suggests the area in the south of the town centre, between Dewar Street and Nigel Road, would be revitalised by making the road on the east of the large island two-way. - through pedestrianisation of the road on the west of this island and the better use of the space occupied by the island as part of the shopping environment.</p>	<p>Comments acknowledged, these comments while important do not fall under the higher level vision for Peckham.</p>
<p>One representation objects to a tall building on the Aylesham centre site as this will spoil the view and may in turn</p>	<p>Redevelopment of the site could include taller buildings subject to consideration of impacts on existing</p>

<p>reduce the draw of people to area and less footfall for local businesses.</p>	<p>character, heritage and detailed townscape analysis. Part of this redevelopment or refurbishment of the site should introduce active frontages throughout the site.</p>
<p>One representation highlights that the vision refers to the Rye Lane Peckham conservation area and the value of heritage. The 'protection' includes allowing 'some taller buildings and more intense development', with taller buildings of up to 20 storeys being permitted. This is totally out of keeping with existing buildings in the area and would change the local character.</p>	<p>Redevelopment in Peckham could include taller buildings, subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Within the setting of Rye Lane Peckham and Peckham Hill Street conservation areas any taller development would have to be set back from the Rye Lane shopping frontage. Careful consideration would also need to be given to the neighbouring residential areas and important local heritage buildings.</p>
<p>One representation suggests Peckham's Art Deco Quarter which is a cluster of buildings around and near the station and Rye Lane is an important part of the character of the town centre area need preservation.</p>	<p>The Art Deco quarter is within a Conservation area which provides a level of protection for these buildings.</p>
<p>One representation suggests that the Peckham Coal Line idea should be proposed between Queens Road Peckham and Rye Lane. It would help tie the community together.</p>	<p>The proposed area vision supports the development of the Low Line and the Coal Line, new public realm corridors adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.</p>
<p>Copeland Park is proposed as a strong business community of creative and cultural businesses, located within Peckham town centre, just to the east of Rye Lane, with the rail lines to the north of the site, and extending to Copeland Road in the east.</p>	<p>Copeland Road Industrial Park has been assessed as a proposed site for future development. Any redevelopment must support the thriving small business, creative and cultural employment cluster by re-providing any employment floorspace lost to redevelopment.</p>
<p>One representation suggests the cinema and multi storey carpark are at the heart of Peckham's cultural life and some believe this building should be safeguarded to increase the reputation of Peckham and bringing in new businesses and investments.</p> <p>Peckham has a distinct character and the introduction of tall buildings may be inappropriate on this site.</p>	<p>The site has been identified as an area for comprehensive mixed-use redevelopment. Any redevelopment must provide a new arts hub to support the thriving small business, creative and cultural employment cluster in Camberwell and Peckham. At least 50% of any development floorspace must be provided as creative and cultural small business workspace</p>

<p>One representation suggests the railway arches surrounding Peckham Station (Eastern Arches, Dovedale Court and Blenheim Court) should continue to accommodate a mix of uses including light industrial, creative industry as well as drink/food establishments. The number of drink/food related users should be limited to e.g. 20% of units and be controlled via the alcohol licences. This would ensure a healthy and vibrant mix of uses is retained and support the lively economy in the centre of Peckham.</p>	<p>A wider mix of employment uses in railway arches is supported under policy DM 25 (Railway Arches) in the New Southwark Plan. This includes some town centre uses including food and drink establishments. Comments related to limiting the proportion of different kinds of employment uses will be addressed in relation to policy DM 27 (Town and Local Centres).</p>
<p>One representation states that the Peckham bus station, which is operationally functional, but offers a very poor urban realm in a key town centre location.</p> <p>There is a considerable opportunity to deliver a better facility that makes a more positive contribution to the town centre, whilst also potentially delivering a large amount of new housing; however this will require co-operation with neighbouring land owners to deliver a comprehensive re-development, and this co-operation has been lacking in the past. The area vision for Peckham should therefore emphasise this opportunity.</p>	<p>Peckham Bus garage is identified as part of the proposed NSP55 site with the Aylesham Centre.</p> <p>The proposal for this site reiterates this opportunity where redevelopment or refurbishment of the site should introduce active frontages throughout the site, and retain and enhance frontages to Rye Lane, taking Rye Lane Peckham conservation area into consideration. It should maximise opportunities to improve links across the site and connect to the existing road and public realm layout, while retaining bus station provision on the site.</p>
<p>One representation states that there is a slight dog-leg at the crossroads with Peckham High Street, Bellenden Road and Melon Road. Southwark traffic engineers are currently seeking permission from TfL to move the lights to include the Melon Road exit, as otherwise cyclists cannot cross the road. The plans are held up by this.</p>	<p>The proposed vision for the area is to enhance walking, cycling and improve public transport.</p>

### Rotherhithe Consultation Summary

<b>Summary</b>	<b>Council response</b>
<p>One representation suggests that in the core area [as designated in the Canada Water Area Action Plan] tall buildings would be acceptable but not further into Rotherhithe. 40 stories is too high.</p>	<p>The AAP highlights that tall buildings will be appropriate in important locations in the town centre, where they reinforce the character and function of the centre and help make the centre easy to understand and move around. The draft vision and site allocations are consistent with this. The vision states that there may be opportunities for taller buildings on key</p>

	development sites in appropriate locations; site allocations 61 and 62 (both inside the core area) highlight that comprehensive mixed-use redevelopment of these sites could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Development will complement and improve the historic character, including the docks.
One representation supports the ambitions for the strategic regeneration for Canada Water and the acknowledgement of higher education facilities as having a necessary use in the area.	The vision and site allocations highlight the strategic regeneration opportunities and the opportunities for education facilities.
One representation is concerned the existing residential area is being changed into a high density area: <ul style="list-style-type: none"> <li>Limited public transport capacity to support new development. Opportunities to improve public transport and pedestrian accessibility should be fully explored e.g. new pier.</li> <li>Car journeys remain essential to many residents (be it reduced mobility, families, cheap commute) - current plans to minimise car driving are not appropriate</li> <li>There is insufficient parking provision</li> </ul>	The council is involved in ongoing work with TfL on transport capacity. The vision has a strong focus on transport and accessibility improvements. Given highway capacity constraints and the negative impacts of increasing car use the need to minimise parking provision no change to policy is proposed.
One representation states that Rotherhithe seems barely to feature as an area in its own right – giving way to Canada Water, instead.	The draft vision gives increased consideration to issues across Rotherhithe as a whole. For example it recognises the need to complement and improve the historic character of the area, including the docks. However as plans for growth are focused around Canada Water this area receives most attention.
One representation strongly supports the aspiration to create a new Central London destination around the Canada Water basin; and strongly support the designation of Mulberry Business Park and Surrey Quays Leisure Centre (CWAAP24) as a site suitable for development. Canada Water is capable of delivering substantial new housing and jobs and targets should be	Mulberry Business Park is included as a site allocation.

bold.	
<p>One representation strongly supports the recognition of the further development opportunities within Canada Water. Opportunities to improve the public transport and pedestrian accessibility should be fully explored.</p>	<p>The council is involved in ongoing work with TfL on transport capacity. The preferred option vision for Rotherhithe has a strong focus on transport and accessibility improvements and includes references to improving public transport, walking and cycling links and a new river crossing to Canary Wharf. The site allocations also refer to improving cycle links.</p>
<p>One representation welcome the recognition of the importance of digital connectivity for business and home life, but note that Rotherhithe continues to suffer from very slow broadband speeds compared with the rest of London</p>	<p>The Rotherhithe area vision is a high level summary that draws on the more detailed information in the Canada Water Area Action Plan. This plan recognises that many parts of Rotherhithe do not have access to superfast broadband for historic reasons. The council is working with local residents, suppliers, developers and the GLA to explore ways of securing the investment required to upgrade the area. The need to upgrade broadband infrastructure has been identified in the council's Infrastructure Plan which is part of the evidence behind the community infrastructure levy (CIL) and it is a potential recipient of CIL funding.</p>
<p>One representation states that sustainable development is vital to London and Southwark because without it there is a real risk that our Borough's capability will be threatened as increasing environmental, social and economic pressures both exacerbate existing tensions and contribute to new ones, having an impact on everyone.</p>	<p>The preferred option vision has been developed in more detail and now addresses key environmental, social and economic pressures (e.g. transport and accessibility, heritage, local economy, public spaces) and plans for improvement in the Rotherhithe area.</p>
<p>One representation makes a recommendation for Council to consider the Rotherhithe Gas Holder site within the New Southwark Plan for higher value uses such as residential, retail and mixed use, to ensure flexibility in terms of its potential use, in order to fund the decommissioning and remediation of the site.</p> <p>The site currently does not provide any permanent employment opportunities at present and its current appearance does not make a positive contribution to the appearance of the area. A proposed site allocation should be designated as "white</p>	<p>The Rotherhithe Gasometer is included as a site allocation. Required uses are identified as residential and open space; extra care housing is identified as an acceptable use.</p>

<p>land” in the Southwark adopted Proposals Map. Zoning of the site as “white land” ensures that the site is not stymied from future development potential.</p>	
<p>TfL Borough Planning has been working closely with the council and British Land as the Canada Water Masterplan is developed. This proposes a significantly greater mix and quantum of development than the adopted CW AAP, so the PAVSA should obviously reflect this ambition. In terms of land requirements, TfL is likely to seek land for potential cycle hire expansion – strongly supported by the council - bus standing/stops to replace those currently at Tesco’s and possibly new/improved river piers. Significantly, the Mayor has recently indicated support for a new cycle/pedestrian crossing linking Rotherhithe and the Isle of Dogs, which will require land in Rotherhithe for the crossing itself, as well as potentially new and improved cycle and pedestrian links, particularly from the CW Masterplan area. TfL Planning has only recently started to look at the crossing in more detail, so again it is premature to identify specific sites in the draft PAVSA.</p> <p>TfL Planning, working closely with Southwark Transport team, is also about to commence a strategic study looking at future transport issues in Canada Water, particularly capacity. TfL Surface Growth Areas team is producing an Area Outcome Plan prior to the transport study to set the high level surface transport objectives and priorities for the CW area to feed into the process. These will essentially supersede the CWAAP transport study which is not fit for purpose, as it pre-dates the Masterplan and predicted very high levels of growth along the Jubilee line. The studies may propose ‘currently unknown’ interventions to address capacity problems, some of which may require land, so the PAVSA could acknowledge this important ‘work in progress’. The area vision for CW should also support a ‘sustainable’ future in terms of maximising walking and cycling in order to reduce pressure on the already-crowded public transport and road networks.</p>	<p>Comment noted. The Canada Water Masterplan is currently under development and its content is not yet agreed. The Canada Water Area Action Plan is the adopted plan for the area and therefore remains the key planning document.</p> <p>The council is involved in ongoing work with TfL on transport capacity. The preferred option vision for Rotherhithe has a strong focus on transport and accessibility improvements and includes references to improving public transport, walking and cycling links and a new river crossing to Canary Wharf. The site allocations also refer to improving cycle links.</p>

## Walworth Consultation Summary

Summary	Council response
<p>6 representations were received relating to the Walworth vision with the following suggestions:</p> <ul style="list-style-type: none"> <li>• Build on the strengths of the cultural and built heritage including independent retail and characterful arches and improving space for small businesses</li> <li>• Improve rich patchwork of green spaces and walking and cycling connections particularly east-west links across Walworth Road which causes severance between neighbourhoods</li> <li>• Recognise the changing role of the high street in relation to redevelopment of Elephant and Castle</li> <li>• Increase affordable housing and community facilities</li> <li>• Improve sense of identity for Walworth e.g. improve village centre as a civic hub and strengthen local centres linking communities together</li> <li>• Redevelop Walworth town hall and reprovision of library</li> <li>• Burgess Park should be referenced as an important protected open space</li> <li>• Aylesbury should be a more attractive and liveable place with mixed tenure mixed communities and more social housing and a community hub</li> <li>• Improve East Street market and reduce pawnbrokers, nail shops and betting shops</li> </ul>	<p>Feedback and support has been taken into account during the drafting of the preferred options vision for Walworth, specifically cultural heritage, green spaces, markets and high street. The council remains committed to the future of Walworth Town Hall which was damaged by fire, and is undertaking further investigations into the building. The Newington temporary library is available for use locally. The redevelopment of the Aylesbury estate is supported to provide new homes including affordable homes and community facilities.</p>
<p>Pullens Yards is an area of small business activity, its cluster of creative uses should be recognised for creative small businesses, affordable artists studio providers, non-commercial arts provision, designers and makers</p>	<p>The vision acknowledges the unique character of Pullens Yards and supports small independent businesses and creative industries.</p>
<p>Walworth should be recognised as a place not just Walworth Road – need to connect the different parts of the area together – West Walworth, East Walworth and Faraday – so that an overall sense of identity is created through its history as a village close to central London. The Neighbourhood Plan</p>	<p>Comments taken into account in the drafting of the vision, specifically improving connections across the Walworth area and extending further to communities either side of Walworth Road. The council has recently agreed the Walworth</p>

<p>for the Walworth Area will cover themes including preservation of its built heritage, a celebration of its cultural heritage and creating walking and cycling friendly links between its numerous green spaces and bringing its residents together to have a more unified sense of Walworth as a place.</p>	<p>neighbourhood area boundary and supports a neighbourhood plan vision for the area.</p>
<p>One representation requests that the following sites should be removed from the list of site allocations:</p> <ul style="list-style-type: none"> <li>•NSP129 – 204-260 Walworth Road</li> <li>•NSP131 – 277-329 Walworth Road</li> <li>•NSP64 – John Smith House (Nos 140 – 152 Walworth Road)</li> <li>•NSP122 - 118-176 Camberwell Road</li> <li>•NSP118 – Bishops House day nursery. This is a Grade II listed building which may be appropriate for sensitive refurbishment but certainly not for redevelopment.</li> </ul> <p>The Historic Area Appraisal and draft Conservation Area Appraisal demonstrates clearly the contribution which these sites make to the special character of the Walworth area.</p> <p>The redevelopment of sites that negatively impact the Walworth Road is supported. Identification of terraces as being potential development sites remains a concern.</p>	<p>The sites with historic buildings mentioned are not included in the preferred options site allocations document.</p> <ul style="list-style-type: none"> <li>•NSP129 – 204-260 Walworth Road- removed except for 260 Walworth Road (Morrisons) which has potential for redevelopment that protects and enhances the conservation area and viewing corridor.</li> <li>•NSP131 – 277-329 Walworth Road- not included as a site allocation in the preferred option NSP.</li> <li>•NSP64 – John Smith House (Nos 140 – 152 Walworth Road)- not included as a site allocation</li> <li>•NSP122 - 118-176 Camberwell Road – the amended site address 118-132 Camberwell Road (Iceland) is proposed as site allocation NSP30 in the preferred option NSP. The site is not within a conservation area and contains no significant buildings of historic merit.</li> <li>•NSP118 – Bishops House day nursery - not included as a site allocation in the preferred option NSP</li> </ul> <p>Any redevelopment proposals in the area would need to take into account the historic context of the site and the wider conservation area in accordance with adopted policies.</p>

## **4. Monitoring our Consultation**

### **4.1 Why we monitor our consultation**

Our statement of community involvement indicates that the success of consultation can be measured by the numbers and diversity of consultees and respondents. As a result we have tried to engage with as many different groups as possible.

We monitor our consultation at every stage so that we can see where we need to engage more with certain groups at the next stage of consultation.

### **4.2 How we monitor our consultation**

After each stage of consultation we will carry out a review of the consultation to see how we could improve the next stage of consultation. This includes reviewing the consultation against the requirements of our statement of community involvement.

Where possible we try to monitor event attendance and monitor attendees' age range, gender and ethnicity by including a monitoring form within our consultation questionnaires so that we can monitor the range of people from our communities that responded to the consultation. However, in many cases respondents do not provide this information.

#### **4.2.2 Options consultation monitoring**

At the Options stage we undertook a targeted consultation strategy to ensure that people from different protected groups (there are nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex and sexual orientation) had ample opportunities to learn about and engage with the Options document. All events were open to anyone to attend, with a focus on venues that were accessible to all. Events were held on weekdays, weekends and at different times of the day to facilitate participation.

The consultation methods used at Options stage are summarised in Appendix B. These included:

- Announcements at all Community Councils to let the community know that the New Southwark Plan is out for consultation
- Workshops with stakeholders
- Local stakeholder group meetings
- Public exhibitions and community conversations

Council officers engaged residents at over 20 events spread across the different areas of the borough, including at Community Councils, tenants events, and a series of dedicated workshops. The events are listed below (further details are provided in Appendix B):

- Walworth Society
- Camberwell Community Council
- Peckham and Nunhead Community Council
- Tenants conference
- Southwark Living Streets Workshop
- Camberwell NSP Workshop

- Borough and Bankside NSP Workshop
- Forum for Equalities and Human Rights
- Council Assembly
- Southwark Planning Network
- Future Steering Board
- Dulwich and Herne Hill consultation workshop
- Peckham and Nunhead consultation workshop
- Tenant's Council
- Canada Water and Bermondsey consultation workshop
- Elephant and Castle / Walworth consultation workshop
- London Bridge consultation workshop
- Wells Way Triangle
- Southwark Planning Network (Housing Special)
- SE5 Forum
- Camberwell East Area Housing Forum
- Walworth East Area Housing Forum

We received a total of 329 responses at the Options stage of consultation. This included responses from the following diverse range of local groups/organisations, statutory consultees, infrastructure providers and developers/property interests as listed below:

#### **Local groups/organisations**

- Future Steering Board Members
- We Are The Public Office
- Grangeward.org
- Bede House Association
- Diocese of Southwark
- King's College London
- Southwark Green Party
- Bermondsey Street Area Partnership
- Friends of Burgess Park
- Better Bankside
- Elephant Amenity Network
- Friends of Nursery Row Car Park
- Friends of Southwark Park
- Southwark Travellers Action Group
- Penarth Centre
- Latin Elephant
- Friends of Nursery Row Park
- Columbia Point Society
- Guy's and St Thomas' NHS Foundation Trust
- Peabody
- Peckham Planning Network
- Peckham Society
- Tabard North Tenants and Residents Association
- London Gypsy and Traveller Unit
- South Bank Employers Group
- SE5 Forum
- Southwark Cyclists
- Southwark Liberal Democrats
- Southwark Residents Say No
- Shad Thames Area Management Partnership
- London Taxi Drivers Association
- Team London Bridge
- Transition Town Peckham
- What If Projects
- United Saviour's Charity
- Walworth Society
- Camberwell Society
- Friends of Peckham Rye Park
- Public Health team (Southwark)
- Peckham Coal Line
- Jam Factory Residents Association
- Bermondsey Village Action Group
- Southwark Living Streets
- Guy's and St Thomas' Charity
- East Walworth Forum
- Intergenerational Foundation
- Friday Social Group (at Southwark Disablement Association)

**Statutory consultees**

- Natural England
- English Heritage
- Environment Agency
- Corporation of London
- Mayor of London

**Infrastructure providers**

- Mobile Operators Association
- Port of London Authority
- Sustrans
- Network Rail
- National Grid
- Sport England
- Thames Water
- Theatres Trust
- British Signage Association
- TfL Taxi and Private Vehicle Hire

**Developers/property interests**

- Grosvenor
- Home Builders Federation
- Folgate Estates Limited
- CBRE Lionbrook (and Southwark Charities)
- CGIS Bridgehouse Limited
- Black Pearl Limited
- Taylor Wimpey Central London
- Dulwich Estate
- Berkley Group
- Spot Property Co.
- TfL Commercial Development (TfL Property)
- Great Portland Estates

- Bidwells
- British Land
- Development Securities PLC
- DV4 Properties Park Street Co. (Delancy)
- Goldcrest
- Kennedy Wilson Europe
- Land Securities
- LaSelle Investment Management
- Lend Lease
- Linden Homes
- London Square Developments Ltd
- Londonewcastle
- MacDonalds
- NHS London HUDU
- WM Morrisons Supermarkets Plc
- Jerwood Space
- Planning Potential
- Pocket Living
- Threadneedle Property Investments
- Scotia Gas Works
- Southwark Studios
- Kentucky Fried Chicken
- Everlasting Arms Ministeries
- Chris Thomas Ltd.
- DV4 Eadon Co. Ltd. And Elephant and Castle (BVI) Co. Ltd. (Delancy)
- Outdoor Media Centre
- Millais Management Ltd
- GL Hearn
- L&Q

## 6. Appendices

### APPENDIX A: Prescribed bodies and our neighbouring boroughs

Section 110 of the Localism Act requires ongoing co-operation between local authorities and a range of prescribed bodies. It requires the body required to carry out the duty to engage constructively, actively and on an ongoing basis.

This requirement is known as “The Duty to Co-operate”.

The prescribed bodies are defined in section 4 of the Town and Country Planning (Local Planning)(England) Regulations 2012 and are:

- Environment Agency
- English Heritage
- Natural England
- Mayor of London
- Transport for London
- Highway Authority
- Civil Aviation Authority
- The Office of Rail Regulation
- Homes and Communities Agency
- Primary Care Trusts
- Maritime Management Organisation
- Local Enterprise Partnerships (LEPs)

The Localism Act and subsequent requirements of the duty to co-operate also require boroughs to engage and work with their neighbouring boroughs.

Our neighbouring boroughs are:

- Lewisham
- Lambeth
- Croydon
- Tower Hamlets
- Westminster
- The City
- Bromley

## Appendix B: Consultation on the New Southwark Plan Options Version

**Table B1:** Minimum consultation as required by our Statement of Community Involvement

Method of Consultation	Consultee	Date
Display the New Southwark Plan and accompanying documents on the council's website	All	31 October 2014
Mail out to all the prescribed bodies on the planning policy mailing database	All on consultees defined as statutory consultees in the SCI and all the prescribed bodies and neighbouring boroughs referred to in the Duty to co-operate (see list in Appendix B)	W/c 3 Nov 2014
Display the New Southwark Plan and its supporting documents at all our libraries and one stop shops	All	W/c 3 Nov 2014
Place a press notice in the local newspaper (Southwark News) to advertise the start of the consultation period	All	W/c 3 Nov 2014

**Table B2:** Additional consultation

Method of Consultation	Consultee	Date	Comments
Mail-out to all non-statutory consultees on planning policy database. This will set out the timescale for consultation and how people can comment on the New Southwark Plan. The letter will also invite local groups to contact us if they would like us to attend their community meeting to discuss the New Southwark Plan.	All on planning policy consultee database (see list in Appendix C)	W/c 3 Nov 2014	
Announcement at all Community Councils to let the community know that the New Southwark Plan is out for consultation.	All who attend the community council.	We are looking to attend the following dates but these are yet to be confirmed so please check the website or with the planning policy team for the final agendas.  Bermondsey and Rotherhithe Saturday 29 November 2014 1pm	The meeting agendas can be found at: <a href="http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1">http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1</a>

		<p>Borough, Bankside and Walworth Saturday 29 November 2014 1pm</p> <p>Camberwell Saturday 15 November 2014</p> <p>Dulwich Wednesday 3 December 2014</p> <p>Peckham and Nunhead Monday 10 November 2014</p>	
Attend Planning Committee	All who attend planning committee	Date TBC	The meeting agendas can be found at: <a href="http://moderngov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119">http://moderngov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119</a>
Workshops with stakeholders	All	Venues and dates to be confirmed	For full details see Appendix D.
Local stakeholder group meetings	Members of individual groups and organisations	Throughout the consultation period	Where invited we will attend community meetings to discuss the New Southwark Plan. For full details see Appendix D
Public exhibitions and community conversations	All	Venues and dates to be confirmed	For full details see Appendix D.
Discussions with our neighbouring boroughs and where appropriate the prescribed bodies.	All prescribed bodies and neighbouring boroughs. (see list in Appendix A)	Throughout the consultation period	The National Planning Policy Framework has introduced the Duty to Co-operate. We sent our neighbouring boroughs and prescribed bodies a copy of the New Southwark Plan for comment and met with them to discuss the document further where required.

## Appendix B: Details of consultation events/workshops

No.	Name of exercise / group	Date / Location	Summary of event
1	Walworth Society	06/11/2014: 19:00 – 20:00	<ul style="list-style-type: none"> <li>Presented the NSP to the group, with particular attention to strategic transport projects and plan policies relating to open space.</li> <li>A workshop then took place to discuss the potential implications of the policy proposals in detail.</li> </ul>
2	Camberwell Community Council	15/11/2014	<ul style="list-style-type: none"> <li>Gave a 10 minute presentation on the NSP, its purpose, how it relates to Camberwell, the status of the SPD and how to get involved in the consultation.</li> <li>A workshop then took place that gave participants the opportunity to voice any issues in the neighbourhood and how the NSP policies could affect said issues.</li> <li>Feedback forms were distributed.</li> </ul>
3	Peckham and Nunhead Community Council	10/11/2014: 19:00 – 22:00. Harris Academy, Peckham	<ul style="list-style-type: none"> <li>Gave a 10 minute presentation that covered the NSP, why it's important, how to comment on it, as well as explaining that the team would be running a workshop for Peckham and Nunhead in the new year.</li> </ul>
4	Tenants conference	08/11/2014: 9:30 – 12:00. Salvation Army College, Camberwell	<ul style="list-style-type: none"> <li>Held a stall in the foyer of the building, offering copies of the NSP and leaflets on the NSP and Cycling Strategy.</li> <li>Email addresses were collected of those who were interested in attending workshops.</li> </ul>
5	Southwark Living Streets Workshop	20/11/2014: 19:00 – 20:30	<ul style="list-style-type: none"> <li>Gave a presentation to the group about the NSP, providing particular attention to strategic transport projects and plan policies relations to open space.</li> <li>A workshop then took place which discussed the potential implications of the policy proposals in detail.</li> </ul>
6	Camberwell NSP Workshop	24/11/2014: 18:30 – 20:30. Camberwell Leisure Centre	<ul style="list-style-type: none"> <li>Coordinated a workshop which was split into two tables.</li> <li>The first table discussed Peckham and the implications of the NSP on PNAAP.</li> <li>The second table focused on transport improvements, particularly cycling and bus transport on key routes such as Walworth Road.</li> </ul>
7	Borough and Bankside NSP Workshop	6/12/2014: Better Bankside	<ul style="list-style-type: none"> <li>Better Bankside Workshop</li> </ul>
8	Forum for Equalities and Human Rights	10/12/2014: St Peter's Crypt	<ul style="list-style-type: none"> <li>This was a regular scheduled meeting for the Council's equalities</li> </ul>

			<ul style="list-style-type: none"> <li>group.</li> <li>Presentations on the NSP and Housing Strategy.</li> </ul>
9	Council Assembly	18:00 – 19:00. Harris Academy, Peckham	<ul style="list-style-type: none"> <li>Officers were available for an hour before the meeting for people to talk to them about the NSP.</li> </ul>
10	Southwark Planning Network	19:00 – 22:00. Bussey Building, Peckham	<ul style="list-style-type: none"> <li>Officers went through the NSP and took question from attendees.</li> </ul>
11	Future Steering Board	Buller Close Community Centre	<ul style="list-style-type: none"> <li>This workshop was attended by representatives from the Tenant's Council.</li> <li>Attendees expressed concern that the council's proposed policies regarding protection of amenity space were inadequate</li> <li>Residents were interested in how estates which have unique value can be protected – the example provided was the Brandon Estate.</li> </ul>
12	Dulwich and Herne Hill consultation workshop	19/01/2015: 18:30 – 20:30. Dulwich Picture Gallery	<ul style="list-style-type: none"> <li>Provided an overview of the plan and the consultation process.</li> <li>This was followed by a discussion of the concerns of attendees.</li> <li>Some of the attendees thought that communication of the event had been insufficient so the Council emailed all attendees the following day to reiterate that council officers would be happy to attend any further scheduled meetings to discuss the plan in more detail.</li> </ul>
13	Peckham and Nunhead consultation workshop	26/01/2015: 18:30 – 20:30. Peckham Platform, Peckham	<ul style="list-style-type: none"> <li>A 20-30 minute overview of the planning system in Southwark was presented.</li> <li>The Core Strategy, 2007 Southwark Plan and PNAAP were focused on.</li> <li>The NSP was explained, as well as how people can comment. Attendees were encouraged to submit responses.</li> <li>The group was then split into two groups, each having a more detailed discussion on some of the policies and topics.</li> </ul>
14	Tenant's Council	26/01/2015: 19:00 – 21:00. Town Hall.	<ul style="list-style-type: none"> <li>Cllr Williams and officers introduced the NSP and outlined the consultation process.</li> <li>The attendees were asked to consider the key questions in the report and advise whether they would like to invite planning policy officers to their area forums.</li> </ul>
15	Canada Water and Bermondsey consultation workshop	2/2/2015: Alfred Salter School	<ul style="list-style-type: none"> <li>Planning officers coordinated discussion with attendees on housing, transport, town centres and the consultation process.</li> </ul>

16	Elephant and Castle / Walworth consultation workshop	St Peter's Crypt	<ul style="list-style-type: none"> <li>Officers coordinated discussions around the NSP.</li> </ul>
17	London Bridge consultation workshop	160 Tooley Street	<ul style="list-style-type: none"> <li>Officers coordinated discussions around the NSP.</li> </ul>
18	Wells Way Triangle	17/2/2015: Trinity Centre, Coleman Road	<ul style="list-style-type: none"> <li>An overview of the NSP was provided.</li> </ul>
19	Southwark Planning Network (Housing Special)	Crossways United Reform Church	<ul style="list-style-type: none"> <li>Officers presented each of the NSP housing policies and explained the difference between the 11k homes strategy and the NSP.</li> <li>Attendees were given the chance to ask questions.</li> </ul>
20	SE5 Forum		<ul style="list-style-type: none"> <li>A series of points were discussed between Neil Kirby and the SE5 Forum about the NSP.</li> </ul>
21	Camberwell East Area Housing Forum		<ul style="list-style-type: none"> <li>A series of points relating to the NSP were discussed by Sarah Parsons and the Camberwell East Area Housing Forum.</li> </ul>
22	Walworth East Area Housing Forum		<ul style="list-style-type: none"> <li>Jack Ricketts provided details of the NSP.</li> </ul>

## APPENDIX C: Consultation materials

### Email sent 04 November 2016

Dear Sir/Madam

We are currently preparing a new local development plan for Southwark called the New Southwark Plan. Last year we consulted on proposed area visions alongside potential development sites.

We have taken all comments that were submitted during this consultation into account and we are currently preparing a preferred option for a 12 week consultation commencing in early 2017.

The preferred option consultation will set out proposed development requirements for key potential development sites alongside the development strategy for Southwark's distinct areas. We welcome any further comments relating to area visions or potential development sites submitted before 1 December 2016 which will be taken into account in the drafting of the preferred option consultation document.

The proposed area visions will cover development aspirations relating to the following themes:

- Character
- Heritage
- Transport and accessibility
- The local economy
- Public spaces and buildings
- Growth opportunities
- Sub-areas with unique character

Proposed site allocations will set out development requirements for key potential development. For example, a proposed site allocation may be required to provide new public open space as part of any future redevelopment.

Please submit any comments you would like to be considered prior to the preferred option consultation by email to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

Kind regards,

Planning Policy Team

Southwark Council

[planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

0207 525 5471



Camberwell Leisure Centre on 24<sup>th</sup> November from 18:30 to 20:30. This will be followed by an event at Bankside Community Space on 6<sup>th</sup> December from 10:00 to 12:00. We will shortly be announcing further consultation around the borough.

You can find out more information about the New Southwark Plan on our web pages including information on our consultation events and how to share your views. We will continuously update this web page with information on consultation events and any other important information.

[www.southwark.gov.uk/newsouthwarkplan](http://www.southwark.gov.uk/newsouthwarkplan)

## **2. PECKHAM AND NUNHEAD AREA ACTION PLAN**

We have nearly completed the preparation of an area action plan (AAP) for Peckham and Nunhead. The AAP will form part of Southwark's development plan and will be used to make decisions on individual planning applications. The area covered by the AAP is broadly the same as the area covered by the Peckham and Nunhead Community Council.

The AAP sets out a detailed vision for Peckham and Nunhead and provides policies to make sure that over the next ten to fifteen years we get the type of development we need to deliver this vision. The AAP sets out planning policies on issues such as housing and transport, as well as detailed policies appropriate to individual character areas within the plan area.

Following public consultation an independent Planning Inspector considered the AAP and recommended some changes. We have accepted the recommended changes and we now fully expect to adopt the AAP in November.

You can find more information about the AAP on our website:

[www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)

## **3. OLD KENT ROAD AREA ACTION PLAN**

Together with the Mayor of London we are preparing a new plan for the Old Kent Road and surrounding area. The plan will guide and manage new development and growth over the next 15 years. It will provide a vision and objectives for the area supported by detailed planning policies on issues such as:

- Growth in jobs and businesses
- Locations for housing, including new council homes
- New shopping and town centre facilities
- The design and heights of buildings and spaces
- Improvements for pedestrians and cyclists, including new links and making existing routes safer
- Public transport improvements

- The infrastructure that will be needed to support growth such as schools, open space and public realm, health and other community facilities

The plan will be an area action plan (AAP) and it will be used to make decisions on planning applications.

The AAP will be prepared in stages. We will consult on issues and options over late 2014 and early 2015 and then consult on a preferred options report in autumn 2015.

Details of consultation events for the new plan will be published shortly on the website: <http://www.southwark.gov.uk/oldkentrodaap>

#### **4. REVISED CANADA WATER AREA ACTION PLAN**

The Canada Water Area Action Plan (AAP) is a plan to regenerate the area around Canada Water. Looking forward to 2026, it sets out a vision which describes the kind of place that Canada Water will become and a strategy for implementing the vision. We have been reviewing parts of the AAP to put in place a planning framework for the Harmsworth Quays printworks, following the decision of the Daily Mail group to move its printing operations to Essex.

We submitted the Revised Canada Water AAP to the Secretary of State for public examination in May 2014. The examiner has now issued an interim findings report in which he has asked for some additional evidence.

You can find more information about the Revised Canada Water AAP and see the interim findings report on our website:

<http://www.southwark.gov.uk/canadawateraap>

#### **5. COMMUNITY INFRASTRUCTURE LEVY**

The Community Infrastructure Levy (CIL) is a new charge which allows us to raise funds from new developments in our area to help pay for the infrastructure that is needed to support growth. To adopt a local CIL we have to prepare a CIL charging schedule which specifies how much different types of development must pay the Council. It is important that the charges which are set are affordable to developers and do not reduce investment in the borough.

We submitted our Revised Draft CIL Charging Schedule to the Planning Inspectorate for a public examination in April 2014. Following the examination the examiner issued an interim findings report. We are now undertaking further research to support the Revised Draft CIL Charging Schedule. We will also consider whether any amendments to the Revised Draft CIL Charging Schedule are required in order to address the examiner's concerns. We plan

to publish additional evidence and any changes to the Revised Draft CIL Charging Schedule for a further period of consultation in November 2014.

You can find more information about the CIL on our website:

[http://www.southwark.gov.uk/info/856/planning\\_policy/2696/community\\_infrastructure\\_levy](http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy)

## 6. CAMBERWELL VISION

The improvement of Camberwell has long been a priority for the Council. From January to April 2013 the Council consulted on a Vision and Issues paper for Camberwell and later a Sustainability Appraisal Scoping Report. Based on a thorough review of the issues raised in the consultation responses the Council has come to the view that a Supplementary Planning Document (SPD) is not the most suitable form of planning policy guidance through which to achieve the Council's vision. Local aspirations can be more effectively addressed through borough-wide planning documents and other Council documents, initiatives and projects. In particular the New Southwark Plan sets out an updated vision for Camberwell and will provide many policies to address the needs of those living and working in Camberwell. Unlike a SPD, the New Southwark Plan can set new policy, which is required to address many of the issues raised through consultation. Our new approach has been agreed by the Cabinet Member for Regeneration, Planning and Transport.

For all of these documents please contact the planning policy team for further information on:

0207 525 4530  
planning.policy@southwark.gov.uk

As part of our forthcoming consultations, we will be happy to attend your community meetings, so please get in contact with us.

Yours faithfully



Juliet Seymour  
Planning Policy Manager

## Reminder Email-Letter on NSP consultation

### Subject: New Southwark Plan Consultation Reminder

This is a reminder that the consultation on the New Southwark Plan Options Paper will close on Friday 6 March. This is an informal consultation to gain an early understanding of the views of local residents, community groups, businesses and other stakeholders into the main challenges and solutions for the future sustainable development of the borough.

The New Southwark Plan will provide the overarching development strategy for Southwark. It will set out a vision for the borough and for the individual neighbourhoods within the borough. It will set out how we will meet local needs for more high quality housing, employment opportunities and attractive, safe and sustainable environments. It will also set out planning policies that will be used to make decisions on planning applications.

You can find out more information about the New Southwark Plan on our web pages.

[www.southwark.gov.uk/newsouthwarkplan](http://www.southwark.gov.uk/newsouthwarkplan)

Please ensure you submit any comments by the 6 March deadline. The council will consult on a preferred option in the autumn of 2015.

We have recently launched an interactive map which allows stakeholders to comment on the potential proposal sites identified in the New Southwark Plan Options Paper. These are the sites identified in Figure 3. If you have any views on the type of development these sites could accommodate, or if you wish to nominate further potential proposal sites, please leave comments on the map.

<http://southwark.communitymaps.org.uk/#/welcome>

The map also identifies all council estates, as shown in Figure 1 in the New Southwark Plan Options Paper. The council would like to hear any views about whether these sites could provide opportunities to achieve the council's commitment to build 11,000 new council homes.

Please provide your comments on the interactive map by Monday 6 April.

If you do not wish to receive emails regarding Southwark's planning policy please reply 'unsubscribe'.

Kind regards,

Philip Waters  
Planning Policy Officer  
5th Floor, Hub 4  
Southwark Council  
PO Box 64529, London SE1P 5LX  
Address for visitors: 160 Tooley Street, London SE1 2QH  
Tel: 020 7525 0146  
[www.southwark.gov.uk](http://www.southwark.gov.uk)

## NSP Issues Consultation Press Notice

### NOTICE OF CONSULTATION ON THE NEW SOUTHWARK PLAN ISSUES PAPER

#### CONSULTATION ON THE NEW SOUTHWARK PLAN ISSUES PAPER

The New Southwark Plan will provide the overarching planning framework for the borough. It will cover topics including how much and what type of new housing should be provided and where it should be located. It will also cover how much space is needed for employment and of what type, where community facilities and social infrastructure should be provided, which open spaces we should continue to protect, what environmental and design standards should be applied to development and what strategic transport improvements will be supported.

It will replace the adopted Core Strategy (2011) and the saved policies of the Southwark Plan (2007) and it will form the development plan for Southwark alongside the London Plan and any area action plans. The New Southwark Plan Issues paper sets out an emerging development and regeneration strategy for Southwark alongside suggested planning policies which could address key development challenges and issues over the coming years. The Council will consult on the Issues paper to allow residents, businesses and other organisations to shape the revised strategy and policies from the very outset. From autumn 2015 the Council will formally consult on proposed policies for the New Southwark Plan.

The New Southwark Plan Issues paper is available for formal public consultation from **Friday 29th October 2014**.

#### How to comment

If you would like to make comments on New Southwark Plan Issues paper, you can do so by filling in a consultation questionnaire or writing a letter and sending it by freepost to **Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX** or by e-mail to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

If you provide comments the council will keep you updated on the progress of the New Southwark Plan and let you know in advance of further consultation.

#### Deadline for submitting comments

##### Web link

<http://www.southwark.gov.uk/download/download-plan-options-version-consultation-questions>

All representations must be submitted to the council by 5pm on Friday 6th March 2015.

#### Where to view the documents and get copies of representations forms

The New Southwark Plan Issues paper and New Southwark Plan Issues Questionnaire is available on the Council's website at [www.southwark.gov.uk/newsouthwarkplan](http://www.southwark.gov.uk/newsouthwarkplan) and it is available in hard copy to view at the locations listed below.

You can request copies of these documents from the planning policy team on 020 7525 5471 (between 9am-5pm, Monday-Friday) or email [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

#### Southwark Council: 160 Tooley Street, London, SE1 2QH Libraries (Opening times listed individually below):

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ  
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH  
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 17-21 Camberwell Church Street, SE5 8TR  
(Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR  
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00- 16:00)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB  
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY  
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ  
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA  
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- **Kingswood Library:** Seeley Drive, SE21 8QR  
(Monday – Friday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 17:00)
- **Newington Library:** 155-157 Walworth Road SE17 1RS  
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- **Nunhead Library:** Gordon Road, SE15 3RW  
(Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

#### Area Housing Offices:

**Kingswood - Seely Drive, Dulwich SE21 8QR**  
(Monday, Wednesday and Friday, 9am to 5pm)  
**Camberwell - Harris Street, London, SE5 7RX**  
**Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS**  
**Peckham One Stop Shop -122 Peckham Hill Street, London SE15 5JR**  
(All open 9am- 5pm Monday - Friday)

#### My Southwark Service Points and One Stop Shop:

**Peckham One Stop Shop - 122 Peckham Hill Street, London, SE15 5JR**  
**Bermondsey - My Southwark Service Point , 11 Market Place, The Blue, Bermondsey, SE16 3UQ**  
(All open 9am- 5pm Monday - Friday)

## NSP Consultation Workshop form – Camberwell

### New Southwark Plan Consultation Workshop - Camberwell

The New Southwark Plan sets out how we will deliver further regeneration and wider improvements across Southwark. It sets out new visions for Southwark's different areas and updates borough-wide planning policies used to make decisions on planning applications.

<b>Name</b>	
<b>Address</b>	
<b>Email Address</b>	
<b>Organisation you represent (if applicable)</b>	

**Would you like to be kept informed about future changes to local planning policy?**

Yes

No

### Part 1: Meeting Camberwell's Housing Challenge

There is a shortage of housing in Southwark and London and we need to build more housing to meet the needs of people who want to live in Southwark. The New Southwark Plan will set out policies for how to ensure the delivery of the right new homes in the right new places across the borough. Our current housing target, set by the Mayor of London, is to build 2,005 new homes per year. However, the Mayor of London wants to raise our target to 2,736 homes per year. We currently build around 1,650 new homes per year.

To meet the Mayor's higher target we will need to consider allowing some development at higher densities, lowering our residential design standards or releasing land that is currently used by businesses or protected as open space. To support new homes we also need to fund new infrastructure and find new land to build it on.

We have set out on our potential development sites map some sites we think might be potential sites for development in the future, this could be for new homes, shops, businesses or other infrastructure such as schools or health facilities.

**Do you think we should aim to deliver the Mayor's higher housing target or should we set a lower, more achievable target?  
Are there any potential development sites which have not been identified in the New Southwark Plan Issues paper which you think may be suitable for building new homes?**

## **Part 2: High Quality Homes**

We believe that new homes should have excellent design, including making them accessible and safe, with good standards of play space and amenity space. We also require all new development to meet minimum space standards suitable for households of different sizes (See policy DM6 in the New Southwark Plan Issues paper).

We want to offer housing choice for people who want to live in Southwark. We are proposing that more family homes will be required in lower density parts of the borough. To support everyone to live as independently as possible, at least 10% of new homes should be suitable for wheelchair users or adaptable to meet the needs of people with other disabilities. New development should also provide homes to meet the needs of residents who may have additional needs, such as the elderly.

**What do you think are the most important aspects of a high quality home?  
What types of housing do we need to meet people's needs?**

--

### **Part 3: Affordable Homes**

Affordable homes are essential for many households in Southwark.

**Do you agree that we should require large developments to provide 35% of the homes as affordable homes?**

**Do you agree with our proposed target split between social rent and intermediate?**

**Should we accept affordable rent homes in exceptional circumstances?**

**What more could we do to provide affordable homes?**

--

**NPS Consultation form – Bankside, London Bridge and Borough**

## **Bankside, London Bridge and Borough - New Southwark Plan Consultation Response**

The New Southwark Plan sets out how we will deliver further regeneration and wider improvements across Southwark. It sets out new visions for Southwark's different areas and updates borough-wide planning policies used to make decisions on planning applications.

We are seeking the views of residents, local businesses and other stakeholders to help shape the development of the Plan. Please let us know what you think about the proposals in the New Southwark Plan Issues paper and what more we can do to build a better borough.

<b>Name</b>	
<b>Address</b>	
<b>Email Address</b>	
<b>Organisation you represent (if applicable)</b>	

**Would you like to be kept informed about future changes to local planning policy?**

Yes

No

### **Part 1: A new vision for Bankside, London Bridge and Borough**

The New Southwark Plan will set out a new vision for the future development of Bankside, and of London Bridge. The Issues paper starts off this process by proposing a brief vision which embraces the area's valued characteristics and what we understand to be key aspirations:

#### **Bankside**

*"Bankside is a central London location steeped in history, culture and innovation. The area attracts large numbers of tourists each year and is also a home for residents. It has had to balance this with pressures of large-scale development that has already taken place.*

*New development in Bankside will help provide a range of opportunities to bring forward new housing, business space for large offices and small and start-up businesses, shops, community and cultural facilities. This will be*

*delivered and integrated in a way that enhances the current dynamic mix of cultures, as well as the heritage of the area, the business community and the living space for the local residents. Securing better green spaces and green links through development will be a key priority, as well as improving routes for pedestrians and cyclists.”*

### **London Bridge**

*“London Bridge is part of Central London, and is a globally significant, historic and vibrant place of modern commerce, connectivity, enterprise and connectivity. It will continue to have excellent transport links, and attractions such as Borough Market, the Shard and Bermondsey Street will be enhanced with new cultural facilities and a wide range of high quality shops, restaurants and bars. Opportunities to increase business space in both large and small-scale flexible offices, will be maximised. Growth in the wider London Bridge, Borough and Bankside opportunity area will help create over 25,000 new jobs.*

*The transformation of the London Bridge area has delivered world-class developments that have helped raise the profile of Southwark and London as a whole, at the same time as greatly improving national and local transport links. This will deliver benefits with the realisation of development opportunities around Guy’s hospital and St Thomas Street. The use of the St Thomas Street rail arches as shops, bars and cafes will continue to make Southwark a more attractive destination. We will continue to work with Network Rail, Transport for London and major land-owners to ensure north and south pedestrian and cycle routes are improved.”*

**Do you agree with the visions for Bankside, London Bridge and Borough? How could the vision be improved?**

-

## **Part 2: New Southwark Plan Policies**

The New Southwark Plan will refresh our planning policies relating to homes, travel, town centres, employment space, urban design, heritage, infrastructure and the environment.

**What do you think about the policy suggestions in the New Southwark Plan? How could these be improved to support the development of Bankside, London Bridge and Borough further?**



# **New Southwark Plan: Area Visions and Site Allocations (Preferred Option)**

## **Consultation Plan**

January 2017

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# 1. Introduction

## What is the New Southwark Plan?

- 1.1. The New Southwark Plan (NSP) is a draft planning document that will provide an overarching strategy for managing growth and development across the borough for 15 years. The plan will set out how we will deliver further regeneration and wider improvements to our borough in the years to come. The plan is currently at the preferred option stage and is comprised of two parts: Part one included strategic policies and development management policies. This was consulted on between October 2015 and February 2016. Part two, the area visions and site allocations, are the subject of this consultation, which runs from 6 February 2017 to 28 April 2017.
- 1.2. The final draft (“proposed submission” version) of the plan will be prepared after the conclusion of the Preferred Option consultation. This will contain the strategic policies, development management policies, area visions for the borough’s neighbourhoods and the final list of site allocations.
- 1.3. The New Southwark Plan explains our strategy for regeneration from 2018 to 2033. The New Southwark Plan will:
  - Set policies to support the provision of new homes including 11,000 new Council homes
  - Protect our existing schools and community facilities in the borough and provide more where this is needed
  - Protect local businesses and attract more businesses into the borough to increase job opportunities
  - Support our high streets and increase the range of shops to increase their vitality
  - Direct growth to certain areas of the borough, predominantly in the Old Kent Road, Elephant and Castle, Canada Water, East Walworth, Blackfriars Road, Bankside and along the River Thames where there is greater public transport accessibility
  - Introduce policies to improve places by enhancing local distinctiveness and protecting our heritage assets
  - Set policies to provide more green infrastructure and to promote opportunities for healthy activities
- 1.4. The final NSP will replace the saved policies of the Southwark Plan 2007 and the Core Strategy 2011 and will be used to make decisions on planning applications.
- 1.5. The NSP will be a spatial plan. Not only will it set out planning policies to guide development but it will also explain how development will be delivered and may inform future decisions about investment in infrastructure.
- 1.6. This consultation plan should be read alongside the draft NSP: Area Visions and Site Allocations (Preferred Option) itself. This documents can be found at:

### What are Area Visions and Site Allocations?

- 1.7. **Area visions:** Southwark's neighbourhoods each have a rich, varied and unique character. The New Southwark Plan will contain a vision for each area setting out what the neighbourhood will be like in the future, and how new development will help achieve this. The visions set out the existing strong character of the borough's neighbourhoods and how the New Southwark Plan will help to build on this character. They will set out how the development will seek to protect, enhance and incorporate heritage assets in new development and will identify key opportunities for new development including improvements in public realm, walking and cycling routes, health and education facilities and green links.
- 1.8. **Site allocations:** Site allocations comprise a detailed list of potential development sites that the council has identified for future development. Councils are required to identify and allocate development sites in their local plans to help ensure strategic needs for housing, employment, schools and health facilities and more can be met. To ensure this, the council has the opportunity to set out key land use and other requirements for each site, including indicative densities, routes through sites and any other requirements the council deem necessary.
- 1.9. Through the Housing and Planning Act (2016), the Government has introduced changes to the way that local planning authorities are required to approach site allocations in their local plans. We're waiting for the publication of the enabling regulations for the act to clarify how we'll be required to implement the new approach to site allocations. We expect these enabling regulations to be published soon.

## **The purpose and objectives of this consultation plan**

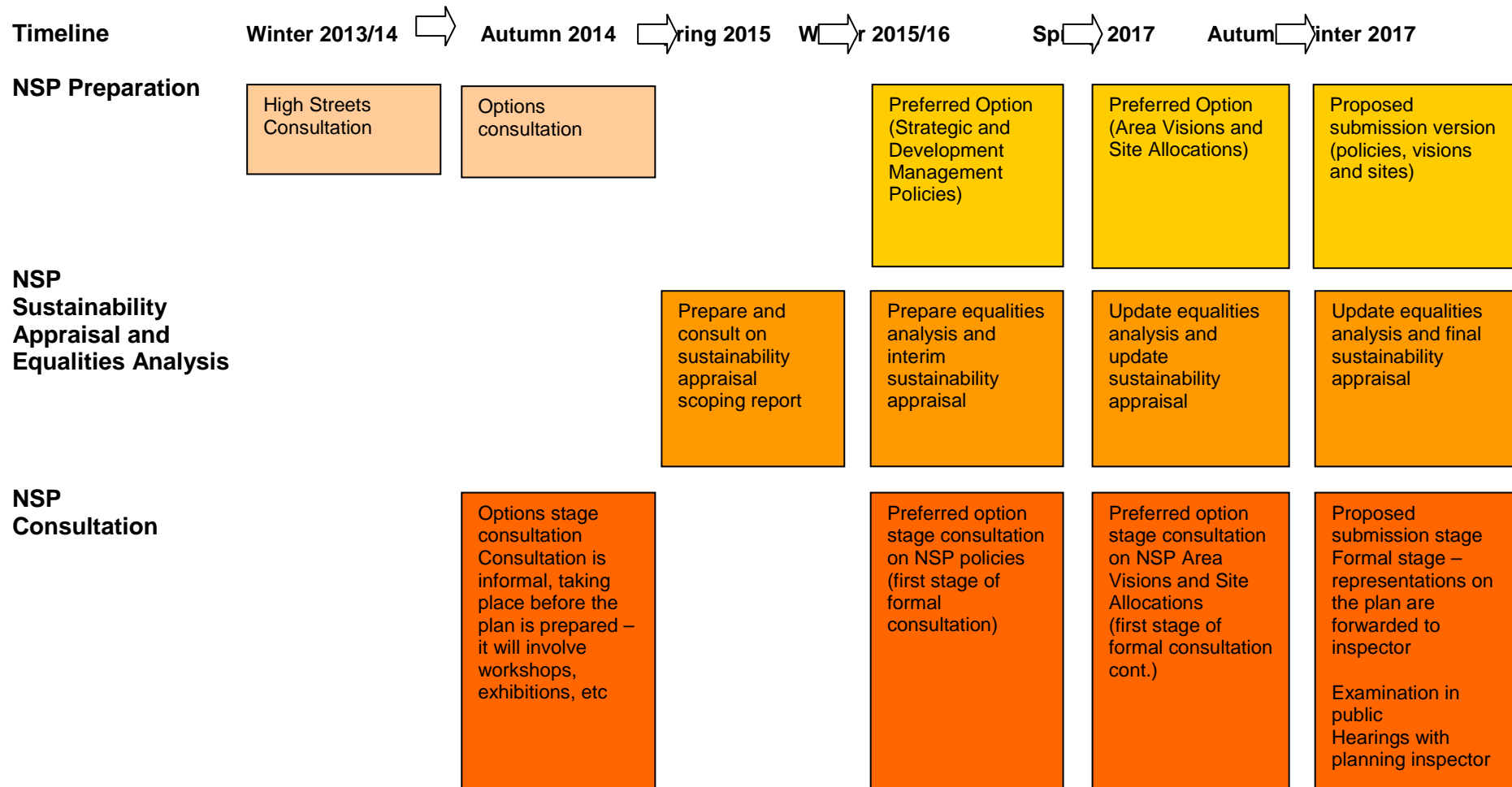
- 1.10. The purpose of this consultation plan is to explain how consultation on the New Southwark Plan: Area Visions and Site Allocations (preferred option) version will take place. It explains how the consultation will meet the requirements of the Town and Country Planning (Local planning) (England) Regulations 2012 (The Regulations) as well as the guidance set out in Southwark's Statement of Community Involvement (SCI). The SCI explains how we will consult the community in the preparation of planning documents. Further information is set out in section 3 of this plan.
- 1.11. Several stages of consultation have already been undertaken for the New Southwark Plan. Between November 2013 and March 2014 the council carried out an informal stage of consultation through a survey focused on the borough's high streets. Interested parties had the opportunity to respond online, by post or through attending community outreach consultation sessions at neighbourhood groups. We received over 500 questionnaire responses.
- 1.12. The Issues and Options version of the New Southwark Plan was consulted on from October 2014 to March 2015. This version of the plan set out early draft policies and area visions. The document presented different options on policy approaches and we sought feedback on these. We received over 300 written responses during this stage of consultation as well as feedback through a variety of channels including workshops, meetings and conversations with the interested residents, people who worked and owned businesses in the borough, professional bodies and organisations, landowners and other interested stakeholders.
- 1.13. Between October 2015 and February 2016 the council consulted on the preferred option draft of the policies of the New Southwark Plan, including high-level strategic policies, set out across the key "fairer future" themes that the council will help to deliver (such as "Quality Affordable Homes" and "Cleaner, Greener, Safer"). The outcome to this stage of consultation is set out in the consultation report that is published concurrently with the NSP: Area Visions and Site Allocations (Preferred Option) document.
- 1.14. The consultation on the Area Visions and Site Allocations is part of this NSP Preferred Option stage. Once this consultation has closed and the council has had the opportunity to review the responses received, the final draft of the plan will be prepared for consultation (the Proposed Submission Version) which will contain strategic policies, detailed development management policies, the area visions for the borough's neighbourhoods and the final list of development site allocations.

## **2.**

# How will the New Southwark Plan be prepared?

2.1. The NSP will involve several stages of consultation. The stages and the relationships between consultation and preparation of the plan itself are shown in Diagram 1 below.

Diagram 1



### 3. How we are consulting?

- 3.1. This consultation plan sets out the consultation we are planning to carry out on the New Southwark Plan: Area Visions and Site Allocations (Preferred Option). This is in accordance with our adopted Statement of Community Involvement (SCI) (2008), which explains how we will consult the community in the preparation of planning policy documents. The following sections set out how we plan to meet the minimum SCI consultation requirements and how we will exceed these requirements where appropriate. By meeting the minimum SCI requirements we will also meet the minimum consultation requirements in the 2012 Regulations.
- 3.2. Once we have finished consulting on the Area Visions and Site Allocations we will collate all the responses we receive and see whether we need to amend them to take into account the responses. We will provide officer comments on all the responses we receive which will set out whether we have changed the plan to reflect the response, and will explain our reasoning for why we have/have not amended the plan. We will then consult on a proposed submission version on the whole New Southwark Plan (including policies, visions and sites) in Autumn/Winter 2017.
- 3.3. This consultation plan should be read alongside the New Southwark Plan: Area Visions and Sites Allocations (Preferred Option) document. This document sets out the draft visions for the borough's neighbourhoods and identifies the proposed key development sites which will help the council and its partners deliver on these visions.

All of these documents can be found on our website at: <http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan>

The documents will also be available for inspection at all of our libraries across the borough. Addresses and opening times for all of our libraries are available on our website at: <https://www.southwark.gov.uk/libraries/find-a-library>

### **Tailoring the SCI to meet the circumstances of the NSP**

- 3.4. The NSP will be a spatial strategy that covers the whole of the borough. It will influence issues that have a significant effect on people's lives. These issues include how we will support the provision of new homes including 11,000 new Council homes, maintain a strong local economy and healthy town centres, provide infrastructure to support new development, direct growth to the most appropriate parts of the borough and protect and improve our green infrastructure and heritage assets.
- 3.5. The plan will affect many groups in the community including;
- Existing residents living in and around the borough, including council tenants; people in need of housing
  - Existing businesses and businesses looking to move into the borough.
  - People with jobs in businesses in the borough that might be affected; people who might be looking for jobs
  - Landowners.
  - Congregations in the many faith premises that are located in the borough.
  - Shoppers and visitors to the area.
  - Students who are studying and/or residing in the borough.
  - Cyclists and pedestrians using the routes in the borough.
  - Developers.

## **4.**

# Consultation timetable and methods of consultation

## Consultation timeframe

- 4.1. We are required to consult on planning documents for a minimum of six weeks. However, we have found that six weeks does not always allow the community enough time to provide their comments, and so we set out in our SCI that we will consult on our planning policy documents for 12 weeks.
- 4.2. The New Southwark Plan: Area Visions and Site Allocations (preferred option) will be available for comment from Monday 6 February to Friday 28 April 2017.
- 4.3. **All responses must be received by 5pm on Friday 28 April 2016.**

## Consultation methods

- 4.4. The tables below set out the different consultation methods we propose to use. We hope to consult with as many people as possible so that the NSP: Area Visions and Site Allocations reflects the needs and aspirations of our diverse community.
- 4.5. We set out the minimum SCI requirements that we will carry out, and then the additional consultation we propose to carry out. We set out dates where these are already agreed.
- 4.6. This table is not exhaustive and throughout the consultation period we look at ways in which to carry out different types of consultation with as many different groups as possible.
- 4.7. Please check our website for an up-to-date list of dates of meetings and events on the consultation hub at:  
<https://consultations.southwark.gov.uk/>
- 4.8. If you would like us to attend your community meeting to discuss the Area Visions and Site Allocations please let us know by emailing [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

**TABLE 1: MINIMUM CONSULTATION AS REQUIRED BY OUR STATEMENT OF COMMUNITY INVOLVEMENT**

Method of Consultation	Consultee	Date	Comments
<p>Display the New Southwark Plan and accompanying documents on the council's website.</p>	<p>All</p>	<p>From 6 February 2017</p>	<p>Our website will continually be updated. The new Southwark Plan: Area Visions and Site Allocations (preferred option) document will be available on our website from 6 February 2017</p>
<p>Mail out to all the statutory prescribed bodies and consultees.</p>	<p>All consultees defined as statutory consultees in the SCI and all the prescribed bodies and neighbouring boroughs referred to in the Duty to co-operate.</p>	<p>Week commencing 6 February 2017</p>	<p>This includes the bodies identified as statutory consultees in the SCI, all the prescribed bodies as set out in the Localism Act and that we are required to consult with as part of the Duty to co-operate, and all our neighbouring boroughs. This will be through our planning policy mailing database including those listed within the 2008 SCI (or any superseded bodies to any defunct organisations specified within the SCI).</p>

Method of Consultation	Consultee	Date	Comments
Display the New Southwark Plan and its supporting documents at relevant libraries and Service Points.	All	Week commencing 6 February 2017	The NSP: Area Visions and Site Allocations (preferred option) document will be available for view at all our libraries and our two Service Points in Walworth and Peckham.
Place a press notice in the local newspaper to advertise the start of the formal consultation period	All	Week commencing 6 February 2017	This will be in the Southwark News

**Note:** The SCI refers to consultation documents being available in Area Housing Offices and One Stop Shops. Both of these premises have been replaced by Service Points.

**TABLE 2: ADDITIONAL CONSULTATION**

<b>Method of Consultation</b>	<b>Consultee</b>	<b>Date</b>	<b>Comments</b>
Email and physical mail-out to all non-statutory consultees on planning policy database. This will set out the timescale for consultation and how people can comment on the NSP: Area Visions and Site Allocations (preferred option) document. The letter/email will also invite local groups to contact us if they would like us to attend their community meeting to discuss the area visions and site allocations.	All on planning policy consultee database	Week commencing 6 February and 3 April 2017	An email will be sent to the 2,500+ contacts signed up for planning policy email notifications and updates via MySouthwark, as well as the groups identified in our SCI.
Announcement at all Community Councils to let the community know that the New Southwark Plan is out for consultation.	All who attend the community council.	<i>Provisional dates subject to agendas;</i>  Borough, Bankside & Walworth: 29 March 2017  Bermondsey & Rotherhithe: 20 February 2017	The meeting agendas can be found at: <a href="http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1">http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1</a>

		<p>Camberwell: 30 March 2017</p> <p>Dulwich: 1 February 2017</p> <p>Peckham &amp; Nunhead: 25 March 2017</p>	
Attend Planning Committee	All who attend planning committee	Date TBC	The meeting agendas can be found at: <a href="http://modern.gov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119">http://modern.gov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119</a>
Local stakeholder group meetings	Members of individual groups and organisations	Throughout the consultation period	Where invited we will attend community meetings to discuss the Area Visions and Site Allocations.
Public exhibitions and community conversations	All	Venues and dates to be confirmed	We are looking at setting up a number of public exhibitions and community conversations. Please see our website for confirmation of the venues and dates.
Discussions with our neighbouring boroughs and where appropriate the prescribed bodies.	All prescribed bodies and neighbouring boroughs.	Throughout the consultation period	The National Planning Policy Framework has introduced the Duty to Co-operate. We will send our neighbouring boroughs and prescribed bodies links to

			electronic copies of the New Southwark Plan: Area Visions and Site Allocations (preferred option) document for comment and meet with them to discuss the document further if required.
Adverts on or near sites for each site allocation	People living, working and travelling within the vicinity of each site	Six week period falling within the 12 week consultation period February 2017	Adverts will be placed on or near each site allocation to raise awareness of the consultation for people living and working and travelling within, on and near the site
Contacting land owners with interests in any land which is part of a proposed site allocation	Landowners of each site allocation	At least six weeks prior to the close of the consultation period 2017	The council will seek to identify and contact each landowner related to a site allocation proposed in the NSP: Area Visions and Site Allocations (preferred option) where possible.

## 5. How to comment on the New Southwark Plan

- 5.1 We welcome your comments on the New Southwark Plan: Area Visions and Site Allocations (preferred option) and the supporting documents.
- 5.2 Please contact us if you would like to know more about the plan or to find out more about our consultation.
- 5.3 All comments must be received by **5pm on Friday 28 April 2017**
- 5.4 Representations can be emailed or sent to:

NSP Consultation 2017  
Planning Policy Team  
5<sup>th</sup> Floor Hub 2  
Regeneration  
FREEPOST SE1919/14  
London SE1P 5LX

[planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

Tel: 0207 525 5471

## 6. Monitoring and reporting

- 6.1 Each stage of consultation will be monitored where practical to ensure that a diverse range of groups and people are involved, including groups with protected characteristics. Demographic monitoring forms will be attached to questionnaire at each stage. A consultation report will be prepared following each stage and where under representation of particular groups is identified, efforts would be made at the following stage to rectify it.
- 6.2 The outcomes of the New Southwark Plan: Area Visions and Site Allocation (preferred option) consultation will be set out in the proposed submission version of the New Southwark Plan and accompanying consultation report, anticipated to be published for Autumn/Winter 2017.
- 6.3 During this preferred option stage, all written comments received will be summarised with responses published alongside the proposed submission version of the plan. All respondents will be notified of the submission of the plan to the secretary of state for examination and will be notified of the examination hearings. A consultation report will be submitted to the secretary of state showing how the Regulations and the aims of the Statement of Community Involvement have been met and describing how the plan has been influenced by consultation.

Cabinet Report - Appendix D



# **New Southwark Plan: Area Visions and Site Allocations (Preferred Option)**

## **Integrated Impact Assessment**

**January 2017**

## NON-TECHNICAL SUMMARY

### What is this document?

This document reports on the Integrated Impact Assessment (IIA) of the New Southwark Plan (NSP) Site Allocations and Area Visions (SA&AV) preferred option. The law requires local authorities to undertake a Sustainability Appraisal when preparing new plans. The role of a sustainability appraisal is to promote sustainable development promoting the roles of social, economic and environmental dimensions to planning. Local authorities are also required to undertake a Strategic Environmental Assessment (SEA) to meet European legislation to protect the environment. The council is also required to consider the impact of new plans on equalities and health of residents in the borough. This involves considering groups with protected characteristics as defined by the Equalities Act and also considering the health of the population. This document incorporates the sustainability appraisal, SEA and equalities and health impacts in one document called the Integrated Impact Assessment.

The first stage of the IIA was the Scoping Report and consultation was open between February and March 2015. This document identified the existing baseline information for Southwark, such as population, health and economic information and identified 17 sustainability objectives which can be used to assess the impact of future change. The preparation of the NSP has included the exploration of issues and options for the borough, including a number of evidence base studies to inform the plan along with consultation with local stakeholders. A separate IIA report was prepared for the preferred option version of the NSP strategic and development management policies, which together with the site allocations and area visions make up the latest draft of the plan.

This document reports on the options that were considered for site allocations and area visions and assesses the NSP SA&AV against the sustainability objectives. The IIA is an ongoing process and will be reviewed and monitored as the NSP progresses.

The NSP is part of Southwark's local planning policy. Further explanation of the local planning documents is set out below:

- **Core Strategy (2011)** – this sets out the spatial vision for the borough and includes a set of key strategic policies from which all other documents flow. Southwark's Core Strategy also identifies particular locations in the borough and outlines what types of development would be appropriate there in the future.
- **New Southwark Plan (draft)** – this will replace the Core Strategy and the saved policies of the 2007 Southwark Plan. It is currently in Preferred Options stage and is likely to be adopted in 2018.
- **Area Action Plans (AAPs)** – these provide spatial strategies for key areas of the borough. AAPs have been adopted for Aylesbury, Canada Water and Peckham and Nunhead.
- **Supplementary Planning Documents (SPDs)** – these provide additional detail around particular priority policies such as affordable housing and sustainable design and construction.
- **Local Development Scheme** – this is a timetable for the preparation of local plans setting out what documents will be produced and when the key stages will take place.
- **Statement of Community Involvement (SCI) (2008)** – this sets out how interested people and organisations can be involved in preparation of local plans and in future planning decisions.

## **Why do we need site allocations and area visions as part of the New Southwark Plan?**

Southwark Council uses planning and regeneration to improve and protect all of the different areas within the borough. The purpose of the NSP is to set out how the areas will develop and the policies which will guide new developments. Planning decisions must be made in accordance with the development plan, unless other material considerations indicate otherwise. When the NSP is adopted this will include the NSP, the London Plan, area action plans and neighbourhood plans.

The purpose of the NSP SA&AV preferred option document is to propose how the NSP will shape the development of the borough's distinct areas by setting out area-based and site-based planning policies.

Area visions provide the strategic vision for the future of Southwark's distinct places and neighbourhoods. They set out key infrastructure enhancements, opportunities for public realm and transport improvements and growth opportunities for new homes and jobs. Area visions also identify the prevailing character of different places to be renewed, retained or enhanced. Development proposals should be formulated in the context of the relevant area vision and should demonstrate how they contribute towards realising the strategic vision for that area.

Site allocations are planning policies which apply to key potential development sites of strategic importance. Site allocations are needed to ensure that when a strategic site comes forward for redevelopment it integrates well into its surroundings and contributes towards meeting strategic needs for new homes, jobs and infrastructure. Site allocations set out the land uses that must be provided as part of any redevelopment alongside other acceptable land uses that may be provided in addition to the required land uses. For example, Site allocations may specify that development must provide new public open space, new public access routes, and new health or education facilities.

### **What does this document do?**

The IIA identifies the impacts of the NSP area visions and site allocations on sustainability objectives, health of the population and equality groups. The process has consisted of the collection of baseline information on the environmental, social and economic characteristics of the borough (scoping). This has been used to identify sustainability issues, objectives and indicators in order to assess the likely impacts of the policies of the NSP SA&AV and to enable monitoring of progress in the future.

The IIA considers the likely impact of two options for how the NSP SA&AV can manage growth in the area:

#### *Option A: Business as Usual*

This option would set out the council's broad aspirations for areas and identify land through site allocations where there are significant opportunities for growth through redevelopment. The option would not provide design guidance, indicate development capacity or specify which land uses and infrastructure should be delivered. Instead it would rely on other local plan policies to deliver Southwark's regeneration strategy.

#### *Option B: Place Making and Place Shaping*

This option would set out the council's aspirations for sites as well as the broad area visions. In addition it would provide detailed guidance on the area-based regeneration goals new development in each area should be directed towards. It would also quantify the amount of development allocated sites are anticipated to deliver and specify which land uses development would include, including the delivery of infrastructure items such as schools, open space and health centres. It would also shape development through high level design guidance.

Based on the assessment the Place Making and Place Shaping option was considered to be the most appropriate direction for the NSP SA&AV and which resulted in more positive social, economic and environmental effects in the long term which benefits a range of groups and would improve the health of the population.

The IIA then assesses the area visions and site allocations against the sustainability objectives and identifies any areas which would need to be mitigated or monitored in the plan process. This part of the appraisal process was organised by vision area:

- Bankside and the Borough
- Bermondsey
- Blackfriars Road
- Camberwell
- Dulwich
- East Dulwich
- Elephant and Castle
- Herne Hill
- London Bridge
- Nunhead
- Old Kent Road
- Peckham
- Rotherhithe
- Walworth

The conclusions that were reached in undertaking the IIA of the NSP SA&AV were a result of qualitative (i.e. subjective) judgement by planning professionals within the council. 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. There are a number of effects where proposed mitigation is provided and the IIA also outlines the ongoing monitoring strategy of the plan.

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## Appendices

Appendix 1: Integrated Impact Assessment Framework & Monitoring Indicators

Appendix 2: The SEA Directive Requirements

Appendix 3: Relevant Plans, Programmes and Strategies

Appendix 4: Baseline Data - Facts and Figures

Appendix 5: Appraisal of Options

Appendix 6: Appraisal of Site Allocations and Area Visions

## Glossary

AAP	Area Action Plan
AMR	Authority Monitoring Report
EIA	Equalities Impact Assessment
HIA	Health Impact Assessment
IIA	Integrated Impact Assessment
LDS	Local Development Scheme
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NSP	New Southwark Plan
NSPPO	New Southwark Plan, Preferred Option
NSP SA&AV	New Southwark Plan Site Allocations and Area Visions
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SCI	Statement of Community Involvement
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance

## Section 1 – Background

### Why is this document required?

During the preparation of local plans, the council is required by UK law to assess the sustainability impacts of its planning policies through a Sustainability Appraisal (SA). This is a requirement under section 19 (5) of the Planning and Compulsory Purchase Act. SA is an integral part of good plan making and should not be seen as a separate activity. Its purpose is to promote sustainable development by integrating sustainability considerations into plans. By testing each plan policy against sustainability objectives, the SA process assesses and reports the likely significant effects of the plan policies and the opportunities for improving social, environmental and economic conditions by implementing the plan.

### Strategic Environmental Assessment Directive

SAs are also required to satisfy 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. SEA is transposed into UK legislation through the Environment Assessment of Plans and Programmes Regulations 2004. SEA is focused primarily on environmental effects, whereas SA goes further by examining all the sustainability related effects of plans, whether they are social, environmental or economic. The process for undertaking SA is conducted in accordance with the requirements of the SEA Directive.

### The move towards Integrated Impact Assessment

The council is also required by UK law to pay due regard to advancing equality, fostering good relations and eliminating discrimination for people sharing certain protected characteristics, as set out in the Public Sector Equalities Duty (2011) (under section 149 of the Equalities Act 2010). The council carries out Equalities Analysis (EqIA) of its plans, decisions and programmes to consider the potential impact (positive and negative) of proposals on the key 'protected characteristics' in the Equality Act 2010 and on Human Rights.

The Equality Act was introduced in October 2010. It replaces and extends all previous equality legislation into one overarching act. The Equality Act 2010 outlines a number of 'protected characteristics', which are the groups of people or communities where the government feels that discrimination or unfair treatment could arise.

Health Impact Assessment (HIA) is a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of these effects within the population. In this context health can be defined as both physical and mental health and well-being. HIA also considers the potential effects on the determinants of health such as life circumstances and lifestyles. HIA is still a relatively new concept and as yet there is no one standard method for conducting HIAs. However it should involve all relevant stakeholders and use a range of methods to gather data as evidence. While HIA is not required by law it is considered good practice, particularly since responsibility in managing the health of populations was transferred from national government to local authorities following the Health and Social Care Act 2012.

The IIA will consider if there are any unintended consequences for people within the equalities and health groups and if the policies will be fully effective for all target groups.

Crucially, assessing policies from these different perspectives - that is 1) a sustainability perspective (including environmental, social and economic sustainability), 2) an equalities perspective and 3) a health perspective - will enable a considered and holistic approach to assessing the proposed policies in the NSP SA&AV in an integrated way.

There are overlaps in the methods and outputs of the above documents and therefore an approach which fuses the statutory requirements of the SA, SEA, EqA and HIA into a single integrated impact assessment will be used to assess the impact of the New Southwark Plan Site Allocations and Area Visions (NSP SA&AV).

### **Habitats Regulations Assessment**

The Conservation of Habitats and Species Regulations (as amended) (2010) [the Habitats Regulations] require that Habitats Regulation Assessment (HRA) is applied to all statutory land use plans in England and Wales. The aim of the HRA process is to assess the potential effects arising from a plan against the nature conservation objectives of any site designated for its nature conservation importance.

The objective of the HRA screening process is to determine whether likely significant effects on designated Natura 2000 sites, either alone or in combination may result from the implementation of the NSP SA&AV. 'Likely significant effect' in this context is any effect that may reasonably be predicted as a consequence of the plans that may affect the conservation objectives of the features for which a site was designated.

The information collated in the baseline information and from consultation on the scoping report will be mapped, reviewed and assessed against the draft policies and strategies of the NSP SA&AV to determine whether there is potential for the integrity of these sites to be affected. Site integrity is defined as:

*“the coherence of its structure and function across its whole area that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified”*

The HRA of the NSP SA&AV will be undertaken alongside the IIA with the findings of the HRA informing the IIA. The methods and findings of the HRA process will be reported separately from the IIA and will be sent to the statutory consultee (Natural England) and placed for consultation for the wider public.

## Section 2 – Methodology

### Purpose of the Integrated Impact Assessment

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. The National Planning Practice Guidance (NPPG) states that SEA can be undertaken as an integral part of the SA. The Integrated Impact Assessment (IIA) considers the sustainability impacts of the plan in addition to impacts on health and equalities.

### Planning and Sustainable Development

The National Planning Policy Framework (NPPF) (2012) provides the over-arching national policy to deliver sustainable development through the planning process. The framework suggests that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

The National Planning Policy Framework states that:

*“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.”*

NPPF, para 165

The NPPG sets out the key stages and tasks for the SA process and their relationship with the Local Plan process, which are illustrated in Figure 2.1. These key stages and tasks are applicable to the IIA process for the New Southwark Plan Site Allocations and Area Visions (NSP SA&AV). It is important to note that IIA is an iterative and on-going process. Stages and tasks in the IIA process may be revisited and updated or revised as a plan develops, to take account of updated or new evidence as well as consultation responses.

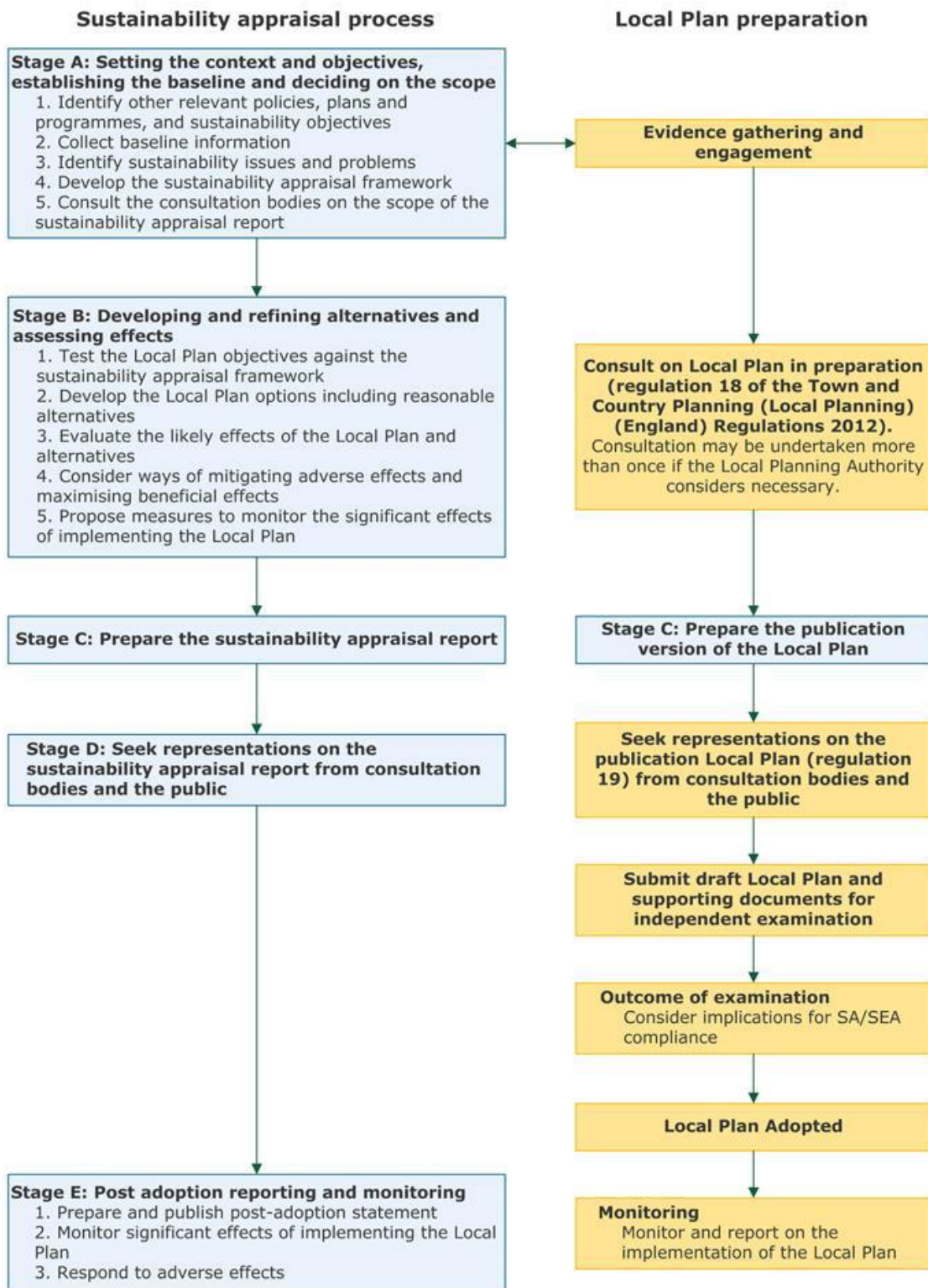


Figure 2.1

Source: National Planning Practice Guidance 2014

## Process

Table 2.1 Sustainability Appraisal Stages Timetable

<b>Stage A – Scoping</b>	Setting the context and objectives, establishing the baseline and deciding on the scope.  Consultation on the NSP scoping report took place in February and March 2015.
<b>Stage B – Testing alternatives</b>	Developing and refining options and assessing effects against the IIA framework.  Options were considered during the preparation of the NSP SA&AV in 2016.
<b>Stage C – Prepare the Integrated Impact Assessment Report</b>	This stage involves testing in detail the impacts of the preferred options. This IIA report is prepared for consultation with the public along with the consultation on the NSP SA&AV preferred option.
<b>Stage D – Seek representations from consultation bodies and the public</b>	Consult on the NSP SA&AV preferred option and IIA report.  Consultation on the NSP SA&AV preferred option and IIA report will take place between February and April 2017.
<b>Stage E – Post adoption reporting and monitoring</b>	Review consultation responses to NSP SA&AV preferred option and IIA report. Prepare submission version of NSP including strategic and development management policies and ongoing monitoring.

## Consultation

Community consultation has been carried out to make sure that local residents, businesses and stakeholders are informed of the changes within the borough. This is an ongoing process and so far for the NSP has involved: a high streets consultation from November 2013 to March 2015; an Issues and Options consultation from October 2014 to March 2015; and from October 2015 to February 2016 the Preferred Option for the NSP strategic and development management policies (NSPPO). The NSP SA&AV preferred option will be consulted on between February and April 2017 and further stages of consultation on the proposed submission version of the NSP will follow in winter 2017. Our Statement of Community Involvement (SCI) sets out how individuals, community groups, developers and anyone else who may have an interest in local plans should be consulted on planning documents.

The first stage of formal consultation for the NSP IIA involved the IIA Scoping Report, which was published for consultation in February and March 2015. SEA regulations require that the contents of the scoping report must be consulted on with the following ‘authorities with environmental responsibility’:

- Natural England
- Environment Agency
- Historic England

The law requires the statutory organisations be provided with 5 weeks in which to respond to the Scoping Report. Consultation responses from all respondents to the consultation have been used to update the relevant elements of this IIA report and inform the preparation of the NSP SA&AV preferred option.

Consultation responses on the Scoping Report included suggestions for some minor amendments to be incorporated and also suggestions were put forward for: additional baseline information to be included in the appendices; recommendations for amending some of the objectives; recommendations for new sustainability questions and suggestions for amending and creating new indicators.

As we move forward to developing the submission version NSP we will continue to assess the sustainability implications across the wider area. We will also consult the same groups and organisations on the sustainability report at the next stage.

Government guidance also recommends that additional bodies can be consulted in order to represent the social and economic aspects of sustainability. An extensive list of local consultees on our planning policy consultation database were consulted.

### **Monitoring the Plan**

The identification of suitable sustainability indicators within the IIA Framework to ensure issues can be effectively measured and monitored will be an iterative process and take into consideration comments made in the consultation process. We have borne in mind that the indicators need to satisfy the following characteristics since only these are suitable for monitoring purposes:

**a. Important:**

Indicators should measure something significant to the achievement of the sustainable development aims of the NSP. These are translated into the main policy areas of the NSP 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 NSP 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 plans process.

Some of the indicators have been added to or revised slightly since the consultation on the Scoping Report to reflect the issues above and ensure that policies can be monitored effectively. The IIA framework has been linked to the monitoring framework set out for the Core Strategy which established a comprehensive set of indicators to be examined through the Authority Monitoring Report (AMR). Making use of the same indicators for the NSPPO IIA allows for consistency across the local plan process and ensures that objectives established below can be assessed.

### **Compliance with the SEA Directive**

Appendix 2 explains what the SEA directive is and signposts where the relevant information can be found within the document.

## **Section 3 - Context and baseline**

### **Links to other policies, plans and programmes**

In order to establish a clear and concise scope for the IIA it is necessary to identify and review the relevant policies, plans and programmes that may influence the content of the NSP. This process enables potential relationships to be identified that will allow potential synergies to be exploited and any inconsistencies and constraints to be addressed. It will also identify additional objectives and indicators, which will assist in analysing and comparing economic, environmental and social impacts throughout the IIA and help in identifying key sustainability issues.

The policy framework is constantly evolving: at a national level, the National Planning Policy Framework and National Planning Practice Guidance are now in place (replacing and simplifying a suite of former national policy and guidance documents); at a regional level, the London Plan and associated Supplementary Planning Guidance are subject to on-going review.

At a local level, planning decisions in Southwark are influenced by a number of statutory plan-making authorities and policy is developed with regard to corporate Council-wide strategies. In addition the evidence base continues to evolve as NSP documents are prepared.

It is important to identify this policy framework at an early stage as a wide range of guidance and initiatives influence the United Kingdom's planning system and the development of planning policy in Southwark. A considerable number of relevant documents were identified at the international, national, regional and local levels as part of the Scoping Report. Since the consultation on the Scoping Report, additional or more recent documents of relevance have been identified and these have been included in the table set out in Appendix 3. This provides an overview of the key international, national, regional and local policies, plans and programmes that informs the NSP and accompanying IIA.

### **Baseline information**

The aim in collecting baseline information is to assemble data on the current state of the area and the likely future state. The information then provides the basis for predicting and monitoring effects. Collecting baseline information is also a way of identifying sustainability problems and alternative ways of dealing with them.

Both qualitative and quantitative data has been used to inform the baseline analysis. Quantitative data has been taken from monitoring and research activities currently being carried out by a variety of organisations. Qualitative information is more often based on judgement and is particularly useful for objectives that relate to the character and quality of the built environment.

The baseline information collected is set out in Appendix 4.

### **Problems in collecting baseline data**

Problems arose because in some instances where data did exist it was often either at the wrong geographical scale e.g. regional/national or held over insufficient time to show a trend. There was also a case where some baseline data was no longer being collected. Where qualitative data has been used, it has not always been possible to provide an analysis of trends.

Monitoring is carried out more frequently for some indicators than others. In addition, some of the gaps in data still remain. In the future, if data is still not available for some indicators it may be more appropriate to select alternative indicators. However, in some cases where there are no suitable indicators relating to an objective, the objective itself may need to be revised or deleted.

The baseline data has been used to describe the current social, economic and environmental characteristics. Where possible, data specific to the borough has been used.

## Section 4 - Purpose

### Southwark's Local Plan

The "Local Plan" refers to all relevant documents that are prepared by a local planning authority in planning for the future and in assessing and making decisions on planning applications. There are several layers and sub-sets to a Local Plan. Numbers 1-8 together, below, make up Southwark's current Local Plan:

- 1) The National Planning Policy Framework (NPPF) – The NPPF was introduced by the government in 2012 and condensed thousands of pages of national planning policy into 52 pages. To aid understanding and interpretation of the NPPF, the government also produces topic-based National Planning Practice Guidance (NPPG). However, the guidance does not constitute formal policy and so does not hold significant weight in the determination of planning applications. The NPPF seeks to establish planning policies applicable to England as a whole. Unless otherwise justifiable, all regional and local planning policy must be in general conformity with the NPPF.
- 2) The London Plan 2015 (consolidated with alterations since 2011) – The London Plan contains the regional planning policy for Greater London as a whole. The London Plan considers long-term, large scale, strategic issues as well as more detailed policy suited specifically to London, for example prescribing acceptable levels of density in a London context. The Mayor of London also produces more detailed Supplementary Planning Guidance (SPG) to aid understanding and interpretation of the planning policies in the London Plan. Unless otherwise justifiable, all London borough local planning policy must be in general conformity with the London Plan.
- 3) The 'saved' Southwark Plan policies (adopted in 2007) - The saved Southwark Plan policies contain detailed development management policies which are used in assessing planning applications.
- 4) The Core Strategy (adopted in 2011) – The Core Strategy is the overarching spatial plan for the borough. This was produced in response to a new system of local plans introduced by national government. The Core Strategy takes a longer-term, more broad and strategic overview than the 2007 Southwark Plan.
- 5) Area Action Plans (AAP's) – AAP's have been adopted for Aylesbury, Peckham and Nunhead and Canada Water. At the time of writing an additional AAP is being prepared for the Old Kent Road. These documents contain area-specific planning policy fine-tuned for specific areas.
- 6) Other area and topic based Supplementary Planning Documents (SPD's) - These do not constitute planning policy and their purpose is to aid understanding and provide a more detailed interpretation of and guidance to local Southwark planning policies.
- 7) Neighbourhood Plans – Southwark has several Neighbourhood Forums either established or currently in the process of being established with the objective of designating a Neighbourhood Area, for which a group of people can come together and write their own development plan. Again, this must be in general conformity with the local, regional and national planning policy. So far no neighbourhood plans have been examined or adopted in Southwark.
- 8) Local Development Scheme (LDS) – This sets out the timetable for the preparation and adoption of Southwark's various planning policy documents (such as those listed above). This schedule takes into account the different stages of plan preparation including evidence base preparation, background studies, various consultation phases and where relevant any

public hearings that the Council will need to satisfy before adopting policies. This is updated annually.

### **The New Southwark Plan**

When adopted the NSP will replace the ‘saved’ policies of the Southwark Plan and the Core Strategy, incorporating strategic and detailed policies in one document. The planning policies as proposed in the NSP will have significant implications for the social, economic and environmental well-being and resilience of the borough and its residents.

The NSP will emerge through a series of iterations which will each undergo consultation to meet the requirements of the Town and Country Planning (Local planning) (England) Regulations 2012 (The regulations) as well as the guidance set out in Southwark’s Statement of Community Involvement (SCI).

The Issues and Options version of the NSP was consulted on from October 2014 to March 2015. This version of the plan set out early draft policies and area visions. The document presented different options on policy approaches and we sought feedback on these.

The plan is currently at the preferred option stage and is comprised of two parts: Part one included strategic policies and development management policies. This was consulted on between October 2015 and February 2016. Part two, the area visions and site allocations (NSP SA&AV), will be consulted on from 6 February 2017 to 28 April 2017 and is the subject of this IIA report.

The final draft (“proposed submission” version) of the plan will be prepared after the conclusion of the Preferred Option consultation. This will contain the strategic policies, development management policies, area visions for the borough’s neighbourhoods and the final list of site allocations.

The NSP explains the council’s strategy for regeneration from 2018 to 2033. The NSP will:

- Set policies to support the provision of new homes including 11,000 new Council homes
- Protect our existing schools and community facilities in the borough and provide more where this is needed
- Protect local businesses and attract more businesses into the borough to increase job opportunities
- Support our high streets and increase the range of shops to increase their vitality
- Direct growth to certain areas of the borough, predominantly in the Old Kent Road, Elephant and Castle, Canada Water, East Walworth, Blackfriars Road, Bankside and along the River Thames where there is greater public transport accessibility
- Introduce policies to improve places by enhancing local distinctiveness and protecting our heritage assets
- Set policies to provide more green infrastructure and to promote opportunities for healthy activities

The NSP will be a spatial plan. Not only will it set out planning policies to guide development but it will also explain how development will be delivered and may inform future decisions about investment in infrastructure.

### **What are Area Visions and Site Allocations?**

**Area visions:** Southwark’s neighbourhoods each have a rich, varied and unique character. The New Southwark Plan will contain a vision for each area setting out what the neighbourhood will be like in the future, and how new development will help achieve this. The visions set out the existing individual character of the borough’s neighbourhoods and how the New Southwark Plan will help to

build on this character as sites come forward for development. They will set out how development will seek to protect, enhance and incorporate heritage assets in new development and will identify key opportunities for new development including improvements in public realm, walking and cycling routes, health and education facilities and green links.

**Site allocations:** Site allocations comprise a detailed list of potential development sites that the council has identified for future development. Councils are required to identify and allocate development sites in their local plans to help ensure strategic needs for housing, employment, schools and health facilities and more can be met. To ensure this, the council has the opportunity to set out key land use and other requirements for each site, including indicative densities, routes through sites and any other requirements the council deem necessary.

Through the Housing and Planning Act (2016), the Government has introduced changes to the way that local planning authorities are required to approach site allocations in their local plans. The council is awaiting the publication of the enabling regulations for the act to clarify how to implement the new approach to site allocations.

### Key environmental, health and equality objectives

Table 4.1 identifies key sustainability issues that have been identified for the NSP which the IIA will address. These have been identified through monitoring, engagement with stakeholders, a review of relevant policies, strategies and programmes and existing council evidence base documents, and a survey of baseline data and information about the borough.

The sustainability issues are set out in the context of a number of themes, in recognition of the over-arching status and the likely format of the emerging NSP.

<b>Table 4.1 : Key environmental, health and equality issues</b>	
<b>Revitalised Neighbourhoods</b>	
	<ul style="list-style-type: none"> <li>• Relatively high levels of deprivation</li> <li>• Access to services and health inequalities</li> <li>• Limited access to healthy food linked to obesity and related diseases</li> <li>• Mental illness and poor self-esteem associated with unemployment and poverty</li> <li>• High levels of crime and fear of crime</li> <li>• Growing population</li> <li>• Poor environment leading to physical inactivity</li> <li>• Improving the health of Southwark residents by promoting healthy lifestyles.</li> <li>• Maintaining local distinctiveness and protecting and enhancing place-making assets.</li> </ul>
<b>Homes</b>	
	<ul style="list-style-type: none"> <li>• Providing everyone with a decent and affordable home to live in to meet housing needs of present and future generations</li> <li>• Providing and maintaining suitable accommodation for those with specialist need, vulnerable individuals and families.</li> <li>• Lack of living space - overcrowding</li> <li>• Improving existing housing stock and delivering new council housing</li> <li>• Providing the right mix and balance of housing types, sizes and tenures in areas of the borough</li> <li>• Optimising the efficient use of land at appropriate densities.</li> <li>• Delivery of the London Plan housing target</li> </ul>

<b>Travel</b>
<ul style="list-style-type: none"> <li>• Improving the transport network and infrastructure</li> <li>• Providing and maintaining sustainable transport choices for all members of the community</li> <li>• Reducing congestion and pollution</li> <li>• Managing delivery and servicing activities</li> <li>• Improving accessibility by public transport</li> </ul>
<b>Business, Employment and Enterprise</b>
<ul style="list-style-type: none"> <li>• Addressing employment inequalities and reducing the barriers to employment</li> <li>• Increasing employment opportunities through training to increase skills</li> <li>• Maintaining concentrations of employment floorspace in key accessible locations</li> <li>• Improving land use efficiency through managed release of surplus employment land.</li> <li>• Providing space for businesses of all sizes to establish and grow.</li> <li>• Protecting space for small and medium sized enterprises</li> <li>• Improving the educational attainment, skills and aspirations of residents</li> </ul>
<b>Town Centres</b>
<ul style="list-style-type: none"> <li>• Increasing the vitality and viability of town and local centres</li> <li>• Improving retail choice and the balance of retail and other town centre uses</li> <li>• Supporting local people to make healthier choices</li> <li>• Attracting and facilitating town centre investment</li> <li>• Protecting essential shopping services for local communities</li> </ul>
<b>Social Infrastructure</b>
<ul style="list-style-type: none"> <li>• The creation of healthy, cohesive, inclusive and safe environments</li> <li>• Providing adequate community facilities and infrastructure to meet the needs of a growing population and facilitate social interaction</li> <li>• Identifying appropriate locations for community facilities</li> </ul>
<b>Design, Heritage and Environment</b>
<ul style="list-style-type: none"> <li>• Ensuring a high quality of design in new developments to ensure accessibility, inclusivity and interaction</li> <li>• Protecting and enhancing biodiversity and access to the natural environment</li> <li>• Mental health benefits from access to nature, biodiversity, green space and water</li> <li>• Address existing open space deficiencies and improving the use of open spaces for sport, leisure and environment purposes</li> <li>• Increasing green links and improving the public realm</li> <li>• Need to preserve and enhance the historic environment and built heritage</li> <li>• Protection of landscape features and designated sites</li> <li>• Sensitivities around very tall buildings</li> </ul>
<b>Sustainability</b>
<ul style="list-style-type: none"> <li>• Mitigating and adapting to climate change</li> <li>• Minimising flood risk and improving resilience to flood risk.</li> <li>• Improving recycling and the management of waste.</li> <li>• Improving energy efficiency and use of renewables</li> <li>• Providing opportunities for heat and power networks.</li> <li>• Improving air quality and decreasing level of emissions from industry, residential, construction and traffic.</li> </ul>

- Need for sustainable use of water resources
- Need to ensure that there is social, physical and green infrastructure capacity for existing and future needs
- Reducing the impact of noise
- Ensuring high standards of sustainable design are achieved in the built environment.
- Health risks from toxicity of contaminated land
- Opportunities for food growing – active lifestyles, healthy diet and tackling food poverty

## **Section 5 - Integrated Impact Assessment Framework**

### **What is the IIA framework?**

The likely impacts of the NSP SA&AV preferred option will be assessed using a set of objectives, which relate to the existing and emerging strategic vision for the opportunity area. 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 will ensure that the NSP SA&AV preferred option benefits the environment, economy and the community.

The 17 objectives set out below in Table 5.1 reflect the move towards integration of impact assessments for the NSP SA&AV preferred option. The IIA incorporates: Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA); Health Impact Assessment (HIA) and Equality Analysis (EqA). The policy options will be assessed against these objectives. The framework of objectives is set out in Table 5.1.

**Table 5.1: Integrated Impact Assessment Framework of Objectives**

IIA Objective	SA/HIA/EIA Sub-criteria for assessment
<b>IIA01</b>	
<b>To tackle poverty and encourage wealth creation</b>	<ul style="list-style-type: none"> <li>&gt; Will it improve the range of job opportunities for all people?</li> <li>&gt; Will it help to diversify the economy?</li> <li>&gt; Will it increase the number of higher paid jobs in the borough?</li> <li>&gt; Will it help reduce overall unemployment, particularly long-term unemployment?</li> <li>&gt; Will it encourage the retention and / or growth of local employment and training opportunities in the most deprived areas?</li> <li>&gt; Will it assist in providing land and buildings of a type required by businesses, for a range of employment uses?</li> <li>&gt; Will it reduce poverty in those areas and communities / equalities groups most affected?</li> <li>&gt; Will it improve access to low-cost transport and other facilities?</li> <li>&gt; Will it provide for successful neighbourhoods for all?</li> <li>&gt; Will it promote and enable tourism opportunities to be exploited, and employment created?</li> <li>&gt; Will it result in a loss of employment land?</li> </ul>
<b>IIA02</b>	
<b>To improve the education and skill of the population</b>	<ul style="list-style-type: none"> <li>&gt; Will it provide opportunities to improve the skills and qualifications of the population, particularly for young people and adults?</li> <li>&gt; Will it help improve employee education / training programmes?</li> <li>&gt; Will it help reduce skills shortages?</li> <li>&gt; Will it help to reduce the disparity in educational achievement between different ethnic groups?</li> </ul>
<b>IIA03</b>	
<b>To improve the health of the population</b>	<ul style="list-style-type: none"> <li>&gt; Will it promote and facilitate healthy living and active lifestyles amongst different groups?</li> <li>&gt; Will it improve access to health and social care / treatment for all sectors of the community?</li> <li>&gt; Will it maintain, enhance and create green infrastructure assets (e.g. green space, woodlands, recreation and sports facilities and allotments) for recreation, exercise and access to locally produced food?</li> <li>&gt; Will it improve the quality of housing for all?</li> <li>&gt; Will it improve access to jobs for all and otherwise reduce poverty?</li> </ul>

	<ul style="list-style-type: none"> <li>&gt; Will it encourage a range and mix of land uses that underpin local health; for example avoiding over concentration of hot food takeaways in one location?</li> <li>&gt; Will it help facilitate the supply and availability of locally produced food?</li> <li>&gt; Will it help improve mental and emotional health, reducing social exclusion?</li> <li>&gt; Will it promote non-polluting forms of transport?</li> <li>&gt; Will it reduce exposure to poor air quality across all groups?</li> </ul>
<b>IIA04</b>	
<b>To reduce the incidence of crime and the fear of crime</b>	<ul style="list-style-type: none"> <li>&gt; Will it improve safety and security?</li> <li>&gt; Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?</li> <li>&gt; Will it provide for a well maintained and inclusive public realm and other public facilities?</li> <li>&gt; Will it encourage an active and connected, strong and cohesive community?</li> </ul>
<b>IIA05</b>	
<b>To promote social inclusion, equality, diversity and community cohesion</b>	<ul style="list-style-type: none"> <li>&gt; Will it help support the voluntary and community sectors?</li> <li>&gt; Will it support active community engagement?</li> <li>&gt; Will it support a diversity of lifestyles and communities?</li> <li>&gt; Will it promote accessibility for those people who are elderly or disabled?</li> <li>&gt; Will it improve access to low-cost transport and other facilities?</li> <li>&gt; Will it help sustain the provision of community facilities and open space that meets local needs?</li> <li>&gt; Will it facilitate the connection of existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?</li> <li>&gt; How will different groups of people be affected by the option or policy - including black and minority ethnic communities, women, disabled people, lesbians, gay men, bisexual and transgender people, children and faith groups? Will it benefit the groups listed above?</li> </ul>
<b>IIA06</b>	
<b>To reduce contributions to climate change</b>	<ul style="list-style-type: none"> <li>&gt; Will it reduce CO2 and other greenhouse gas emissions?</li> <li>&gt; Will it reduce consumption of energy?</li> <li>&gt; Will it use renewable sources of energy?</li> <li>&gt; Will it help local people cope with hotter/drier summers and warmer wetter winters?</li> <li>&gt; Will it mitigate against the urban heat island effect?</li> <li>&gt; Will it encourage the re-use of resources?</li> <li>&gt; Will it encourage water efficiency and drought resilience?</li> </ul>

	<ul style="list-style-type: none"> <li>&gt; Will it encourage the reuse or improvement of buildings and land that are vacant, under-utilised or in disrepair?</li> <li>&gt; Will it maintain or enhance biodiversity?</li> </ul>
<b>IIA07</b>	
<b>To improve the air quality of Southwark</b>	<ul style="list-style-type: none"> <li>&gt; Will it improve air quality?</li> <li>&gt; Will it help to reduce emissions of PM10, N02?</li> <li>&gt; Will it minimise construction impacts such as dust, noise, vibration and odours?</li> <li>&gt; Will it encourage a reduction in amount and length of journeys made by car?</li> </ul>
<b>IIA08</b>	
<b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>	<ul style="list-style-type: none"> <li>&gt; Will it promote the reduction of waste during construction / operation?</li> <li>&gt; Will it minimise the production of household and commercial waste?</li> <li>&gt; Will it promote sustainable processing of waste?</li> </ul>
<b>IIA09</b>	
<b>To encourage sustainable use of water resources</b>	<ul style="list-style-type: none"> <li>&gt; Will it result in a net increase in the demand for water and foul sewage disposal?</li> <li>&gt; Will it encourage reuse of water?</li> <li>&gt; Will it maximise use of rainwater or other local water supplies?</li> <li>&gt; Will it reduce discharges to surface and groundwater?</li> </ul>
<b>IIA10</b>	
<b>To maintain and enhance the quality of land and soils</b>	<ul style="list-style-type: none"> <li>&gt; Will it result in the loss of open or previously undeveloped land?</li> <li>&gt; Will it promote re-use of previously developed land and buildings?</li> <li>&gt; Will it use land effectively and efficiently, including mixed use and higher density development?</li> <li>&gt; Will it encourage the remediation of land identified as potentially contaminated?</li> <li>&gt; Will it prevent further contamination of soils?</li> <li>&gt; Will it improve soil quality?</li> </ul>
<b>IIA11</b>	
<b>To protect and enhance quality of landscape and townscape</b>	<ul style="list-style-type: none"> <li>&gt; Will it conserve and enhance local landscape and townscape character and visual amenity?</li> <li>&gt; Will it improve the relationship between different buildings, streets, parks and waterways and other spaces that make up the townscape character?</li> <li>&gt; Will it have a negative impact on important strategic/local views?</li> <li>&gt; Will it incorporate sustainable design and construction techniques?</li> </ul>
<b>IIA12</b>	
<b>To conserve and enhance</b>	<ul style="list-style-type: none"> <li>&gt; Will it protect, maintain and enhance the condition and setting of features and areas of cultural, historical and archaeological heritage in the environment?</li> </ul>

<p><b>the historic environment and cultural assets</b></p>	<ul style="list-style-type: none"> <li>&gt; Will it promote the historic environment and also contribute to better understanding of the historic environment?</li> <li>&gt; Will it promote high quality design and sustainable construction?</li> <li>&gt; Will it respect visual amenity and the spatial diversity of communities?</li> <li>&gt; Will it maintain or increase access to leisure, sporting, cultural and arts destinations and facilities?</li> <li>&gt; Will it improve leisure, sporting, cultural and arts provision?</li> </ul>
<p><b>IIA13</b></p>	
<p><b>To protect and enhance open spaces, green corridors and biodiversity</b></p>	<ul style="list-style-type: none"> <li>&gt; Will it encourage development on previously developed land?</li> <li>&gt; Will it improve the quality and access to open spaces in areas of deficiency?</li> <li>&gt; Will it provide a range of play spaces for children and young people?</li> <li>&gt; Will it maintain, enhance and create green infrastructure assets and networks (e.g. green space, woodlands, public rights of way, open recreation and sports recreation and sports facilities) across the area?</li> <li>&gt; Will it help protect and improve biodiversity in the area overall and in particular avoid harm to species and habitats protected by International and UK law?</li> <li>&gt; Will it protect and enhance natural habitats and protect priority species?</li> <li>&gt; Will it encourage the creation of new habitats, including through the provision of additional open space and green roofs?</li> <li>&gt; Will it help achieve the Biodiversity Action Plan (BAP) targets?</li> <li>&gt; Will it protect and provide opportunities for creating / enhancing / improving sites designated for their nature conservation value / geo-diversity level (local and national levels?)</li> </ul>
<p><b>IIA14</b></p>	
<p><b>To reduce vulnerability to flooding</b></p>	<ul style="list-style-type: none"> <li>&gt; Will the development be an area at risk of flooding?</li> <li>&gt; Will it minimise the risk of and from flooding to people and property?</li> <li>&gt; Will it protect and improve flood defences and allow them to be maintained?</li> <li>&gt; Will it promote the use of sustainable urban drainage systems?</li> </ul>
<p><b>IIA15</b></p>	
<p><b>To provide everyone with the opportunity to live in a decent home</b></p>	<ul style="list-style-type: none"> <li>&gt; Will it improve the supply of housing?</li> <li>&gt; Will it contribute towards increasing the range of housing mix, sizes, tenures and affordability to meet the identified current and future needs of all social groups and local residents, including older households?</li> <li>&gt; Will it deliver 'healthy homes'? (e.g. in relation to warmth, overcrowding, noise and mental health?)</li> <li>&gt; Will it improve overall design quality, including flexibility of stock to enable it to evolve to meet changing needs?</li> </ul>

<b>IIA16</b>	
<b>To promote sustainable transport and minimise the need to travel by car</b>	<ul style="list-style-type: none"> <li>&gt; Will it encourage development at locations that enable walking, cycling and / or the use of public transport and connected to local services and facilities?</li> <li>&gt; Will it reduce car use?</li> <li>&gt; Will it reduce the number and length of journeys undertaken by car?</li> <li>&gt; Will it reduce road traffic accidents?</li> <li>&gt; Will it improve public transport?</li> <li>&gt; Will it promote walking and cycling?</li>   <li>&gt; Will it allow people with mobility problems or a disability to access buildings and places?</li>   <li>&gt; Will it improve connections across the area to local services, facilities, places of employment and green infrastructure?</li> </ul>
<b>IIA17</b>	
<b>To provide the necessary infrastructure to support existing and future development</b>	<ul style="list-style-type: none"> <li>&gt; Will it provide enough social infrastructure and meet local needs?</li> <li>&gt; Does the proposal explore opportunities for shared community use and co-location of services?</li> <li>&gt; Will it provide enough physical infrastructure?</li> <li>&gt; Will it provide enough green infrastructure?</li> </ul>

### Comparison of the IIA objectives

As part of the IIA a comparison of the objectives was undertaken to check if the objectives are compatible with one another.

	IIAO 1	IIAO 2	IIAO 3	IIAO 4	IIAO 5	IIAO 6	IIAO 7	IIAO 8	IIAO 9	IIAO 10	IIAO 11	IIAO 12	IIAO 13	IIAO 14	IIAO 15	IIAO 16	IIAO 17
IIAO 2	✓																
IIAO 3	✓	0															
IIAO 4	✓	0	✓														
IIAO 5	✓	✓	✓	✓													
IIAO 6	✓	0	✓	0	0												
IIAO 7	✓	0	✓	0	0	✓											
IIAO 8	✓	0	0	0	0	✓	0										
IIAO 9	✓	0	✓	0	0	✓	0	0									
IIAO 10	✓	0	✓	0	0	0	0	✓	0								
IIAO 11	✓	0	0	0	0	?	0	?	0	0							
IIAO 12	✓	0	0	0	0	?	0	?	0	0	✓						
IIAO 13	✓	0	✓	0	0	✓	✓	0	✓	✓	✓	✓					
IIAO 14	✓	0	✓	0	0	✓	0	0	✓	0	0	0	✓				
IIAO 15	✓	0	✓	0	✓	✓	✓	0	✓	0	✓	✓	✓	✓			
IIAO 16	✓	✓	✓	0	✓	✓	✓	✓	0	0	✓	0	✓	✓	✓		
IIAO 17	✓	0	✓	0	0	✓	✓	0	✓	0	0	0	✓	✓	✓	✓	✓

✓ Compatible  
0 No significant link  
? Depends on implementation

The compatibility of IIAO 6: To reduce contributions to climate change and IIAO 8: Waste Management with IIAO11: Quality in Design and IIAO12 Conservation of the Historic Environment will depend upon 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.

### Method of Assessment

This section explains the proposed approach and methods for the IIA of the NSP SA&AV preferred option.

The IIA Framework presented in Table 5.1 will form the basis for appraising reasonable options for site allocations and area visions. The table sets out the criteria that will be used to determine the nature and significance of effects against IIA Objectives, including any assumptions that will be made or uncertainties. This ensures a consistent approach is taken for the appraisal of all reasonable options.

Table 5.2 demonstrates the system of symbols which will be used to represent the findings of the IIA for different elements of the emerging AAP.

**Table 5.2**

Key	✓✓	Major positive
	✓	Minor positive
	xx	Major negative
	x	Minor Negative
	?	Uncertain
	-	Neutral

The IIA is structured under the objectives in the IIA Framework, which incorporate topics in the SEA Directive. This provides a framework and structure to evaluate the likely significant effects of the NSP SA&AV preferred option against these key topics, which include health and equality. The appraisal also considers short, medium and long term effects. Site allocations are grouped together with their relevant area visions, which ensures a consistent scale for comparison and that appropriate consideration is given to the potential cumulative effects of site options on areas of the borough:

- Bankside and the Borough
- Bermondsey
- Blackfriars Road
- Camberwell
- Dulwich
- East Dulwich
- Elephant and Castle
- Herne Hill
- London Bridge
- Nunhead
- Old Kent Road
- Peckham
- Rotherhithe
- Walworth

The appraisal is undertaken using professional judgment, supported by the baseline information and wider evidence base. A summary appraisal commentary is provided in Section 7 to set out any significant effects identified for individual options, along with suggestions for mitigation or enhancement to be made where relevant. The nature of the likely effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) are described, along with any assumptions or uncertainties noted. Where necessary, the appraisal commentary also identifies any potential cumulative effects for that option.

IIA is an assessment tool that helps to inform decision-making, it is not the sole basis for a decision. The Council will consider the findings of the IIA alongside the wider evidence base to inform the development of policy as well as help to determine which of the reasonable options should be progressed through the NSP. This report clearly set out the reasons for the selection or rejection of options in plan-making in Section 6.

## Health Impact Assessment

For the HIA element of the IIA the impacts on the population groups listed in Table 5.3 will be considered:

Table 5.3	
Children 0-16	Unemployed
Young Adults 16-25	Low Income
Adults 25-65	Homeless/Street Community
Older Adults 65+	Refugees and asylum seekers
People with alcohol and drug problems	Ethnic groups
People with long term illness	Learning difficulties
People with mental health problems	Physical disabilities
Residents	Carers
Visitors	People who experience domestic violence

## Equalities Analysis

For the EqIA element of the IIA the impacts on the protected characteristics listed below in Table 5.4 will be considered.

The Equality Act was introduced in October 2010. It replaces and extends all previous equality legislation into one overarching act. The Equality Act 2010 outlines a number of “protected characteristics”, which are the groups of people or communities where the government feels that discrimination or unfair treatment could arise. The IIA will consider if there are any unintended consequences for some groups and if the policies will be fully effective for all target groups.

<b>Table 5.4</b>	
<b>Age</b>	A person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18-30 year olds).
<b>Disability</b>	A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
<b>Gender reassignment</b>	The process of transitioning from one gender to another.
<b>Marriage and civil partnership</b>	In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couple. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
<b>Pregnancy and maternity</b>	Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
<b>Race</b>	A group of people defined by their race, colour and nationality (including citizenship) ethnic or national origins.
<b>Religion and belief</b>	Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.
<b>Sex</b>	A man or a woman.
<b>Sexual orientation</b>	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

Definitions are from the Equalities and Human Rights Commission

### **Southwark Council's approach to equality: delivering a fairer future for all (2011)**

This report sets out the overarching equality objectives which are linked to the strategic priorities of the council. The objectives below are also considered in the IIA and are set out below:

- Improve the quality of life for Southwark's people through better access to services and creating sustainable mixed communities with opportunities for local people that come from being in the heart of London.
- Improve social cohesion by promoting positive relationships and a sense of community and belonging, by reducing fear and tensions, and encouraging civic responsibility so that the contributions individuals and groups make to their communities are properly valued.
- Promote people's rights and responsibilities. We will do this by ensuring that the council does all it should in providing leadership and by encouraging its partners to do likewise. We will act to protect the rights of those who live in Southwark by ensuring that abuse; mistreatment or discrimination is identified and dealt with.
- Ensuring we have a workforce that understands and is committed to achieving these goals and retains the confidence of our local communities

## Section 6 - Plan Options and Alternatives

### How has sustainability been considered in the development of the NSP Site Allocations and Area Visions?

Previous stages during the development of the NSP have helped to guide the sustainability of the emerging plan overall and of the framing of policy options for the NSP SA&AV. Areas of concern identified at the scoping stages led to development of the strategic and development management policies and monitoring framework included in the NSPPO, consulted on in 2015 and 2016. Since then informal consultation with stakeholders in local vision areas and development of the evidence base has helped further our understanding of local sustainability, equalities and health issues.

The appraisal has involved making a certain amount of subjective judgements of the likely sustainability, equalities and health impacts of proceeding with any option over the short, medium and long term. The judgement is made by reference to what the IIA objective is trying to achieve and the possible impact a proposed action may have. Impacts of strategic options may be hard to predict at the local level but once site specific information is available it will be easier to establish mitigation measures.

### What options have been considered and why?

The NSPPO consultation set out the council's proposed strategy for planning and regeneration in Southwark to help deliver the Fairer Future promises in the Council Plan, in conformity with the ambitious targets for development in the borough set by the London Plan. The NSPPO also stated that the final version of the NSP would contain area visions setting out aspirations for places and site allocations with specific requirements for land uses and densities for development.

Part of the NSP strategy is to build more homes of every kind in Southwark, and to use every tool at the council's disposal to increase the supply of all different kinds of homes in the borough. The strategy also aims to revitalise neighbourhoods and work to make sure that Southwark has a strong economy, identifying regeneration areas extending across most of the borough including London Plan opportunity areas and local action areas.

We have also assembled an extensive evidence base which confirms both the need and opportunity for largescale redevelopment of land in Southwark as well as the need for planning policy to guide development to ensure that it is sustainable, equitable and supports health and wellbeing.

Within this context potential NSP SA&AV options were assessed for their 'reasonableness' prior to being taken forward for appraisal. This involved considering a series of questions:

- will implementation of the option assist in fulfilling the objectives of the NSP?
- is it a genuine option?
- will the necessary resources be available to deliver the NSP?
- will there be sufficient time within the plan period to implement the option?
- is there an unacceptable risk that the option will not be fully implemented for one reason or another?
- is the option sufficiently flexible to accommodate changing circumstances?
- does the option generally conform with the London Plan and NSPPO?

Following these considerations, two options were considered to be reasonable alternatives and were assessed against the IIA framework.

### **Option A: Business as Usual**

This option involves the description of vision areas and the identification of site allocations but rely on other local plan policies in the NSP and London Plan to determine planning applications. It does not provide any significant new material guidance for development, such as site capacities, land use or design criteria. Area visions describe the character of areas and the council's broad regeneration aims but do not seek to shape the contribution of development opportunities within each area.

In this option sites are selected for allocation from the potential sites consulted on at the NSP options stage as well as land identified through an ongoing call-for-sites, the London Strategic Housing Land Availability Assessment (SHLAA) and by planning and regeneration officers. As an inner London borough, Southwark is predominantly urban in nature and has at least an adequate level of transport accessibility across most of its area. Given the planning imperative nationally and regionally to make effective use of previously developed land in accessible locations the majority of sites have opportunities for development. Separate options for different spatial distribution of development are therefore not considered. All sites of sufficient size, generally above 0.25 ha, and where clear constraints on development would not prevent comprehensive redevelopment, are allocated as opportunity sites for development.

This option would help to deliver the NSP strategy by encouraging development on sites that could make a significant contribution to regeneration. Planning applications would be determined in line with planning policies in the same way as proposals on sites that are not allocated. Area visions would have limited implications on planning proposals but would help communicate the council's goals to developers and other stakeholders. The option quantifies the strategic development opportunities in the borough allowing estimates of growth to demonstrate key objectives such as housing delivery would be met; it is therefore a genuine reasonable alternative.

Option A would not present fundamental barriers in terms of resources, time or risks as it relies on the routine operation of the planning department. Flexibility is offered as changing circumstances would be reflected in other material considerations in the determination of applications. General conformity with the London Plan and NSPPO would be achieved through the application of their policies but it would only achieve the minimum towards their goals.

### **Option B: Place Making and Place Shaping**

This option sets out area visions and site allocations as per Option A. However, they additionally provide policy and guidance that is material to the determination of applications. It thereby takes a proactive approach to place making and place shaping, integrating sites with their context and steering growth to deliver the regeneration strategy.

In this option visions provide a more specific strategy for each area to be taken into account by all relevant development proposals in the borough. They set out key infrastructure enhancements, opportunities for public realm and transport improvements and growth opportunities for new homes and jobs. Area Visions also identify the prevailing character of different places to be renewed, retained or enhanced.

In this option site allocations set out the land uses that must be provided as part of any redevelopment alongside other acceptable land uses that may be provided in addition to the required land uses. For example, site allocations may specify that development must provide new public open space, new public access routes and new health or education facilities. Site allocations generally set out the indicative development capacity that will be acceptable on each site. This is not a minimum or maximum capacity but it indicates the scale of development that is likely to be acceptable. A site allocation may also provide site specific design guidance that should be considered in the event of redevelopment.

In this option sites are selected in a similar manner to Option A as sites that could accommodate significant development also present the opportunity to satisfy regeneration and sustainability objectives through controlling land use and providing guidance. They present a single spatial option, maximizing the sustainable redevelopment of previously developed land.

In addition to encouraging development in general this option would seek to fulfil the NSP objectives by providing greater certainty as to the broad parameters of acceptable development within vision areas and on specific sites. It would also secure land for infrastructure and deliver uplift in certain land uses, such as those generating employment and contributing to the growth of economic clusters. In resource, time and risk terms this option should be beneficial in clarifying the priorities for different areas and the status of sites upfront – de-risking development. While creating certainty could be less flexible, by allowing a range of acceptable land uses, avoiding absolute capacity limits and through the application of other local plan policies it will still be possible to respond to changing circumstances. This option would seek to proactively deliver growth, infrastructure and design outcomes sought by the London Plan and NSPPO.

### **What have the options identified?**

Each option is considered against the 17 identified IIA objectives incorporating SEA objectives, sustainability, health and equality. The full appraisal can be found in Appendix 5. The assessment considers a wide range of criteria for each objective and the list of questions highlighted in Table 4.1 is not exhaustive. The assessment summarises the impacts and gives an overall score based on the opportunities the NSP could offer in each scenario. The following summary explains the results and gives a qualitative analysis of the complexities and challenges surrounding the two alternative approaches.

Option A generated a high degree of uncertainty around its effects, particularly in the medium to long term. By identifying development land without detailed guidance strategic opportunities to meet IIA objectives are not very likely to be exploited. Although other local plan policies will secure positive effects they may not always be successful without this coordination. In particular, infrastructure that requires land for its delivery would be more challenging to bring forward. In the medium term, delays to infrastructure delivery could slow development overall and a favourable balance between housing and land uses providing services and employment would less likely be achieved. At least some minor negative social impacts in the long term would be anticipated as these uncertainties impact particular groups.

In the short term Option A would be neutral in most of its effects with positive effects attributed to accelerated redevelopment of sites providing employment in construction, remediating land and delivering much needed new homes. If this option were taken forward then the assessment indicates that the plan would be highly reliant on development management policies to mitigate potential negative effects. These policies may need to be revisited in light of the need to create certainty on how employment growth will be supported, infrastructure will be delivered alongside affordable housing and cumulative environmental effects mitigated.

The assessment indicates that Option B would result in wide ranging positive effects by giving a clear idea of how each development site and the regeneration of vision areas can contribute towards an overall strategy for sustainable growth. Major positive effects are attributed to the delivery of education and health facilities, business space, green infrastructure and new housing including affordable homes. As with Option A, this would rely on the implementation of the development management policies of the plan to secure positive effects and mitigate negative ones. The addition of place making and place shaping guidance to these policies generates overall positive scores.

Option B would leave some residual uncertainty for which further mitigation to minimise any negative effects could be considered. There may be opportunities to go further in supporting the mitigation of some environmental effects and in the delivery of care facilities. At present the

evidence is not available to specify further requirements in this draft of the plan but these issues deserve further investigation as the plan is developed.

### **What option was chosen for the NSP and why?**

The options above were considered in the period following the NSPPO consultation in the months preceding the publication of the NSP SA&AV. This included extensive consultation with other council services and infrastructure delivery partners as well as consulting local groups to understand their aspirations for vision areas.

The NSP SA&AV has been prepared in accordance with the principles outlined in Option B. There are considered to be more social, economic and environmental benefits in this scenario which will improve the health and wellbeing of communities. Whilst the approach may be refined through the iterative process of plan development to enhance the mitigation of uncertainty, the council considers the NSP SA&AV can help guide and deliver redevelopment successfully.

Option A demonstrates that whilst it would be a reasonable alternative to identify opportunity sites for development and rely on other local plan policies to shape growth, the social, economic and environmental effects would be deeply uncertain. The council has decided instead to employ place making and place shaping to secure the full benefits of redevelopment.

The benefits anticipated through this preferred approach will be achieved through securing growth in housing, employment, town centre amenities, primary health and care facilities, school places, higher education and public open spaces. They will also be served by enhancing and expanding physical networks of sustainable transport and habitats for wildlife, social interaction and economic interaction within local business clusters. Guidance in the NSP SA&AV will complement local plan policy requirements through site specific information so that it is understood upfront how proposals can integrate into their local context and help to deliver area visions. The positive effects of these policies will thereby be enhanced.

By encouraging comprehensive redevelopment, with some sites concentrated in localised areas, development could be disruptive in the short term for some communities. While local plan policies will go a long way to manage impacts it will be important to investigate further opportunities to offset these effects. There may also be opportunities to further support strategic mitigation of climate change and to manage flood risk, for instance through guidance on strategic solutions for decentralised energy or sustainable drainage.

## Section 7 - Effects of the Site Allocations and Area Visions

### Appraisal of the draft site allocations and area visions

In the NSP SA&AV preferred option area visions provide the strategic vision for the future of Southwark's distinct places and neighbourhoods. They set out key infrastructure enhancements, opportunities for public realm and transport improvements and growth opportunities for new homes and jobs. Area visions also identify the prevailing character of different places to be renewed, retained or enhanced. Development proposals should be formulated in the context of the relevant area vision and should demonstrate how they contribute towards realising the strategic vision for that area.

Site Allocations are planning policies which apply to key potential development sites of strategic importance. Site allocations are needed to ensure that when a strategic site comes forward for redevelopment it integrates well into its surroundings and contributes towards meeting strategic needs for new homes, jobs and infrastructure. Site allocations set out the land uses that must be provided as part of any redevelopment alongside other acceptable land uses that may be provided in addition to the required land uses. For example, Site allocations may specify that development must provide new public open space, new public access routes, and new health or education facilities.

In the NSP SA&AV preferred option the site allocations are grouped together within their respective vision areas. This grouping has been followed for the appraisal and each vision area has been assessed as a whole including the allocation sites within it, along with the content of their allocation policies. In some instances their interaction with policies proposed in the NSPPO are also assessed as both documents form the preferred option of the plan. The full appraisal of the site allocations and area visions is provided at Appendix 6.

### What are the significant positive effects?

Accelerating the delivery of housing development will provide major contribution towards providing everyone with the opportunity to live in a decent home. By creating certainty around the requirements for other land uses and infrastructure on allocation sites this will also support affordable housing delivery by allowing the more accurate understanding of development costs in the valuation of land.

The plan generates major positive effects to tackle poverty and encourage wealth creation. The acceleration of development in most areas will create jobs in construction. Where a significant uplift in commercial floor space is planned for there will be further increases in employment opportunities. This will include job opportunities secured for local people as well as procurement opportunities for other local businesses. Support for the most promising economic clusters within the borough will generate higher wages and economic resilience. These include the central London office market; health, academic and research growth associated with major institutions; revitalised town centres and agglomerations of creative businesses.

The education and skills of the population will be benefitted by new school places, support for higher education growth and training opportunities within construction and new business space. The health of the population will be improved by encouraging active lifestyles and wellbeing through a network of green links, cycle routes and open spaces across the borough and maintained by additional health and care facilities. These will provide the opportunity to deliver integrated health services to improve the quality of their operation. Public spaces, public realm, cultural facilities and a flexible range of new town centre amenities will have major long term positive effects to promote social inclusion, equality, diversity and community cohesion by creating spaces for interaction as well as a diversity of different lifestyles. By allocating land for the critical infrastructure needs of Southwark there will be major positive impacts for the smooth delivery of existing and future development.

In parts of the borough redevelopment will deliver area-wide improvements in the architectural quality of buildings and the public realm alongside new or enhanced open space and urban greening. These will deliver major positive effects enhance the quality of landscape and townscape.

### **What are the significant negative effects?**

The plan does not generate major negative effects in the appraisal although there are residual areas of uncertainty, discussed further below, which could result in negative effects; particularly where they are cumulative in nature. Due to the nature of the plan this is perhaps not surprising – the site allocations and area visions seek to steer development opportunities that already exist towards delivering a sustainable regeneration strategy. Furthermore they are supported by the preferred option strategic and development management policies to further mitigate negative effects.

The appraisal does indicate minor negative effects in the short term in some areas towards social inclusion, equality, diversity and community cohesion. This is related to the loss of some community assets in the short term, which may benefit particular groups, and the potential disruption of social interaction through the impacts of construction. This would be in locations where the acceleration of development brings forward a number of sites concurrently within a small area as development management policies will seek general mitigation of the impacts of construction. The appraisals indicate that this disruption will occur in areas that will likely accrue more significant benefits in the long run towards this sustainability objective. Nevertheless, opportunities for further mitigation in the short term could be explored through targeted community infrastructure development and the coordination of quick wins from regeneration and meanwhile uses.

### **Uncertain impacts**

The plan provides a positive strategy for growth however there are some impacts that may be uncertain at this stage.

While on the whole the allocation of flexible employment space will have major positive effects for the local economy and employment, redevelopment of sites will in several instances result in the loss of existing businesses. For lower value storage or industrial space or where businesses are less compatible with existing land uses similar operations may be challenging to re-incorporate. In order to maintain and enhance economic diversity there may be further opportunities for mitigation from regeneration and engaging stakeholders to curate the offer of commercial space within vision areas.

Sustainable transport improvements and greening will help to mitigate the causes of climate change. However, traffic congestion impacts of construction could add to emissions in some locations such as the Elephant and Castle junction. There may be further opportunities to reduce emissions overall all in the medium to long term through decentralised energy. If opportunities are identified for area-wide energy networks beyond those proposed in the Old Kent Road area, there could be scope for the final version of the NSP to further support their delivery. Congestion could similarly affect air quality and there may be as yet unidentified opportunities for area-wide responses.

Within critical drainage areas policy will seek flood risk assessments and sustainable drainage measures. Where redevelopment is particularly concentrated there may be a greater risk of cumulative impacts. Opportunities for strategic solutions to manage any risk could be further investigated.

## Cumulative impacts

The SEA Directive requires an assessment of secondary, cumulative, and synergistic effects, which should be incorporated in the SA. Collectively these effects are called cumulative impacts. Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects (e.g. noise, dust and visual) have a combined effect.

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

The cumulative impact of policies with a minor negative or uncertain impact could result in a major negative impact overall. It is difficult to assess the extent of such impacts at this stage in the process with the lack of detailed information on the design of proposals for individual sites. Providing that suitable mitigation measures are applied to individual proposals it is considered that the potential negative impacts will remain minor and, with the development of new technologies and regulations, could even be reduced further over time. Cumulative impacts may also be positive – for example several minor positive impacts on open space and biodiversity could lead to a major positive impact for an area as a whole.

The cumulative impacts of the policies will need to be kept under review through the monitoring process and assessment of planning applications to measure the success of implementing the policies and inform any amendments that may be needed to policies and guidance.

## Proposed mitigation

Where the SA identified potential shortcomings, mitigation measures are proposed to help off-set the negative impacts. To a large extent mitigation measures are provided in the proposed NSPPO development management policies. The following measures warrant further investigation:

- short-term offsets to benefit communities disrupted by concentrated largescale construction
- curation of business space
- de-centralised energy networks
- air quality improvement
- strategic sustainable drainage systems

## Uncertainties and Risks

The conclusions that were reached in undertaking the IIA of the NSPPO SA&AV were a result of qualitative (i.e. subjective) judgement by planning professionals within the council. 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 area visions and site allocations were ranked against particular sustainability objectives. However, whilst some individual rankings may possibly be challenged at this level, it is the overall performance of policy against the IIA Framework taken as a whole, which is the most important element to consider.

## Section 8 - Implementation

### What are the next stages in the plan preparation?

IIA PRODUCTION STAGE	TIMETABLE
Consideration of the responses to the consultation on the NSP SA&AV preferred option and IIA report.	Spring to Autumn 2017
Preparation of the final IIA report to accompany the publication version of the NSP proposed submission version.	Autumn 2017
Consultation on NSP proposed submission version and draft final IIA report	Winter 2017
Adoption of the NSP and publication of the final IIA report.	2018

### How will the plan be implemented?

The plan will shape development in Southwark from 2018 to 2033 through the application of area vision guidance and strategic, development management and site allocation policies to planning proposals. As a spatial planning document it will also influence the investment decisions of the council and its development and infrastructure partners. We will ensure the NSP is implemented by working with the local community and businesses, developers, neighbouring borough councils, GLA, TFL and other partners to deliver the plan.

Implementation of the NSP policies will be achieved through our development management function when we make decisions on planning applications. We will work with landowners and developers to ensure schemes make effective use of land across the borough and consider the wider context. We will use the council's delivery programmes to help deliver new council homes and using our compulsory purchase powers where necessary to ensure that land is made available for development where it is needed to deliver the NSP strategy.

Our Statement of Community Involvement (SCI) sets out how and when the community will be involved in preparing planning policy documents and in making decisions on planning applications. The SCI was developed by working with many local people, businesses, voluntary and community organisations, councillors and statutory organisations. The SCI includes: information on different consultation methods; how to overcome barriers to involve different groups and; the consultation process for both planning policy documents and planning applications. Involving the community at the earliest stage possible in the planning process helps to implement development that is wanted and needed by the community.

New development also needs to be supported by adequate social, physical and green infrastructure. This includes: social infrastructure such as schools, health and other community facilities; physical infrastructure such as transport and utilities; green infrastructure such as parks and open spaces. Where infrastructure is needed to support development, it should be provided along side it. Development should not be permitted unless essential infrastructure can be completed prior to occupation of the new development.

We will continue to work in partnership with infrastructure providers, including both internal council departments and external agencies, throughout the development of the NSP to identify infrastructure required to facilitate the development set out in the plan.

We will use S106 planning obligations/CIL to overcome negative impacts of development and to make sure that infrastructure needed to support development is provided. We will use planning obligations in accordance with government guidance, set out in the CIL Regulations. We have an approved Planning Obligations/CIL SPD which explains our policies in more detail and sets out a

series of standard charges to be applied to development. Through implementing this SPD and collecting CIL we will secure financial contributions to mitigate the impacts of development.

### **Links to other tiers of plans, programmes and other guidance**

The NPPF updates the approach to plan making by simplifying the process and returning to a system of Local Plans. We are preparing the New Southwark Plan to replace the Core Strategy and saved local plan policies. The Local Development Scheme (available on our website) sets out the programme for the production of documents.

It should be noted that local planning policy is produced within a framework set by national and regional government planning guidance such as the NPPF and the London Plan. This guidance indicates the broad principles that local policy should adopt. For example, the London Plan identifies opportunity areas which are expected to deliver new homes, jobs and infrastructure to be determined in more detail in a local level plan.

### **Proposals for monitoring**

It is important that the plan is monitored to keep track of whether it is working in the way it should. The IIA has identified indicators that should be used to monitor the NSP. The most appropriate way to monitor the plan is through the Local Development Framework Authority's Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of the council's planning policies and guidance and what effects this development is having in terms of sustainability. Where new indicators have been identified, through the IIA process, these will be added to the AMR. The NSPPO sets out a monitoring framework to ensure new development meets the objectives of the plan. These indicators will be added to our AMR once the NSP is adopted.



## **Appendix 1 – Integrated Impact Assessment Framework & Monitoring Indicators**

**Includes:**

**Table A1.1:** Integrated Impact Assessment Framework & Monitoring Indicators

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

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

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

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
		% of population with no qualifications  Proportion of resident pupils attending Southwark schools achieving 5+ A-Cs including English and Maths
<b>IIAO3: To improve the health of the population</b>	<ul style="list-style-type: none"> <li>&gt; Will it promote and facilitate healthy living and active lifestyles amongst different groups?</li> <li>&gt; Will it improve access to health and social care/treatment for all sectors of the community?</li> <li>&gt; Will it maintain, enhance and create green infrastructure assets (e.g. green space, woodlands, recreation and sports facilities and allotments) for recreation, exercise and access to locally produced food.</li> <li>&gt; Will it improve the quality of housing for all?</li> <li>&gt; Will it improve access to jobs for all and otherwise reduce poverty?</li> <li>&gt; Will it encourage a range and mix of land uses that underpin local health; for example, avoiding over concentration of hot food takeaways in one location?</li> <li>&gt; Will it help facilitate the supply and availability of locally produced food?</li> <li>&gt; Will it help improve mental and emotional health, reducing social exclusion?</li> <li>&gt; Will it promote non-polluting forms of transport?</li> <li>&gt; Will it reduce exposure to poor air quality across all groups?</li> </ul>	Life expectancy by equality group Rate of obesity in children (year 6)  Obese adults  Infant mortality  Mortality from cancer, heart disease and stroke  Smoking related deaths  Alcohol specific hospital stays (under 18s)  Hospital stays for alcohol related harm  Drug misuse  Incapacity benefit for mental illness  Distance to GP premises from home  Percentage of hospital admissions that were emergencies, by ethnic group  Indices of deprivation 2015: health deprivation and disability  Indices of deprivation 2015: barriers to housing and services domain  Indices of deprivation 2015: living environment domain  No. of new takeaways permitted
<b>IIAO4:</b>	> Will it improve safety and security?	Indices of deprivation 2015: Crime deprivation

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

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
<b>IIAO7:</b> <b>To improve the air quality in Southwark</b>	<ul style="list-style-type: none"> <li>&gt; Will it improve air quality?</li> <li>&gt; Will it help to reduce emissions of PM10, NO2?</li> <li>&gt; Will it minimise construction impacts such as dust, noise, vibration and odours?</li> <li>&gt; Will it encourage a reduction in amount and length of journeys made by car?</li> </ul>	<p>Number of days of high air 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>
<b>IIAO8:</b> <b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>	<ul style="list-style-type: none"> <li>&gt; Will it promote the reduction of waste during construction / operation?</li> <li>&gt; Will it minimise the production of household and commercial waste?</li> <li>&gt; Will it promote sustainable processing of waste?</li> </ul>	<p>Municipal waste land-filled (tonnes)</p> <p>Residual household waste per household (tonnes)</p> <p>Percentage of municipal waste sent for reuse, recycling and composting</p>
<b>IIAO9:</b> <b>To encourage sustainable use of water resources</b>	<ul style="list-style-type: none"> <li>&gt; Will it result in a net increase in the demand for water, and foul sewage disposal?</li> <li>&gt; Will it encourage reuse of water?</li> <li>&gt; Will it maximise use of rainwater or other local water supplies?</li> <li>&gt; Will it reduce discharges to surface and groundwater?</li> </ul>	<p>Average domestic and commercial potable water consumption (l/head/day)</p> <p>Water quality measure</p>
<b>IIAO10:</b> <b>To maintain and enhance the quality of land and soils</b>	<ul style="list-style-type: none"> <li>&gt; Will it result in the loss of open or previously undeveloped land?</li> <li>&gt; Will it promote re-use of previously developed land and buildings?</li> <li>&gt; Will it use land effectively and efficiently, including mixed use and higher density development?</li> <li>&gt; Will it encourage the remediation of land identified as potentially contaminated?</li> <li>&gt; Will it prevent further contamination of soils?</li> <li>&gt; Will it improve soil quality?</li> </ul>	<p>New homes built on previously developed land</p> <p>Number of contaminated sites</p> <p>Number of contaminated sites not remediated</p>
<b>IIAO11:</b> <b>To protect and</b>	<ul style="list-style-type: none"> <li>&gt; Will it conserve and enhance local landscape and townscape character, and visual amenity?</li> </ul>	<p>Building for Life Assessments</p>

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IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
<p><b>enhance quality of landscape and townscape</b></p>	<ul style="list-style-type: none"> <li>&gt; Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the townscape character?</li> <li>&gt; Will it have a negative impact on important strategic/local views?</li> <li>&gt; Will it incorporate sustainable design and construction techniques?</li> </ul>	<p>Housing density</p> <p>BREAAM and Code for Sustainable Homes Scores of major consents</p>
<p><b>IIAO12: To conserve and enhance the historic environment and cultural assets</b></p>	<ul style="list-style-type: none"> <li>&gt; Will it protect, maintain and enhance the condition and setting of features and areas of cultural, historical and archaeological heritage in the environment?</li> <li>&gt; Will it promote the historic environment and also contribute to better understanding of the historic environment?</li> <li>&gt; Will it promote high quality design and sustainable construction methods?</li> <li>&gt; Will it respect visual amenity and the spatial diversity of communities?</li>   <li>&gt; Will it maintain or increase access to leisure, sporting, cultural and arts destinations and facilities?</li> <li>&gt; Will it improve leisure, sporting, cultural and arts provision?</li> </ul>	<p>Amount of Southwark covered by Conservation Area or APZ</p> <p>Numbers of heritage assets 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> <p>Number of conservation areas at risk</p> <p>Number of conservation areas with up-to-date appraisal/management plans</p>
<p><b>IIAO13: To protect and improve open spaces, green corridors and biodiversity</b></p>	<ul style="list-style-type: none"> <li>&gt; Will it encourage development on previously developed land?</li> <li>&gt; Will it improve the quality and access to open spaces in areas of deficiency?</li> <li>&gt; Will it provide a range of play spaces for children and young people?</li> <li>&gt; Will it maintain, enhance and create green infrastructure assets and networks (e.g. green space, woodlands, public rights of way, open recreation and sports facilities) across the area?</li> <li>&gt; Will it help protect and improve biodiversity in the area overall and in particular avoid harm to species and habitats protected by International and UK law?</li> <li>&gt; Will it protect and enhance natural habitats and protect priority species?</li> <li>&gt; Will it encourage the creation of new habitats, including through the provision of additional open space and green roofs?</li> <li>&gt; Will it help achieve the Biodiversity Action Plan (BAP) targets?</li> <li>&gt; Will it protect and provide opportunities for creating/ enhancing/improving sites designated for their nature conservation value/geodiversity level (local</li> </ul>	<p>Change in quantity of open space (ha)</p> <p>Change in SINCS and LNPS</p> <p>Number and net change in natural/semi-natural habitats</p> <p>Changes in population of selected characteristic species</p> <p>Open space deficiency</p> <p>Deficiency in access to nature</p> <p>Protected trees lost</p> <p>No. of green roofs/facades</p>

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
	and national levels?)	
<b>IIAO14:</b> <b>To reduce vulnerability to flooding</b>	<ul style="list-style-type: none"> <li>&gt; Will the development be in an area at risk of flooding?</li> <li>&gt; Will it minimise the risk of and from flooding to people and property?</li> <li>&gt; Will it protect and improve flood defences and allow them to be maintained?</li> <li>&gt; Will it promote the use of sustainable urban drainage systems?</li> </ul>	<p>Planning permissions granted contrary to EA advice</p> <p>Number of flooding incidents (including sewer flooding)</p> <p>Condition of flood defences</p> <p>Flood protection projects delivered as part of consents and otherwise</p>
<b>IIAO15:</b> <b>To provide everyone with the opportunity to live in a decent home</b>	<ul style="list-style-type: none"> <li>&gt; Will it improve the supply of housing?</li> <li>&gt; Will it contribute towards increasing the range of housing mix, sizes, tenures and affordability, to meet the identified current and future needs of all social groups and local residents, including older households?</li> <li>&gt; Will it deliver 'healthy homes'? (e.g. in relation to warmth, overcrowding, noise and mental health?)</li> <li>&gt; Will it improve overall design quality, including flexibility of stock to enable it to evolve to meet changing needs?</li> </ul>	<p>Amount of homes in the borough</p> <p>Percentage of households living in temporary accommodation</p> <p>Households in housing need</p> <p>Households on the housing register</p> <p>Households unintentionally homeless and in priority need</p> <p>Income to average house price ratio</p> <p>No. of families living in overcrowded properties</p> <p>Proportion of consents meeting lifetime homes criteria</p>
<b>IIAO16:</b> <b>To promote sustainable transport and minimise the need to travel by car</b>	<ul style="list-style-type: none"> <li>&gt; Will it encourage development at locations that enable walking, cycling and/or the use of public transport and connected to local services and facilities?</li> <li>&gt; Will it reduce car use?</li> <li>&gt; Will it reduce the number and length of journeys undertaken by car?</li> <li>&gt; Will it reduce road traffic accidents?</li> <li>&gt; Will it improve public transport?</li> </ul>	<p>Estimated traffic flows per annum (mil.vehicle km)</p> <p>Transport related CO2 emissions</p> <p>The number of people killed or seriously injured in road traffic collisions</p>

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
	<ul style="list-style-type: none"> <li>&gt; Will it promote walking and cycling?</li> <li>&gt; Will it allow people with mobility problems or a disability to access buildings and places?</li> <li>&gt; Will it improve connections across the area to local services, facilities, places of employment and green infrastructure?</li> </ul>	<p>Proportion of personal travel made on each mode of transport overall and by equality group</p>
<p><b>IIAO17: To provide the necessary infrastructure to support existing and future development</b></p>	<ul style="list-style-type: none"> <li>&gt; Will it provide enough social infrastructure and meet local needs?</li> <li>&gt; Does the proposal explore opportunities for shared community use and co-location of services?</li> <li>&gt; Will it provide enough physical infrastructure?</li> <li>&gt; Will it provide enough green infrastructure?</li> </ul>	<p>No. and type of existing infrastructure (social, physical and green)</p> <p>Capacity of existing infrastructure (social, physical and green)</p> <p>No. and type of proposed infrastructure (social, physical and green)</p> <p>Capacity of future infrastructure (social, physical and green)</p>

## Appendix 2 – The SEA Directive Requirements

### The Strategic Environmental Assessment Regulations 2004 requirements checklist

Strategic Environmental Assessment Regulations requirements checklist	Plan-making stage
<p>Preparation of environmental report (regulation 12)</p> <p>Preparation of an environmental report that identifies describes and evaluates the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme (regulation 12(2)).</p> <p>The report shall include such of the information referred to in Schedule 2 as may reasonably be required, taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in the process to avoid duplication of the assessment (regulation 12(3)). Information may be provided by reference to relevant information obtained at other levels of decision-making or through other EU legislation (regulation 12 (4)).</p> <p>When deciding on the scope and level of detail of information to be included in the environmental report the consultation bodies should be consulted.</p>	<p>Stages A-C as described in Table 2.1 of the IIA.</p>
<p>The information referred to in Schedule 2 is:</p> <p>a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.</p>	<p>Stage A as described in Table 2.1 of the IIA – Scoping stage.</p>
<p>b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.</p>	<p>Stage A as described in Table 2.1 of the IIA - Scoping stage.</p>
<p>c) The environment characteristics of areas likely to be significantly affected.</p>	<p>Stage A as described in Table 2.1 of the IIA - Scoping stage.</p>
<p>d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant</p>	<p>Stage A as described in Table 2.1 of the IIA - Scoping stage.</p>

to Directives <a href="#">2009/147/EC (Conservation of Wild Birds)</a> and <a href="#">92/43/EEC (Habitats Directive)</a> .	
e) The environmental protection objectives, established at international, Community or national level, 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.	Stages A-B as described in Table 2.1 of the IIA.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscapes and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	Stage B as described in Table 2.1 of the IIA. (Section 6 of the IIA).
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Stages B-C as described in Table 2.1 of the IIA. (Sections 6 and 7 of the IIA).
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Stages A-C as described in Table 2.1 of the IIA. (Scoping and Sections 6 and 7 of the IIA).
i) A description of measures envisaged concerning monitoring in accordance with regulation 17.	Stages A-C as described in Table 2.1 of the IIA. (Scoping and Section 8 of the IIA).
j) A non-technical summary of the information provided under the above headings.	Stage C as described in Table 2.1 of the IIA. (Non-technical summary of the IIA).
<p>Consultation procedures (regulation 13)</p> <p>As soon as reasonably practicable after their preparation, the draft plan or programme and environmental report shall be sent to the consultation bodies and brought to the attention of the public, who should be invited to express their opinion. The period within which opinions must be sent must be of such length as will ensure an effective opportunity to express their opinion.</p>	Stages A-D as described in Table 2.1 of the IIA.

<p>Information as to adoption of plan or programme (regulation 16)</p> <p>As soon as reasonably practicable after the plan or programme is adopted, the consultation bodies, the public and the Secretary of State (who will inform any other EU Member States consulted) shall be informed and the following made available:</p> <ul style="list-style-type: none"> <li>• the plan or programme adopted</li> <li>• the environmental report</li> <li>• a statement summarising: <ul style="list-style-type: none"> <li>(a) how environmental considerations have been integrated into the plan or programme;</li> <li>(b) how the environmental report has been taken into account;</li> <li>(c) how opinions expressed in response to: <ul style="list-style-type: none"> <li>(i) the invitation referred to in regulation 13(2)(d);</li> <li>(ii) action taken by the responsible authority in accordance with regulation 13(4),</li> </ul> </li> </ul> </li> </ul> <p>have been taken into account;</p> <p>(d) how the results of any consultations entered into under regulation 14(4) have been taken into account;</p> <p>(e) the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</p> <p>(f) the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme. (regulation 16)</p>	<p>Stage E as described in Table 2.1 of the IIA (to follow).</p>
<p>Monitoring of implementation of plans or programmes (regulation 17)</p> <p>Monitoring of significant environmental effects of the plan's or programme's implementation with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action (regulation 17 (1)). Monitoring arrangements may comprise or include arrangements established for other purposes (regulation 17 (2)).</p>	<p>Stage E as described in Table 2.1 of the IIA (to follow).</p>

## Appendix 3 - Relevant Plans, Programmes and Strategies

### Global

Plan, Strategy or Programme	Summary of objectives and targets
WHO Age-friendly Cities Guide (2007)	<ul style="list-style-type: none"> <li>The WHO Age-friendly Cities Guide highlights eight domains that cities and communities can address to better adapt their structures and services to the needs of older people: the built environment, transport, housing, social participation, respect and social inclusion, civic participation and employment, communication, and community support and health services.</li> </ul>

### European

Plan, Strategy or Programme	Summary of objectives and targets
EU Biodiversity Strategy to 2020 (2012)	<ul style="list-style-type: none"> <li>The European Commission adopted an ambitious new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020. There are six main targets, and 20 actions to help Europe reach its goal. Biodiversity loss is an enormous challenge in the EU, with around one in four species currently threatened with extinction and 88% of fish stocks over-exploited or significantly depleted.</li> <li>The six targets cover:               <ul style="list-style-type: none"> <li>Full implementation of EU nature legislation to protect biodiversity</li> <li>Better protection for ecosystems, and more use of green infrastructure</li> <li>More sustainable agriculture and forestry</li> <li>Better management of fish stocks</li> <li>Tighter controls on invasive alien species</li> <li>A bigger EU contribution to averting global biodiversity loss</li> </ul> </li> <li>The new Biodiversity Strategy follows on from the 2006 Biodiversity Action Plan.</li> </ul>
EU Biodiversity Action Plan (2006) and 2010 Assessment	<p>The EU Biodiversity Action Plan addresses the challenge of integrating biodiversity concerns into other policy sectors in a unified way. It specifies a comprehensive plan of priority actions and outlines the responsibility of community institutions and Member States in relation to each. It also contains indicators to monitor progress and a timetable for evaluations. The European Commission has undertaken to provide annual reporting on progress in delivery of the Biodiversity Action Plan. A baseline report was prepared in 2010 to take stock of the 2006 Biodiversity Action Plan and assess the impact it has had on Europe's biodiversity. The report produced by the European Environment Agency, provides the latest facts and figures on the state and trends of different biodiversity and ecosystems components in the EU.</p>
European Landscape Convention (ratified by the UK Government in	<p>The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape, and is dedicated exclusively to the protection, management and planning of all</p>

Plan, Strategy or Programme	Summary of objectives and targets
2006)	<p>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>
EU Sustainable Development Strategy 2002 (revised 2006) (reviewed 2009)	<p>The overall aim of the EU Sustainable Development Strategy is to identify and develop action to enable the EU to achieve a continuous long-term improvement of quality of life through the creation of sustainable communities able to manage and use resources efficiently, able to tap the ecological and social innovation potential of the economy and in the end able to ensure prosperity, environmental protection and social cohesion</p>
<b>EU Directives</b>	
Air Quality Directive 2008/50/EC	<ul style="list-style-type: none"> <li>• This Directive is on ambient air quality and cleaner air for Europe and includes the following key elements:</li> <li>• The merging of most of existing legislation into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives*</li> <li>• New air quality objectives for PM<sub>2.5</sub> (fine particles) including the limit value and exposure related objectives – exposure concentration obligation and exposure reduction target</li> <li>• The possibility to discount natural sources of pollution when assessing compliance against limit values</li> <li>• The possibility for time extensions of three years (PM<sub>10</sub>) or up to five years (NO<sub>2</sub>, benzene) for complying with limit values, based on conditions and the assessment by the European Commission.</li> </ul> <p><i>* Framework Directive 96/62/EC, 1-3 daughter Directives 1999/30/EC, 2000/69/EC, 2002/3/EC, and Decision on Exchange of Information 97/101/EC.</i></p>
Assessment and Management of Environmental Noise (END Directive 2002/49/EC)	<p>The Environmental Noise Directive or END concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals, complementing existing EU legislation which sets standards for noise emissions from specific sources. The Directive requires:</p> <ul style="list-style-type: none"> <li>• the determination of exposure to environmental noise, through noise mapping</li> <li>• provision of information on environmental noise and its effects on the public</li> <li>• adoption of action plans, based upon noise mapping results, which should be designed to manage noise issues and effects, including noise reduction if necessary</li> </ul>

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	<ul style="list-style-type: none"> <li>• preservation by the member states of environmental noise quality where it is good.</li> </ul> <p>The Directive requires mapping and action planning in relation to noise from major roads, major railways, major airports and in agglomerations (large urban areas).</p>
Conservation on Natural Habitats and of Wild Fauna and Flora (Directive 92/43/EEC)	The main aim of this Directive is to promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements. While the Directive makes a contribution to the general objective of sustainable development; it ensures the conservation of a wide range of rare, threatened or endemic species, including around 450 animals and 500 plants. Some 200 rare and characteristic habitat types are also targeted for conservation in their own right
Conservation of Wild Birds Directive 2009/147/EC	This Directive ensures far-reaching protection for all of Europe's wild birds, identifying 194 species and sub-species among them as particularly threatened and in need of special conservation measures.
Energy Performance of Buildings (EU Directive 2002/91/EC)	<p>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;</p> <p>This Directive lays down requirements as regards :</p> <p>(a) the general framework for the energy performance of buildings;</p> <p>(b) the application of minimum requirements on the energy performance of new buildings;</p> <p>(c) the application of minimum requirements on the energy performance of large existing buildings that are subject to major renovation;</p> <p>(d) energy certification of buildings; and</p> <p>(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.</p>
Environmental Impact Assessment (EIA) Directive (2014/52/EU)	The newly amended Environmental Impact Assessment (EIA) Directive (2014/52/EU) entered into force on 15 May 2014 to simplify the rules for assessing the potential effects of projects on the environment. It is in line with the drive for smarter regulation, so it reduces the administrative burden. It also improves the level of environmental protection, with a view to making business decisions on public and private investments more sound, more predictable and sustainable in the longer term. It applies to a wide range of defined public and private projects, which are defined in Annexes I and II. All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, the national authorities have to decide whether an EIA is needed. This is done by the "screening procedure", which determines the effects of projects on the basis of thresholds/criteria or a case by case examination.
Floods Directive (EU Directive 2007/60/EC)	This Directive requires Member States to assess if all water course and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate

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	and coordinated measures to reduce this flood risk. This Directive also reinforces the rights of the public to access this information and to have a say in the planning process.
Groundwater Directive (EU Directive 2006/118/EC)	<p>This Directive establishes specific measures as provided for in Article 17(1) and (2) of Directive 2000/60/EC in order to prevent and control groundwater pollution. These measures include in particular:</p> <p>(a) criteria for the assessment of good groundwater chemical status; and</p> <p>(b) criteria for the identification and reversal of significant and sustained upward trends and for the definition of starting points for trend reversals.</p> <p>This Directive also complements the provisions preventing or limiting inputs of pollutants into groundwater already contained in Directive 2000/60/EC, and aims to prevent the deterioration of the status of all bodies of groundwater.</p>
Landfill Directive 1999/31/EC	<p>The objective of the Directive is to prevent or reduce as far as possible negative effects on the environment from the landfilling of waste, by introducing stringent technical requirements for waste and landfills.</p> <p>The Directive is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health.</p>
Promotion of the use of Biofuels or other Renewable Fuels for Transport (EU Directive 2003/30/EC)	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
Renewable Energy (EU Directive 2009/28/EC)	The Directive on renewable energy sets ambitious targets for all Member States, such that the EU will reach a 20% share of energy from renewable sources by 2020 and a 10% share of energy specifically in the transport sector. It also improves the legal framework for promoting renewable electricity, requires national action plans that establish pathways for the development of renewable energy sources including bio-energy, creates cooperation mechanisms to help achieve the targets cost effectively and establishes the sustainability criteria for bio-fuels.
Strategic Environmental Assessment (SEA Directive 2001/42/EC)	<p>Requires the formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is mandatory for plans/programmes which are:</p> <ul style="list-style-type: none"> <li>• are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste/ water management, telecommunications, tourism, town &amp; country planning or land use <u>and</u> which set the framework for future development consent of projects listed in the EIA Directive, or</li> <li>• have been determined to require an assessment under the Habitats Directive.</li> </ul>
Urban Waste Water Directive	The Council Directive 91/271/EEC concerning urban waste-water treatment was adopted on 21 May

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(91/271/EEC)	1991. Its objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors (see Annex III of the Directive) and concerns the collection, treatment and discharge of Domestic waste water, Mixture of waste water and Waste water from certain industrial sectors (see Annex III of the Directive)
Waste Framework Directive (2008/98/EC)	To set up a system for the co-ordinated management of waste within the European Community in order to limit waste production. Member states must promote the prevention, recycling and conversion of wastes with a view to their reuse.
Water Framework Directive (EU 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.
Industrial Emissions Directive (Directive 2010/75/EU)	This directive commits European Union member states to control and reduce the impact of industrial emissions on the environment.

**National**

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<b>Legislation</b>	
Air Quality Standards Regulations (2010)	These regulations transpose into English law the requirements of Directives 2008/50/EC and 2004/107/EC on ambient air quality
Building Regulations: England and Wales (Part L1A – Conservation of Fuel and Power, 2010 and 2013) and (Part G Sanitation, hot water safety and water efficiency, 2015) and Part H Drainage and waste disposal, 2015)	<p><b>Part L – Conservation of fuel and power</b>                      The legal framework and Approved Documents for Part L (Conservation of fuel and power) were last revised by amendments that came into effect in 2013 and 2014. DCLG has published:                      The 2013 edition of Approved Document L1A, Conservation of fuel and power in new dwellings, is the current edition for use in England. It came into effect on 6 April 2014 and replaces the 2010 edition (incorporating further 2010 amendments).</p> <p><b>Part G (Sanitation, hot water safety and water efficiency)</b>The 2015 edition contains changes to the water efficiency requirements. In particular, it introduces an optional requirement of 110 litres/person/day where required by planning permission, and an alternative fittings-based approach to demonstrating compliance. It also includes the water-efficiency calculation methodology for new dwellings, approved by the Secretary of State. This edition incorporates previous amendments. It replaces the 2010 edition of Approved Document G, as amended. The changes reflect amendments to regulations 36 and 37 of the Building Regulations 2010 and regulation 20 of the Building (Approved Inspectors) Regulations 2010. There has been no amendment to the requirements in Part G of Schedule 1 to the Building Regulations 2010.</p> <p><b>Part H ( Drainage and waste disposal)</b>                      The 2015 edition of Approved Document H (Drainage and Waste Disposal) contains changes to guidance on waste disposal. It also incorporates previous amendments. The 2015 edition takes effect on 1 October 2015 for use in England*. The 2002 edition, as amended, will continue to apply to work started before 1 October 2015 or work subject to a building notice, full plans application or initial notice submitted before that date.</p>
Climate Change Act (2008)	The Climate Change Act creates a new approach to managing and responding to climate change in the UK, by: <ul style="list-style-type: none"> <li>• setting ambitious, legally binding targets</li> <li>• raking powers to help meet those targets</li> <li>• strengthening the institutional framework</li> </ul>

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	<ul style="list-style-type: none"> <li>enhancing the UK's ability to adapt to the impact of climate change</li> <li>establishing clear and regular accountability to the UK Parliament and to the devolved legislatures</li> </ul>
Community Infrastructure Levy Regulations (2010) (as amended)	<p>The Community Infrastructure Levy (the levy) came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres.</p>
Civil Contingencies Act 2004 (CCA)	<p>Legislation that aims to provide a single framework for civil protection. The Act and accompanying non-legislative measures, delivers a single framework for civil protection in the country. The National Flood and Coast Erosion Management Strategy (July 2011) require communities to prepare flood action plans and link with the Cabinet Office's initiative to develop wider community resilience to threats and hazards. Part 1 of the Act and supporting Regulations and statutory guidance establish a clear set of roles and responsibilities for those involved in emergency preparation and response at the local level. They are required to:</p> <ul style="list-style-type: none"> <li>assess the risk of emergencies occurring and use this to inform contingency planning; put in place emergency plans;</li> <li>put in place Business Continuity Management arrangements;</li> </ul>
The CROW Act 2000	<p>An Act to make new provision for public access to the countryside; to amend the law relating to public rights of way; to enable traffic regulation orders to be made for the purpose of conserving an area's natural beauty; to make provision with respect to the driving of mechanically propelled vehicles elsewhere than on roads; to amend the law relating to nature conservation and the protection of wildlife; to make further provision with respect to areas of outstanding natural beauty; and for connected purposes.</p>
Energy Act 2011	<p>The Energy Act provides for some of the key elements of the Coalition's Programme for Government and its first Annual Energy Statement. It is a first step in our legislative programme, and further legislation has been sought to implement, for example, the findings of the Electricity Market Reform Programme.</p> <p>The Act provides for a step change in the provision of energy efficiency measures to homes and businesses, and makes improvements to our framework to enable and secure low-carbon energy supplies and fair competition in the energy markets.</p>
Environmental Assessment of	Provides the regulations for the implementation of the Strategic Environmental Assessment Directive

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Plans and Programmes regulations 2004	(EU/2001/42/EC) for certain plans and programmes that are likely to have significant environmental impacts
Environmental Noise (England) Regulations 2006 (as amended)	The regulations transpose the EU Directive 2002/49/EC that relates to the assessment and management of environmental noise.
Growth and Infrastructure Act 2013	An Act to make provision in connection with facilitating or controlling the following, namely, the provision or use of infrastructure, the carrying-out of development, and the compulsory acquisition of land; to make provision about when rating lists are to be compiled; to make provision about the rights of employees of companies who agree to be employee shareholders; and for connected purposes
Human Rights Act 1998	An Act to give further effect to rights and freedoms guaranteed under the European Convention on Human Rights
Local Democracy, Economic Development and Construction Act 2009	The Act seeks to create greater opportunities for community and individual involvement in local decision-making. It also provides for greater involvement of local authorities in local and regional economic development
Local Government Act 2000	<p>This act received Royal Assent in July 2000 and is made up of three parts:</p> <ul style="list-style-type: none"> <li>• Part I introduces a new power for local authorities to promote the economic, social or environmental wellbeing of an area.</li> <li>• Part II requires that all local authorities move away from the traditional committee style of decision making in which all members had a formal decision-making role, to one of four executive models. These are; leader or cabinet, mayor or cabinet, mayor or council manager, or alternative arrangements.</li> <li>• Part III introduces a new ethical framework for councils, including a requirement to adopt a code of conduct for members and implement a standards committee. The general functions of the standards committee are to promote and maintain high standards of conduct within the local authority, and to assist members of the authority to observe the code of conduct.</li> </ul>
Localism Act (2011)	<ul style="list-style-type: none"> <li>• An Act to make provision about the functions and procedures of local and certain other authorities; to make provision about the functions of the Commission for Local Administration in England; to enable the recovery of financial sanctions imposed by the Court of Justice of the European Union on the United Kingdom from local and public authorities; to make provision about local government finance; to make provision about town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects; to make provision about social and other housing; to make provision about regeneration in London; and for connected purposes.</li> </ul>
Equality Act (2010)	This act replaced previous anti-discrimination laws with a single act to make the law simpler and to

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	<p>remove inconsistencies. This makes the law easier for people to understand and comply with. The act also strengthened protection in some situations.</p> <p>The act covers nine protected characteristics, which cannot be used as a reason to treat people unfairly. Every person has one or more of the protected characteristics, so the act protects everyone against unfair treatment. The protected characteristics are:</p> <ul style="list-style-type: none"> <li>• Age</li> <li>• Disability</li> <li>• gender reassignment</li> <li>• marriage and civil partnership</li> <li>• pregnancy and maternity</li> <li>• race</li> <li>• religion or belief</li> <li>• sex</li> <li>• sexual orientation</li> </ul>
Flood and Water Management Act (2010)	<p>This Act provides a more comprehensive management of flood risk for people, homes and businesses, protects water supplies to the consumer and helps safeguard community groups from unaffordable rises in surface water drainage charges. The Act introduces into law the concept of flood risk management rather than 'flood defence' and provides the framework for delivery of flood and coastal erosion risk management through national and local risk strategies. The Act establishes a SuDS approving body (SAB). The SAB will have responsibility for the approval of proposed drainage systems in new developments and redevelopments (in accordance with National Standards for Sustainable Drainage). The Act requires Lead Local Flood Authorities (LLFA's) to maintain a register and record important flood risk management strategies and to investigate flooding to determine which authority has responsibility.</p>
London Squares Preservation Act, 1931	<p>This act identifies a London Squares which are to be provided protection from development.</p>
Natural Environment White Paper (2011)	<p>The Natural Environment White Paper recognises that a healthy natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing. It sets out how the value of nature can be mainstreamed across our society by facilitating local action; strengthening the connections between people and nature; creating a green economy and showing leadership in the EU and internationally. It set out 92 specific commitments for action.</p>
Natural Environment and Rural Communities Act (2006)	<p>The Natural Environment and Rural Communities Act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements</p>

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	for delivering Government policy. The Act was published by Parliament and is accompanied by a set of explanatory notes, a Regulatory Impact Assessment and a policy statement.
The Neighbourhood Planning (General) Regulations (2012)	The Regulations set out the procedure for the designation of neighbourhood areas and neighbourhood forums and for the preparation of neighbourhood development plans and neighbourhood development orders (including community right to build orders). A separate instrument will be brought forward in relation to neighbourhood planning referendums.
The Neighbourhood Planning (General) (Amendment) Regulations 2015	These Regulations amend the Neighbourhood Planning (General) Regulations 2012 which made provision for neighbourhood planning as provided in the Localism Act 2011
Planning Act (2008)	The Planning Act 2008 was granted Royal Assent on 26 November 2008. The Act introduced a new stream-lined system for decisions on applications to build nationally significant infrastructure projects (NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).
Planning and Compulsory Purchase Act (2004)	The Act received Royal Assent on 13 May 2004 and the provisions of the Act were introduced through a series of Commencement Orders and Regulations. The Act strengthened the focus on sustainability, transparency, flexibility and speed. The aim of the Act is to give effect to the Government's policy on the reform of the planning system, the principal features of which are set out in the policy statement Sustainable communities: Delivering through planning which was published on 23 July 2002.
Planning and Energy Act (2008)	This Act allows local councils to set targets in their areas for on-site renewable energy, on-site low carbon electricity and energy efficiency standards in addition to national requirements. It requires developers to source at least 10% of any new building's energy from renewable sources.
Planning (Listed Buildings and Conservation Areas) Act (1990)	This Act consolidates certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest.
Pollution Prevention and Control Act 1999	This Act gives the Secretary of State the power to make regulations providing for a new pollution control system to meet the requirements of European Council Directives on Integrated Pollution Prevention and Control and for other measures to prevent and control pollution.
Sustainable Communities Act (2007) (Amendment) Act 2010	The Sustainable Communities Act 2007 provides local authorities and local communities with the opportunity to ask central government to devolve more power to them in order to improve the sustainability of their local area. The amendment improves the process to allow communities a greater say in how their proposed changes can happen
Town and Country Planning Act (1990)	The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales

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The Town and Country Planning (Environmental Impact Assessment) Regulations (2011)	These regulations are used to determine whether a planning application will require an Environmental Impact Assessment (EIA). These Regulations replace the Town and Country Planning (Environmental Impact assessment (England and Wales) Regulations 1999 (SI No. 293) (“the 1999 regulations”) and subsequent amending instruments. The Town and Country Planning (Environmental impact Assessment) (Mineral Permissions and Amendment) (England) Regulations 2008 remain in force. These Regulations, except for the provisions relating to projects serving national defence purposes, extend to England only. The 1999 Regulations remain in force for Wales.
The Town and Country Planning (Environmental Assessment and Permitted Development) Regulations 1995	These Regulations are concerned with the further implementation in England and Wales of Council Directive 85/337/EEC.
The Town and Country Planning (General Permitted Development) (England) Order 2015	The main purpose of this Order is to grant planning permission for certain classes of development without any requirement for an application to be made under Part III of the Town and Country Planning Act 1990.
The Town and Country Planning (Compensation) (England) Regulations (2012)	The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2012 amends the Town and Country Planning (General Permitted Development) Order 1995 (“GPDO”)
The Town and Country Planning (Compensation) (England) (Amendment) Regulations (2014)	The Town and Country Planning (Compensation) (England) Amendment) Regulations 2014 (“the Compensation Regulations”) amend the Town and Country Planning (Compensation) (England) Regulations 2013 to limit the circumstances in which compensation is payable in the event that the new permitted development rights are withdrawn.
The Town and Country Planning (Local Planning) (England) Regulations 2012	These regulations amend the Town and Country Planning (Local Development) (England) Regulations 2009, in response to the enactment of the Localism Act 2011
The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2005	These rules outline the procedures to be followed for local inquiries into 1) applications for planning permission or 2) the approval of local planning authorities for major developments deemed to have national or regional importance.
The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992	This Regulation gives further detail to the procedure for appeals against enforced planning obligations.
The Town and Country Planning	Local planning authorities protect trees in the interests of amenity by making Tree Preservation

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(Tree Preservation) (England) Regulations 2012	Orders (TPOs). Provisions are spread across primary and various secondary legislation and different rules apply depending on when the TPO is made.
The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010	This amendment introduces a definition of houses in multiple occupation into the Use Classes Order.
The Town and Country Planning (Use Classes) Order 1987	This Order revokes and replaces the Town and Country Planning Order 1972 as amended by the Town and Country Planning Order 1983.
The Wildlife and Countryside act 1981, as amended	Consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain (NB Council Directive 79/409/EEC has now been replaced by Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (codified version)).
<b>Planning Framework</b>	
National Planning Policy Framework (NPPF) (2012)	The Government has produced a simple national planning policy framework setting out their priorities for the planning system in England in a single, concise document covering all major forms of development proposals handled by local authorities. All the national planning policies set out in PPSs, MPSs, PPGs and MPGs, have been superseded by the NPPF. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
National Planning Practice Guidance (NPPG) (2014)	On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. This was accompanied by a <a href="#">Written Ministerial Statement</a> which includes a <a href="#">list of the previous planning practice guidance documents cancelled</a> when this site was launched. For the first time, planning practice guidance is now available entirely online in a usable and accessible way
<b>Government Strategies</b>	
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 modeling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.
Biodiversity – The UK Action Plan	The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD)

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(1994)	signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources. The first lists of Priority Species and Habitats were published by Government in 1995 as part of the <a href="#">UK Biodiversity Action Plan (UK BAP)</a> . They included over 300 species of which 11 were butterflies and 53 were moths.
Biodiversity and Geological Conservation: Statutory obligations and their impact within the planning system.- Government circular 06/05	This circular provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements the national planning policy in the National Planning Policy Framework and the Planning Practice Guidance.
Conserving Biodiversity – the UK approach (DEFRA 2007)	This statement has been prepared by the UK Biodiversity Standing Committee <sup>1</sup> on behalf of the UK Biodiversity Partnership. Its purpose is to set out the vision and approach to conserving biodiversity within the UK's devolved framework for anyone with a policy interest in biodiversity conservation. It sets out an approach to biodiversity conservation that is designed not only to meet the commitment to halt the loss of biodiversity by 2010, but to guide action well into the second decade of the 21st century at a time when the challenges faced by the natural environment are great.
Department of Health Public Health Strategy – healthy lives, healthy people (July 2011)	<p>This policy statement sets out the progress the government has made in developing the new public health system. In doing so the paper sets out how the government expect the reformed public health system to work including:</p> <ul style="list-style-type: none"> <li>• clarifying the role of local authorities and the Director of Public Health in health improvement, health protection and population healthcare;</li> <li>• proposals for who is responsible for commissioning the different public health services;</li> <li>• the mandatory services local authorities will be required to provide;</li> <li>• the grant conditions we expect to place on the local authority public health grant;</li> <li>• establishing Public Health England as an Executive Agency to provide greater operational independence within a structure that is clearly accountable to the Secretary of State for Health;</li> <li>• clear principles for emergency preparedness, resilience and response.</li> </ul>
The Sustainable Development Strategy for the NHS, Public Health and Social Care System	This strategy outlines a vision and three goals based on the challenges outlined above to aim for by 2020. It describes the opportunities to reduce our environmental impacts, improve our natural environment, increase readiness for changing times and climates and strengthen social cohesion. It also explores how this can be taken forward as a system and outlines specific areas of focus that can be used to guide action.

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Departments of Health and Transport- Active Travel Strategy 2010	The Department of Health and Department for Transport jointly published a new Active Travel Strategy. The strategy highlights plans to put walking and cycling at the heart of local transport and public health strategies over the next decade. The guiding principles for the strategy are that walking and cycling should be everyday ways of getting around – not just for their own sake but also because of what they can do to improve public health, tackle congestion, reduce carbon emissions and improve the local environment
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)	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.
Biodiversity 2020: A strategy for England’s wildlife and ecosystem services and its outcomes and actions	<ul style="list-style-type: none"> <li>This new, ambitious biodiversity strategy for England builds on the Natural Environment White Paper and provides a comprehensive picture of how we are implementing our international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea</li> </ul>
Noise Policy Statement for England (DEFRA 2010)	This statement sets out the long term vision of Government noise policy, which is to promote good health and a good quality of life through the management of noise within the context of Government policy on sustainable development. The policy seeks to make explicit the implicit underlying principles and aims regarding noise management and control that are to be found in existing policy documents, legislation and guidance.
Plan for Growth – (March 2011)	<p>The Government’s economic policy objective is to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between industries. The Plan for Growth contains four overarching ambitions that will ensure the progress is made towards achieving this economic objective. The ambitions are:</p> <ol style="list-style-type: none"> <li>1. to create the most competitive tax system in the G20;</li> <li>2. to make the UK one of the best places in Europe to start, finance and grow a business;</li> <li>3. to encourage investment and exports as a route to a more balanced economy; and</li> <li>4. to create a more educated workforce that is the most flexible in Europe.</li> </ol>
Mainstreaming sustainable development (2011)	This document sets out the Coalition Government’s vision for sustainable development and a package of measures to deliver it through the Green Economy, action to tackle climate change, protecting and enhancing the natural environment, and fairness and improving wellbeing, and building a Big Society
Strategic Review of Health Inequalities in England Post 2010 (The Marmot Review)	In November 2008, Professor Sir Michael Marmot was asked by the Secretary of State for Health to chair an independent review to propose the most effective evidence-based strategies for reducing health inequalities in England from 2010. The strategy will include policies and interventions that

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	<p>address the social determinants of health inequalities.</p> <p>The Review had four tasks</p> <ol style="list-style-type: none"> <li>1 Identify, for the health inequalities challenge facing England, the evidence most relevant to underpinning future policy and action</li> <li>2 Show how this evidence could be translated into practice</li> <li>3 Advise on possible objectives and measures, building on the experience of the current PSA target on infant mortality and life expectancy</li> <li>4 Publish a report of the Review's work that will contribute to the development of a post- 2010 health inequalities strategy</li> </ol>
Construction 2025 (2013)	<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> <ul style="list-style-type: none"> <li>• Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability;</li> <li>• Setting and committing to higher standards to help achieve sustainability in specific areas;</li> <li>• Making specific commitments by industry and Government to take the sustainable construction agenda forward</li> </ul>
Adapting to climate change: national adaptation programme (2013)	<p>The National Adaptation Programme sets out what government, businesses and society are doing to become more climate ready. It contains a register of actions which includes all the actions agreed in the programme so far. It also aligns risks identified in the Climate Change Risk Assessment to actions being undertaken or to be undertaken and the timescales according to each theme.</p>
The Carbon Plan: Delivering our low carbon future (2011)	<p>This plan sets out how the UK will achieve decarbonisation within the framework of our energy policy: to make the transition to a low carbon economy while maintaining energy security, and minimising costs to consumers, particularly those in poorer households.</p>
UK Renewable Energy Strategy (2009)	<p>The Renewable Energy Strategy sets a path towards increasing UK generation of renewable projects. It sets out the actions the Government are taking to ensure the targets of producing 15% of UK energy needs from renewable energy sources by 2020 are met. To achieve this the strategy calls for;</p> <ul style="list-style-type: none"> <li>• 30% of electricity supply to come from renewable sources, including 2% from micro-generation</li> <li>• 12% of heat supply to come from renewable sources</li> <li>• 10% of transport supply from renewable sources</li> </ul>
UK Sustainable Procurement	<p>The Government launched a package of actions to deliver the step change needed to ensure that</p>

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Action Plan (2007)	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.
Future Water: The Government's Water Strategy for England (2011)	This includes: sustainable delivery of secure water supplies, an improved and protected water environment, fair, affordable and cost-reflective water charges, reduced water sector greenhouse gas emissions and more sustainable and effective management of surface water.
Waste Management Plan for England (2013)	The waste management plan for England (WMPE) provides an analysis of the current waste management situation in England and fulfils the mandatory requirements of article 28 of the revised Waste Framework Directive (rWFD). The plan does not introduce new policies or change the landscape of how waste is managed in England. Its core aim is to bring current waste management policies under the umbrella of one national plan.
National Flood and Coast Erosion Management Strategy (July 2011)	Objectives are to: <ul style="list-style-type: none"> <li>• ensure a clear understanding of the risks of flooding and coastal erosion</li> <li>• set out clear and consistent plans for risk management</li> <li>• manage flood and coastal erosion risks in an appropriate way</li> <li>• ensure that emergency plans and responses to flood incidents are effective</li> <li>• help communities to recover more quickly and effectively after incidents.</li> </ul>
National Flood Emergency Framework	In planning and preparing for a flooding emergency, the Government's strategic objectives are to: <ul style="list-style-type: none"> <li>• protect human life and alleviate suffering; and, as far as possible, property and the environment;</li> <li>• support the continuity of everyday activity and the restoration of disrupted services at the earliest opportunity; and</li> <li>• uphold the rule of law and the democratic process.</li> </ul>
Prevention is better than cure: the role of waste prevention in moving to a more resource efficient economy. (2013)	This document sets out the Waste Prevention Programme for England. It articulates the actions for government and others which together will move us towards reducing waste. The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth.
NHS Five Year Forward View (2014)	The NHS Five Year Forward View was published on 23 October 2014 and sets out a vision for the future of the NHS. It has been developed by the partner organisations that deliver and oversee health and care services including NHS England, Public Health England, Monitor, Health Education

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	England, the Care Quality Commission and the NHS Trust Development Authority. Patient groups, clinicians and independent experts have also provided their advice to create a collective view of how the health service needs to change over the next five years if it is to close the widening gaps in the health of the population, quality of care and the funding of services.
<b>Guidance and Other Reference Documents</b>	
A Practical Guide to the Strategic Environmental Assessment Directive (2005)	Practical guidance, published in September 2005, on applying European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment”.
BREEAM (Building Research Establishment Environmental Assessment Method) (2008)	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 and sets and maintains a robust technical standard with rigorous quality assurance and certification
Environment Agency - Creating a better place. Our corporate strategy (2010-2015)	This strategy sets out the Environment Agency’s aims for the period to 2015 and describes the role they will play in being part of the solution to the environmental challenges society faces. It sets out how the EA will continue to review their priorities and ways of working to ensure value for money whilst creating a better place for people and the environment..
Environment Agency – Climate Change, adapting for tomorrow (2009)	This report shows how the Environment Agency are working, often in partnership with others, to help communities and businesses adapt, while still protecting the natural environment.
Environment Agency - Flood risk assessments: climate change allowances (2016)	Guidance on how climate change could affect flood risk to new development.
Environment Agency – Building a better environment. A guide for developers (2006)	This guide provides advice on making sure development contributes to the long-term environmental quality of our country. The guide gives practical advice on each of the environmental issues that may affect a site. This ranges from how you can reduce flood risk through to creating quality green space in your development. It gives pointers for building sustainable, cost-effective homes, helping create an environment in which people will really want to live. It also provides examples of sites where this good practice has already been applied.
Environment Agency State of Environment Report for Southwark (2010)	This report provides a snapshot of the environment in the London Borough of Southwark. It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people’s experience of it. The report has been compiled as an extension of the London State of the Environment report to provide a local focus on the boroughs and

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	the health of their environment.
Environment Agency: guidance for developments requiring planning permission and environmental permits 2012	This guidance sets out how the Environment Agency will respond to planning consultations that require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2010 (EPR).
Environment Agency Policy paper: Preliminary flood risk assessments and flood risk areas (2011) and Map of Flood Risk areas in England	<ul style="list-style-type: none"> <li>The Environment Agency (EA) is responsible for managing flood risk from main rivers, the sea and reservoirs. Lead local flood authorities, unitary authorities or county councils, are responsible for local sources of flood risk, in particular surface water, groundwater and ordinary watercourses. To manage flood risk both EA and lead local flood authorities must follow a 6 year cycle of planning. The current planning cycle runs from 2010 to 2015.</li> </ul>
Environment Agency Greenroof Toolkit	<p>Environment Agency on-line toolkit which sets out guidance for site specific opportunities, green roof design and technical assessment The vision is that developers will promote the use of green roofs to:</p> <ul style="list-style-type: none"> <li>create a better and more sustainable London</li> <li>deliver better quality places to live and work</li> <li>create a low-carbon city</li> <li>adapt to and mitigate the effects of climate change</li> </ul>
Environment Agency: Groundwater Protection: Principles and Practice (GP3)	The GP3 document is a key Environment Agency reference for LPAs, developers and land owners. It sets out our approach to groundwater protection and management and what we want others to do. It covers our high-level approach, the technical background to our work and an introduction to the tools we use. It also describes the legal framework the EA works within and the approaches and positions it takes to regulate and influence certain activities and issues.
Environment Agency: Guiding Principles for Land Contamination (2010)	The GPLC documents were developed initially for landowners, developers, advisors and practitioners involved in redevelopment and evaluation of land contamination. These documents refer to relevant UK guidance and highlight specific steps and considerations involved in evaluating risks associated with land and water contamination.
Water for Life (2011) Government White paper	The Water White Paper focuses on the challenges facing the water sector, including maintaining water supplies, keeping bills affordable and reducing regulation. It recognises the need to protect rivers, streams and lakes from pollution and unsustainable abstraction, and acknowledges the critical importance of water supply and sewerage infrastructure.
Forestry Commission – The case for trees (2010)	This document aims to inspire people involved in planning policy and practice to become champions and advocates for trees.
Neighbourhood Planning (2013)	Information on what neighbourhood planning is, why it matters, how it works, and sources of advice

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	and support available for communities.
English Indices of Deprivation 2010	The Index of Multiple Deprivation 2010 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.
Living Streets – UK Charity for everyday walking. Making the Case for Investment in the Walking Environment A review of the evidence (2011)	This document provides an extensive report detailing the key investments in the walking environment, in addition to outlining the benefits of walking friendly places and the identified cost of effectiveness.
How to get more children walking to school A best practice guide by Living Streets	This document comprises of the recommendations of the physical and financial benefits of walking for everyone, captured from a ‘Walk to School outreach project carried out with various boroughs across England and Wales.
Model Procedures for the Management of Contaminated Land- Environment Agency.	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.
Natural England: A Natural Development (2009)	The Natural Development Project launched on 3 November 2009 to demonstrate how both large and small scale development can incorporate green infrastructure in practice. Natural England and key players in the development sector formed a partnership to understand how to value, design and create quality green infrastructure. The partnership aims to demonstrate how – at different scales and locations – the contribution of the natural environment in regeneration can move from that of traditional landscaping to one of providing vital spaces for people, wildlife, health, wellbeing, and climate change adaptation. The Natural Development project will provide a focus for our engagement with real sites and enable us to practically demonstrate positive planning with developers. It will work to highlight opportunities and overcome barriers to success and enable sharing of best practice to support the mainstreaming of green infrastructure in development and regeneration. Over the coming months and years the project will collect and share:

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	<p><a href="#">Case Studies</a>, focusing on a range of sites – initially in the Thames Gateway, and widening out as the project progresses.</p> <p>Commentary on problems, opportunities, and issues for large and small scale developments.</p> <p>Technical information relating to our work with developers across the country.</p>
Biodiversity Planning Toolkit (2011)	The Toolkit provides information on the issues to be considered at the forward planning stage, including gathering a sufficient evidence base, biodiversity opportunity mapping, green infrastructure provision, setting spatial biodiversity objectives and targets and identifying potential for biodiversity enhancements.
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	This document contains policies and guidance for the sustainable management of the historic environment.
English Heritage, Guidance on Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010)	This guidance focuses on SEA/SA for development plans, building on existing Government advice, it is equally applicable to the preparation of SEAs for other types of documents, such as Local Transport Plans and Water Resource Management Plans.
Conservation Bulletin 47: Characterisation, English Heritage (2005)	A bulletin that explores the subject of characterisation and sets out some examples of studies of local character.
Understanding Place: Historic Area Assessments in a Planning and Development Context, English Heritage (2010)	Sets out guidance for undertaking Historic Area Assessments to inform plan making and development management.
Understanding Place Historic Area Assessments: Principles and Practice, English Heritage (2010)	Sets out guidance for how to undertake assessments for historic areas in order to produce a Historic Area Assessment.
Valuing Places: Good Practice in Conservation Areas, English Heritage (2011)	Sets out a series of exemplary case studies for managing change in the historic environment.
Seeing The History In The View: A Method For Assessing Heritage Significance Within Views, English	Sets out a method for understanding and assessing heritage significance of views.

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Heritage (2011)	
Strategic Environmental Assessment, Sustainability Appraisal and The Historic Environment (2013)	This SEA/SA provides guidance that focuses on key principles required when analysing the historic environment that must be measured for the development of certain Plans and Programmes on the Environment that is also applicable to neighbourhood plans and other documents such as the Local Transport Plans and Water Resource Management Plans.
The Historic Environment in Local Plans Historic Environment Good Practice Advice in Planning: 1 (2015)	This Historic England Good Practice Advice note provides comprehensive steps required for the development of local plans through ascertaining not only the setting of the site, but the ‘value to society’, to coincide with a strong evidence base that must incorporate the use of local lists, heritage assets, with further consideration of the conservation areas within and outside the site area. The conservation and enjoyment of the historic environment must make a positive contribution, by enhancing the local character and distinctiveness of the area, paying special attention in implementing historic environment legislation the National Planning Policy Framework (NPPF), and the related guidance given in the Planning Practice Guidance (PPG).
Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2 (2015)	This Historic England Good Practice Advice note provides the key principles required for Managing Significance in Decision-Taking in the Historic Environment, inline with implementing historic environment legislation, the National Planning Policy Framework (NPPF), and the related guidance given in the Planning Practice Guidance (PPG).
The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2015)	The GPA outlines good vital information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance in the National Planning Practice Guide (PPG).
Tall Buildings	This Historic England Good Practice Advice note provides guided support to all those dealing with

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Historic England Advice Note 4 (2015)	proposals for tall buildings in implementing historic environment legislation, the National Planning Policy Framework (NPPF), and the related guidance given in the Planning Practice Guidance (PPG).
Understanding Place: Character and context in local planning, English Heritage (2011)	Sets out case studies for how historic characterisation can be used to inform plan making and development management decisions.
Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011)	Sets out guidance for managing change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management.
Good Practice for Local Listing Consultation Draft, English Heritage (2011)	Sets out best practice guidance for identifying buildings and structures suitable for local listing and for managing the list.
Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, ICOMOS (2010)	Sets out guidance for producing Heritage Impact Assessments for World Heritage Sites in order to evaluate the impact of potential development on the Outstanding Universal Value. This may also provide a guide for assessing general impact of development on heritage assets and their settings.
National Institute for Health and Clinical Excellence (NICE):Alcohol-use disorders: preventing harmful drinking	The guidance identifies how government policies on alcohol pricing, its availability and how it is marketed could be used to combat such harm. Changes in policy in these areas are likely to be more effective in reducing alcohol-related harm among the population as a whole than actions undertaken by local health professionals.
National Institute for Health and Clinical Excellence (NICE): Prevention of Cardiovascular disease at the population level	<p>The guidance is for government, the NHS, local authorities, industry and all those whose actions influence the population’s cardiovascular health (that is, can help keep people’s hearts healthy and prevent strokes). The guidance comprises two sets of recommendations aimed at national policy makers and local practitioners respectively.</p> <p>Recommendations 1 to 12 outline a national framework for action. They break new ground for NICE by focusing on legislative, regulatory and voluntary changes – including further development of existing policies. Topics covered include:</p> <ul style="list-style-type: none"> <li>• How to reduce the nation’s consumption of salt, saturated fats and trans fats</li> <li>• How to ensure food marketing and promotions aimed at children and young people do not encourage them to consume high levels of salt, saturated fats and trans fats</li> <li>• Commercial interests</li> <li>• Food product labelling</li> </ul>

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	<ul style="list-style-type: none"> <li>• The European Union’s common agricultural policy</li> <li>• Public sector catering guidelines</li> <li>• Advice on take-aways and other food outlets.</li> </ul>
<p>National Institute for Health and Clinical Excellence (NICE): Preventing unintentional injuries among children and young people aged under 15: road design and modification</p>	<p>This is one of three pieces of NICE guidance published in November 2010 on how to prevent unintentional injuries among under-15s. A second publication covers <a href="#">unintentional injuries in the home</a> and a third covers <a href="#">strategies, regulation, enforcement, surveillance and workforce development</a>. The guidance covers 20 mph limits, 20mph zones and engineering measures to reduce speed or make routes safer. The recommendations include advice on:</p> <ul style="list-style-type: none"> <li>• How health professionals and local highways authorities can coordinate work to make the road environment safer.</li> <li>• Introducing engineering measures to reduce vehicle speeds, in line with Department for Transport guidance.</li> <li>• Making routes commonly used by children and young people safer. This includes routes to schools and parks.</li> </ul>
<p>National Institute for Health and Clinical Excellence (NICE): Promoting physical activity: active play and sport for pre-school and school-age children and young people in family, pre-school, school and community settings</p>	<p>This guidance is for all those who are involved in promoting physical activity among children and young people, including parents and carers. The NICE recommendations give advice on:</p> <ul style="list-style-type: none"> <li>• how to promote the benefits of physical activity and encourage participation</li> <li>• high level strategic planning</li> <li>• the importance of consultation with children and young people and how to set about it</li> <li>• planning and providing spaces, facilities and opportunities</li> <li>• training people to run programmes and activities</li> <li>• how to promote physically active travel such as cycling and walking.</li> </ul>
<p>National Institute for Health and Clinical Excellence (NICE): Promotion and creation of physical environments that support increased levels of physical activity</p>	<p>This guidance offers the first evidence-based recommendations on how to improve the physical environment to encourage physical activity. It is for NHS and other professionals who have responsibility for the built or natural environment. This includes local transport authorities, transport planners, those working in local authorities and the education, community, voluntary and private sectors. The seven recommendations cover strategy, policy and plans, transport, public open spaces, buildings and schools. They include:</p> <ul style="list-style-type: none"> <li>• Ensure planning applications for new developments always prioritise the need for people (including those whose mobility is impaired) to be physically active as a routine part of their daily life.</li> <li>• Ensure pedestrians, cyclists and users of other modes of transport that involve physical</li> </ul>

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	<p>activity are given the highest priority when developing or maintaining streets and roads.</p> <ul style="list-style-type: none"> <li>Plan and provide a comprehensive network of routes for walking, cycling and using other modes of transport involving physical activity.</li> </ul>
Planning sustainable cities for community food growing (2014)	This guide brings together in one place examples of planning policies around the UK that support community food growing. It is aimed primarily at planning authorities to help them to use food growing as a way of creating healthy communities.
No health without mental health: implementation framework (2012)	The Framework sets out what a range of local organisations can do to implement No Health Without Mental Health, and improve mental health outcomes in their area. It also outlines what work is underway nationally to support this, and how progress will be measured.
Local action on health inequalities: evidence papers (2014)	This research shows the evidence supporting action to reduce health inequalities.
Obesity: working with local communities; NICE guidelines [PH42] (2012)	This guidance aims to support effective, sustainable and community-wide action to prevent obesity. It sets out how local communities, with support from local organisations and networks, can achieve this.
Physical activity: walking and cycling NICE guidelines [PH41] (2012)	This guideline sets out how people can be encouraged to increase the amount they walk or cycle for travel or recreation purposes. This will help meet public health and other goals (for instance, to reduce traffic congestion, air pollution and greenhouse gas emissions).

## Regional

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<b>Air Quality</b>	
Air Quality Strategy (2010)	This strategy sets out a framework for delivering improvements to London's air quality and includes measures aimed at reducing emissions from transport, homes, offices and new developments, as well as raising awareness of air quality issues. Over the last few years, a number of innovative measures have been introduced to help improve air quality in London. Nevertheless, air pollution remains a problem in the capital, as is clear from the fact that European Union targets for air quality standards that were intended to be met in 2004 and 2005 have still not been achieved.
The control of dust and emissions from construction and demolition - Best Practice Guidance (2014)	The GLA and London Councils have produced 'Best Practice Guidance' to control dust and emissions from construction and demolition. The Guidance will be used to inform the planning process within London boroughs; assisting developers in understanding the methods available to them and what London boroughs might expect. The Guidance will be reviewed regularly, in order to update new best practice in dust and emissions management.
<b>Equality</b>	
Focus on London: The Hidden City (2013)	
A Digital Inclusion Strategy for London (2015)	This strategy outlines why digital exclusion is an issue for London and how the Mayor can work with partners to address the barriers people face to getting online. It provides data on the numbers and groups of people that are digitally excluded. It then explains the cost of digital exclusion to the individual, society and the economy. The Mayor is keen to use his office to work with partners to ensure as many Londoners who want to get online, have the opportunity to do so.
Equal Life Chances for All (2015)	The Equal Life Chances for All framework 2014 highlights the Mayor's commitment to tackling inequality; improving life chances, and removing barriers that prevent people from reaching their full potential. The GLA will ensure that equality is mainstreamed into everything the organisation does, including how it obtains goods and services.
Mayors Annual Equality Report 2013/2014	The Mayor's Annual Equality Report 2013/2014 highlights the progress made during the financial year April 2013 to March 2014 towards achieving the GLA's revised equality objectives. It also gives the latest figures and trends for the indicators of progress.
Equal Life Chances for All – Measures Report (2011)	The Equal Life Chances for all Measures report sets out the most recent trends on measures of the delivery of policies and programmes directly under the control of the Mayor and his partners as well as statistical measures outside the Mayor's direct influence.
Poverty in London: 2012/13	The number of Londoners living in poverty has seen little change over the last few years and remains at around 2.2 million people, or 28 per cent of all those living in the region, averaged over three years

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	2010/11-2012/13. Around 300,000 children in Inner London are living in poverty, with a further 400,000 in Outer London. The Inner London child poverty rate remains significantly higher than for any other region, at 45 per cent. Inner London also stands out as having exceptionally high rates of material deprivation among pensioners – more than double the rate for any other region with almost one in four unable to have or take part in the social norms for that population group for reasons of poverty, health or isolation.
A Fairer London: The 2014 Living Wage in London	This is the tenth London Living Wage report from the GLA, and calculates the wage for 2014 at £9.15 per hour (a 4.0 per cent increase on the 2013 wage). In the Mayor's '2020 Vision' for London he pledged to make the Living Wage the norm across the capital. There are now over 400 accredited London Living Wage employers plus a number who have chosen not to be accredited. Accredited Living Wage employers alone have now provided over 20,000 London workers the benefits of the Living Wage since 2011.
Accessible London: Achieving an Inclusive Environment SPG (2014)	This SPG provides guidance on the implementation of <b>London Plan Policy 7.2 An inclusive environment</b> and of other policies in the Plan with specific reference to inclusive design. It also provides guidance on Lifetime Neighbourhoods to support London Plan <b>Policy 7.1 Building London's neighbourhoods and communities</b> . One of the Mayor's aims for London is that everyone, whether resident, visitor or worker, is able to participate and enjoy all that the city has to offer. To help achieve this aim the London Plan 2011 includes a number of policies which promote an inclusive environment to help ensure that all of London's diverse communities can contribute to London's growing economy and enjoy a high quality of life.
Violence Against Women and Girls Strategy 2013-2017	This strategy covers the following forms of violence against women and girls: <ul style="list-style-type: none"> <li>• Domestic violence and abuse</li> <li>• Female Genital Mutilation (FGM)</li> <li>• Forced marriage</li> <li>• 'Honour'-based violence</li> <li>• Prostitution and trafficking</li> <li>• Sexual violence including rape</li> <li>• Sexual exploitation</li> <li>• Sexual harassment</li> <li>• Stalking</li> <li>• Faith-based abuse.</li> </ul> This strategy is focused on the needs of women and girls and is a deliberate response to the disproportionate impact of VAWG crimes on women and girls.
Police and Crime Plan 2013	The Police and Crime Plan 2013-2016 outlines the Mayor's mission, priorities and objectives for tackling crime and making London safer.
2013 Round Ethnic Group Population Projections	The White population of Greater London is projected to be fairly stable at about 4.9 million over the next decade and increase very slightly thereafter, reaching 5.1 million in 2041. The BAME population of Greater London is projected to increase from 3.3 million in 2011 to 5.2 million in 2041. By the Census year 2011 the Black African population (576 thousand) had surpassed the Indian population (545 thousand) to become the biggest individual BAME ethnic group in Greater London

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Hate Crime Reduction Strategy (20xx)	The strategy sets out plans to boost confidence across all communities in reporting hate crime, develop ways to prevent offences and reduce repeat victimisation and outlines how agencies can work together to ensure swift and sure justice for victims. Hate crime is defined as any criminal offence which is perceived, by the victim or any other person, to be motivated by a hostility or prejudice based on a personal characteristic, specifically race, religion/ faith, sexual orientation, disability and transgender identity.
London Enriched (2009) and update (2013)	London Enriched is the Mayor's refugee integration strategy, setting out a vision for refugee integration in the capital, focusing on the right of refugees to live in dignity and security, sharing with other Londoners the same life chances and opportunities to contribute.
An evidence base on migration and integration in London (2010)	The report begins with a literature and demographic review presenting a picture of migration in London and the key issues around migrant integration. This draws together the state of the academic and policy literature with as recent as possible primary data provided by the GLA and UK Border Agency and original data analysis conducted by COMPAS. The work was conducted over two months in Spring 2010. The report presents the broad contours of the contemporary migration landscape in London, before looking at each of the Mayor's integration strategy core themes in terms of barriers and factors to successful integration and policy implications arising. It concludes with a framework of interventions, noting the policy priorities arising from the evidence for each of the themes.
Planning for Equality and Diversity in London SPG (2007)	<p>This SPG:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• sets out some of the tools for promoting equality and diversity in planning processes;</li> <li>• highlights the spatial impacts of wider socio-economic issues such as poverty and discrimination in the planning context;</li> <li>• 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</li> </ul>
Responding to the needs of faith communities: Report and evidence (2008)	CAG Consultants with Diverse Ethics and Land Use Consultants were commissioned by the GLA in late 2007 to explore the needs of faith communities in relation to places of worship in London. This document reports on our findings and conclusions from the research and engagement process with faith communities and planning authorities in relation to places of worship in London.
<b>Culture</b>	
Cultural Metropolis 2014 - The	The Mayor's Cultural Strategy sets out the vision, priorities and recommendations for how to

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Mayor's culture strategy for London	strengthen the cultural life of Londoners across the capital. It recognises the significance of the cultural and creative sectors in making London a successful world city, and puts forward a case for its continued support and investment. It includes an update on the policy achievements and next steps in: Maintaining London's position as a world city of culture, Widening the reach, Education and skills, Infrastructure, environment and the public realm. It provides a recap of the cultural triumphs and cultural legacy from the Games.
Culture on the high street guide 2013	The <i>Culture on the High Street</i> guide will help local authorities, town centre managers and business improvement districts to improve the quality and ambition of culture on our high street.
Working Paper 48: Culture and regeneration - What evidence is there of a link and how could it be measured? (2011)	Despite much research, there have been few comprehensive evaluations of culture-led regeneration schemes and so a good evidence base does not exist. A review of the limited evidence shows mixed results and much uncertainty of the impact of culture-led regeneration. Current evaluation measures are not appropriate for understanding the long-term and dynamic changes that regeneration schemes may cause and instead these schemes should be monitored, focussing on both people and places.
<b>Design and place shaping</b>	
Shaping Neighbourhoods: Character and Context SPG (2014)	<ul style="list-style-type: none"> <li>This guidance sets out an approach and process to help understand the character and context of a place so that its results can inform the planning and design process, and guide change in way which is responsive to individual places and locations. A separate non-technical summary sets out the main messages of the SPG. A supporting list of data and research resources is provided as a living document that will be updated as appropriate.</li> </ul>
Streetscape Guidance: A guide to better London Streets (2009)	The Streetscape Guidance provides advice on improving and managing the Transport for London Road Network (TLRN) and promotes consistency of approach and excellence in design and workmanship. The document highlights relevant policies and guidance, sets out specific design principles and guidelines including a palette of materials and products, and acts as a best practice resource for London boroughs and other partners.
London View Management Framework Supplementary Planning Guidance, Mayor of London (2012)	The London View Management Framework is a key component of the Mayor's strategy to preserve London's character and built heritage. It outlines the policy framework for managing the impact of development on key panoramas, river prospects and townscape views.
<b>Economy</b>	
London's Economy Today 2015	Regular update on the state of London's economy.
London's Digital Economy (2012)	This report draws together a variety of data sources to highlight London's position in the digital arena. The report looks at uptake and use of digital technologies by businesses and households.
Retail in London: Looking forward	Through reading the main report you will:

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(2015)	<ul style="list-style-type: none"> <li>• Find out how developments such as changing consumer behaviour and technological advances have altered the playing field for London's retailers</li> <li>• See how retailers have adapted by implementing measures such as 'Click-and-Collect' or 'Dark Stores'</li> <li>• Gain an understanding of what these adaptations may mean for the role retail plays in London, ranging from the employment it provides to the land it uses</li> </ul>
Jobs and Growth Plan (London Enterprise Panel) 2014	<p>It will help to deliver jobs and growth for London through:</p> <ul style="list-style-type: none"> <li>• Skills and employment: to ensure Londoners have the skills to compete for and sustain London's jobs;</li> <li>• Micro, small and medium sized enterprises: to support and grow London's businesses;</li> <li>• Digital creative, science and technology: for the capital to be recognised globally as world leading hub; for science, technology and innovation - creating new jobs and growth; and</li> <li>• Infrastructure: to keep London moving and functioning.</li> </ul>
London Labour Market Projections (2013)	<p>This report outlines GLA Economics' latest employment projections and shows that jobs in London are projected to grow by more than 850,000 by 2036. The report also provides future projections for both the occupations and qualifications of those employed in London.</p> <p>The report looks at the level of turnover in the labour market with the analysis suggesting that just over half a million people left their occupation in London in 2012. The report also considers the projected increase in London's population and considers the extent to which the demand for, and supply of, labour is likely to be in balance in the longer term.</p>
Alcohol Consumption in the nighttime economy (2012)	<p>The night-time economy (NTE) is activity which occurs between the hours of 6pm to 6am and involves the sale of alcohol for consumption on-trade (e.g. bars, pubs and restaurants). This work looks at the most effective ways to mitigate the costs associated with alcohol in the NTE. It is combined with a tool which estimates (currently measurable) pros and cons for each London Local Authority. The policy options assessed cover pricing, licensing, premise design and operations, public realm design, service interventions, and community mobilisation.</p>
London's Super Connected City Plan (2012)	<p>London's Super Connected City Plan is ambitious and innovative. It will underpin the capital's aspiration for contiguous ultrafast connectivity, provide the digital infrastructure needed for the new economy and help East London realise its full economic potential. Successful delivery of this plan will be critical to realising the Mayor of London's prime objective: economic growth for London, and job creation for Londoners.</p>
Mayor's Economic Development Strategy (2010)	<p>The Mayor's vision is for London to be the best big city in the world. The Economic Development Strategy sets out this vision with respect to the London economy, and how it can be realised. The</p>

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	Mayor's ambitions are for London to be the World Capital of Business, and to have the most competitive business environment in the world; to be one of the world's leading low carbon capitals, for all Londoners to share in London's economic success and for London to maximise the benefits of the 2012 Olympic and Paralympic games.
Economic Evidence base (2010)	This document aims to provide an economic evidence base to support the three Mayoral strategies that have recently been revised (the London Plan, the Economic Development Strategy and the Transport Strategy).
GLA Employment Time Series (2010)	<p>Roger Tym and partners were commissioned by the GLA to produce historic and projected employment data by sector and borough. The objectives are:</p> <ul style="list-style-type: none"> <li>• To provide a sectoral breakdown of both historic employment data and the latest GLA Economics employment projections for London to 2031 using at least the established 'RTP definitions' of Offices, Industry and Other and;</li> <li>• To provide the sectoral breakdown above for all London Boroughs plus sub-totals showing the Central Activities Zone (CAZ), Isle of Dogs (IOD), rest of Inner London, Outer London and the sum Total for London.</li> </ul>
London Office Policy Review (2014) Update	<ul style="list-style-type: none"> <li>• The London Office Policy Review is the most recent in a series of independent reviews of office market trends commissioned by the GLA. It includes robust Monitoring Benchmarks and associated time series data to illustrate key trends and market relationships and their bearing on policy. LOPR 12 includes:</li> <li>• A review of office-based employment projections and office floor space need estimates to inform future alterations to the London Plan</li> <li>• An assessment of the impact of recent economic events on different parts of the London office market, and those which might be anticipated in the future</li> <li>• A review of London Plan town centre office development guidelines and associated policy proposals</li> <li>• An investigation of the 'mega-schemes' identified in LOPR 2009, their implications for office development within the Central Activities Zones, on its fringes, or beyond</li> <li>• Consideration of the potential for conversion of surplus office space to other uses, especially residential, in different parts of London</li> <li>• An overview of hybrid office/industrial buildings, their locational attributes and implications for office, industrial, transport and other policies.</li> </ul>
London Business Survey (2014)	The 2014 London Business Survey is an innovative survey designed by the Office for National Statistics, on behalf of the London Enterprise Panel and the GLA. The survey covers a wide range of

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	topics including the profile of London business, their performance and outlook, workforce, trade, and London as a place to do business.
Land for Industry and Transport SPG (2012)	This draft document sets out proposed guidance to supplement the policies in the 2011 London Plan relating to land for industrial type activities and transport. The SPG provides advice on how to implement these policies, in particular Policy 2.17 on Strategic Industrial Locations, Policy 4.4 on Managing Industrial Land and Premises; and Policy 6.2 on Providing Public Transport Capacity and Safeguarding Land for Transport. Once adopted it will replace the 2004 Industrial Capacity SPG
London Industrial Land Demand and Release Benchmarks, Roger Tym & Partners (2012)	The Industrial Land Demand and Release Benchmarks Study assesses future demand for industrial land across London and compares it with the current and planned supply. The aim of the study is to provide evidence to inform London-wide and local planning policy in order to ensure that London has the right quantity and quality of industrial land to support its economy and its population while using the land efficiently. Where there is evidence of an over-supply, the study estimates how much land may be released to other uses and makes recommendations for the management of surplus capacity.
Understanding the demand for and supply of visitor accommodation in London to 2036	GLA Economics was asked by the Greater London Authority (GLA) London Plan team to update work surrounding the demand for serviced visitor accommodation to see whether the existing London Plan benchmark target (Policy 4.5) for serviced rooms needed revising. The work was to also include an update around the accessibility of serviced visitor accommodation. The first part of this report examines the supply side of the London market. It sets out the best estimate of the current supply of serviced (and non-serviced) visitor accommodation in London. It also looks at the potential growth in supply of visitor accommodation over time (from focusing on the supply side only). The report then moves onto the demand side, illustrating how visitor nights in London have moved over time. It sets out how GLA Economics has gone about projecting visitor nights over time and its central projection for visitor nights. The report finishes with the projection for nights converted into the likely requirement for serviced visitor accommodation over time.
Accessible Hotels in London (2012)	This report was commissioned by Design for London (DfL)/London Development Agency (LDA) and Greater London Authority (GLA) to provide evidence to inform a new London Plan policy on the percentage of accessible hotel bedrooms required to meet demand now and over the next 20 years. A room which is 'accessible' is defined as one which minimises barriers to use for as many people as possible. It is a wider definition than a room being wheelchair accessible as it allows use by people with disabilities other than mobility impairments. Policy and planning requirements have previously been based around the definition of wheelchair accessibility, but this is now considered to be too narrow a definition of disability, as well as being based on an outdated medical model of disability.
<a href="#">Cornered shops: London's small</a>	This report looks at how the planning system, and other initiatives, can provide support for London's

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<a href="#">shops and the planning system</a> (2010) and addendum	<p>small shops and neighbourhood shopping areas. It seeks to identify the benefits of small, local and independent retailers to London; the evidence there is to show that they are under threat; the policies that have been proposed to support small shops; and what progress has been made in implementing them.</p>
<a href="#">London's Retail Street Markets</a> (June 2010)	<p>This is a research report commissioned by the LDA. It provides a spatial and economic analysis of the retail street markets in London and identifies the area based issues facing these markets. The analysis also considers the contribution street markets can and are making to London's economy. The study has been used to inform the LDA (and the wider GLA group) what role they could have in supporting street markets. The study includes research on all types of London retail markets (such as clothing, arts, food etc) but exclude wholesale markets.</p>
<ul style="list-style-type: none"> <li>• <a href="#">Managing the Night Time Economy PDF</a>(March 2007)</li> </ul>	<p>This is one of a series of best practice guides issued by the Mayor to demonstrate how the broad policies of the London Plan can be implemented locally. This Best Practice Guide suggests how public authorities and the private and voluntary sectors can work together to support the development of the night time economy in appropriate locations and improve the way they manage its impacts.</p>
<ul style="list-style-type: none"> <li>• London Town Centre Health Check (2013)</li> </ul>	<p>The 2013 London Town Centre Health Check is the latest in the ongoing series of strategic London-wide health checks undertaken by the Greater London Authority with support from the London boroughs. It provides a 'snapshot' of the health of over 200 of London's town centres using a selection of strategic health check indicators and illustrates how these have changed over time.</p>
<ul style="list-style-type: none"> <li>• Consumer Expenditure and Comparison Goods Retail Floorspace Need in London (2013)</li> </ul>	<p>Government policy in the National Planning Policy Framework requires the GLA and boroughs to assess the overall need for additional floorspace for economic uses, including retail and leisure development. This study assesses the scale and nature of consumer expenditure in London for comparison goods retail, convenience goods retail, and other expenditure including leisure over the period from 2011 to 2036. It focuses on strategic requirements for comparison goods retail floorspace need in London, distributed to boroughs and individual town centres. The project is both current and forward-looking, factoring in major retail pipeline developments in and around the capital and contains three additional scenarios to test alternative spatial patterns of growth and quality.</p>
<ul style="list-style-type: none"> <li>• Accommodating Growth in Town Centres: Achieving Successful Housing Intensification and High Street Diversification (2014)</li> </ul>	<p>The 'Accommodating Growth in Town Centres' report assesses the changing nature of retail and the capacity and deliverability of housing intensification in and around town centres, while encouraging a diverse range of enterprises and the spaces they need on High Streets.</p>
<ul style="list-style-type: none"> <li>• Artists Workspace Study:</li> </ul>	<p>Study to better understand the picture of affordable studio provision for artists in London. The study is</p>

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We made that (2014)	the first step in creating a list of all London's Artist Studios on the Mayor's 'London.Gov' website
<ul style="list-style-type: none"> <li>Supporting Places of Work: incubators, accelerators and co-working spaces (2014)</li> </ul>	<p>The GLA appointed URS, Ramidus, #1Seed and Gort Scott to carry out research into the supply of existing Incubators, Accelerators and Co-working (IAC) spaces in London, which was the first study into the emerging sector of this kind. The report recommends the creation of a workspace provider network, through which IACs can inform emerging workspace policies, share learnings, and engage with boroughs and developers. The report also recommends the creation of an online interactive map to make IAC spaces visible to Londoners. The report concludes that any future public sector investment should focus on IACs with clear community outreach goals (e.g. providing training for disadvantaged groups, providing subsidised workspace) as well as being combined with wider initiatives to maximise public outcome.</p>
<ul style="list-style-type: none"> <li>Cross River Partnership business plan (2014)</li> </ul>	<p>Cross River Partnership (CRP) is a public-private partnership that was originally formed to deliver cross-river infrastructure projects such as the Millennium Bridge. CRP has since diversified to deliver a wide range of externally-funded, multi-partner regeneration projects.</p>
<ul style="list-style-type: none"> <li>Town Centres SPG (2014)</li> </ul>	<p>This SPG provides guidance on the implementation of London Plan Policy 2.15 Town centres and of other policies in the Plan with specific reference to town centre development and management. It also provides guidance on Policy 2.16 Strategic Outer London Development Centres and their potential to be developed as business locations with distinct strengths of greater than sub regional importance. To support the policies in the London Plan this SPG includes guidance on:</p> <ul style="list-style-type: none"> <li>Supporting the evolution and diversification of town centres</li> <li>Delivering mixed use housing intensification</li> <li>Quality matters</li> <li>Promoting Accessibility and Connectivity</li> <li>Town centre regeneration and initiatives</li> <li>Proactive town centre strategies</li> <li>Strategic Outer London Development Centre implementation guidelines</li> </ul>
<ul style="list-style-type: none"> <li>The Mayor's Action for High Street (2014)</li> </ul>	<p>It also outlines what the Mayor and his staff will do to help high streets, including how to diversify and grow and the support on offer from the Mayor's regeneration team. It makes the case for investment and how the Mayor will lobby to protect the future of London's high streets.</p>
<b>Energy and Climate Change</b>	
Delivering London's Energy Future: the Mayor's climate change mitigation and energy strategy (2011)	Delivering London's Energy Future is the Mayor's climate change mitigation and energy strategy. It sets out his strategic approach to limiting further climate change and securing a low carbon energy supply for London. To limit further climate change the Mayor has set a target to reduce London's CO <sub>2</sub> emissions by 60 per cent of 1990 levels by 2025. Delivering London's Energy Future details the programmes and

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	activities that are ongoing across London to achieve this.
Managing risks and increasing resilience: the Mayor's climate change adaptation strategy (2011)	Managing risks and increasing resilience is the Mayor's climate change adaptation strategy for London. It details his strategic approach to managing the climate risks we face now and in the future in order to maintain London as one of the best big cities in the world.
Climate Change Adaption Strategy for London (2010)	<p>The Mayor's Climate Change Adaptation Strategy:</p> <ul style="list-style-type: none"> <li>• identifies who and what is most at risk today</li> <li>• analyses how climate change will change the risk of flood, drought and heatwave through the century</li> <li>• describes what action is needed to manage this and who is responsible for it.</li> </ul> <p>The key actions proposed in the strategy are:</p> <ul style="list-style-type: none"> <li>• To improve our understanding and management of surface water flood risk</li> <li>• An urban greening programme to increase the quality and quantity of greenspace and vegetation in London – this will buffer us from floods and hot weather</li> <li>• To retro-fit up to 1.2m homes by 2015 to improve the water and energy efficiency of London homes</li> </ul>
Decentralised Energy Capacity Study (2011)	This publication is formed of three reports providing data on, and analysis of, the potential for renewable and low carbon energy in London. This regional assessment breaks down the types of energy that can contribute to the Mayor's target to supply 25 percent of London's energy from decentralised sources by 2025.
<b>Flood Risk</b>	
Thames Region Catchment Flood Management Plan, 2009	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.
Regional Flood Risk Appraisal (2009)	In June 2007 the Mayor published the draft Regional Flood Risk Appraisal (RFRA) for the London Plan, for public consultation. The RFRA examines the nature and implication of flood risk in London and how the risk should be managed.
<b>Health and well-being</b>	
Individual well-being in London (2014)	Over the past four years, the UK Government has sought to understand the subjective well-being of individuals as an alternative measure of the relative 'health' of a country compared to traditional measures such as GDP. This analysis presents findings for London and examines variations in how individuals assess their own well-being according to a number of different personal characteristics.

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	Among those characteristics exhibiting the largest levels of variation in well-being are qualification level, health and disability status, along with some variation seen across different age and ethnic groups.
London Mental Health: The invisible costs of mental ill health (2014)	This report aims to, where possible, quantify the impact of mental ill health in London in order to highlight the scale of the problem. It does this through analysing the wider economic and social impacts of mental ill health. As such the measurement and quantification of the costs of mental ill health go beyond usual measures of economic output, or Gross Value Added (GVA) to consider, amongst other things, so-called 'non-market' impacts, for instance the impact on individuals' quality of life from mental ill health. The intention is for this to provide for a more 'all-encompassing' measure of the economic and social costs of mental ill health to London.
The London Health Inequalities Strategy (2010)	The London Health Inequalities Strategy sets out the Mayor's commitments to work with partners to: <ol style="list-style-type: none"> <li>1 Promote effective parenting, early years development, young people's emotional health and readiness for learning</li> <li>2 Motivate and enable Londoners to adopt healthier behaviours and engage in lifelong learning</li> <li>3 Build knowledge about health and wellbeing, tackling stigma and taboo in the process</li> <li>4 Promote community development approaches to improve health, and actively support the role of the third sector</li> <li>5 Build public sector capacity to engage more effectively with individuals, communities and the Voluntary and Community Sector (VCS).</li> </ol>
The London Health Inequalities Strategy: First Steps to Delivery (2012)	This 'First Steps to Delivery' plan sets out the actions prioritised to 2012 against the thirty high-level commitments which form the bedrock of the strategy.
Takeaways Toolkit: Tools, interventions and case studies to help local authorities develop a response to the health impacts of fast food takeaways (2012)	<ul style="list-style-type: none"> <li>• Takeaways may be good for London's economy, but they're often bad for Londoners' health. To help London boroughs balance these conflicting priorities and understand the options available when considering the health impacts of fast food, we've created a 'takeaways toolkit'. The toolkit has three main recommendations for boroughs:</li> <li>• <b>making food healthier</b> – working with takeaway businesses and the food industry to make healthier fast food.</li> <li>• <b>starting them young</b> – schools should have strategies to reduce the amount of unhealthy food children eat at lunch and on their journey to and from school.</li> <li>• <b>planning for health</b> – use regulatory and planning measures to address the proliferation of hot food takeaway outlets.</li> </ul>

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Health: Children and Young People (2010)	Health: Children and Young People is the second report in the Focus on London 2010 series. This chapter, authored by the London Health Observatory, provides recent evidence on the health experience of children and young people in London. The report includes data about the Local Index of Child Wellbeing, infant mortality, breastfeeding, immunisation, injury, childhood obesity, physical activity, diet, smoking, alcohol consumption, drug use, teenage conceptions and sexual health. It reveals many areas of inequality within the city, but also highlights the ways in which London's children are doing well.
A Sporting Future for London (2009)	This plan is about increasing participation in sport and physical activity. It aims to deliver a grass-roots sporting legacy for Londoners from the 2012 Olympic and Paralympic Games by: <ul style="list-style-type: none"> <li>• securing a sustained increase in participation in sport and physical activity amongst Londoners</li> <li>• using sport to assist in tackling social problems including ill health, crime, academic underachievement and lack of community cohesion.</li> </ul>
Our Healthier South East London (2014)	Our Healthier South East London is a five year commissioning strategy which aims to improve health, reduce health inequalities and ensure all health services in south east London meet safety and quality standards consistently and are sustainable in the longer term.
NHS London: A Call to Action (2014)	This builds on NHS England's national Call to Action document published in July, which set out a case that the NHS must transform in order to continue to deliver the best care to those who need it.
Better Health for London: Next Steps (2015)	The Mayor of London, NHS England (London), Public Health England, London Councils and the 32 GP-led clinical commissioning groups have come together to outline how, individually and collaboratively, they will work towards London becoming the world's healthiest major city.
<b>Heritage</b>	
English Heritage's Heritage at Risk- London (2011)	The Register identifies which heritage assets are at risk from development pressures, neglect or decay. It also monitors the changing condition of assets in order to help us prioritise where resources and expertise can best be deployed to resolve the problems. It also includes listed buildings and scheduled monuments, Conservation Areas, Registered Parks and gardens.
The National Heritage List for England	The Register identifies all registered heritage assets including listed buildings, scheduled monuments, protected wreck sites, registered parks and gardens, registered battlefields, world heritage sites, applications for certificates of immunity (COIs) and current building preservation notices (BPNs).
London World Heritage Sites - Guidance on Settings (2012)	The London Plan sets out policies to conserve and enhance London's World Heritage Sites and their settings, and states that the Mayor will produce guidance on defining the settings of London's World Heritage Sites. There are four World Heritage Sites and one potential site on the Tentative List in London: <ul style="list-style-type: none"> <li>• Palace of Westminster and Westminster Abbey, including St Margaret's Church</li> </ul>

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	<ul style="list-style-type: none"> <li>• Tower of London</li> <li>• Maritime Greenwich</li> <li>• Royal Botanic Gardens, Kew</li> <li>• Darwin Landscape Laboratory (Tentative List)</li> </ul> <p>Each has been designated because of its outstanding universal value of international significance. The sites themselves are set in a very dynamic, complex urban environment in which pressure for development is high. However one of the things that makes London distinctive is the way it combines old and new, protecting heritage but encouraging change. The Mayor has brought forward guidance on how this dynamic relationship can be managed in ways that protect the value of the sites and whilst also allowing the city to grow and change around them</p>
<b>Housing</b>	
Housing supplementary planning guidance (2012)	The SPG provides guidance on how to implement the housing policies in the 2011 London Plan. In particular, it provides detail on how to carry forward the Mayor’s view that “providing good homes for Londoners is not just about numbers. The quality and design of homes, and the facilities provided for those living in them, are vital to ensuring good liveable neighborhoods”. It is informed by the Government’s National Planning Policy Framework and by its Housing Strategy for England.
London Housing Strategy (2014)	The Mayor’s strategy aims to put in place the resources to deliver more than 42,000 new homes a year, but achieving this ambition will require the full commitment of the London boroughs, of government, and of private and public sector developers. The Mayor believes that only by working together can we agree a long-term financial settlement with national government, free up local councils to build, promote institutional investment in new housing, bring forward surplus public land and develop Housing Zones across the capital to drive delivery. The strategy also aims to make sure that the homes we build better reward those who work hard to make this city a success – by massively increasing opportunities for home ownership, by improving the private rented sector and by ensuring working Londoners have priority for affordable homes to rent.
Housing in London (2014)	Housing in London is the evidence base for the Mayor’s London Housing Strategy, summarising key patterns and trends across a wide range of topics relevant to housing in the capital.
GLA Housing Design Guide Interim edition (2010)	The new ‘interim edition’ of the London Housing Design Guide sets out the Mayor of London’s aspirations for the design of new housing in the capital. The Mayor is committed not just to delivering more homes in London, but also to improving the quality of our homes. The London Development Agency has published the new London Housing Design Guide, which sets a new benchmark for housing design in London. All housing built on London Development Agency land is expected to meet these standards. The standards will also start to be applied to housing schemes applying for funding

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	from the London Homes and Communities Agency from April 2011.
South East London Housing Market Assessment (2014) and sub reports	Cobweb were commissioned by local authorities in South East London to undertake a Strategic Housing Market Assessment (SHMA) for the sub region. The local authorities involved in the project are Bexley, Bromley, Greenwich, Lewisham and Southwark. A SHMA is a framework that local authorities and regional bodies can follow to develop a good understanding of how housing markets operate.
The Private Rented sector in South East London and Lambeth (2014)	<p>The aim of the research was threefold:</p> <ul style="list-style-type: none"> <li>• To complement the South East London Strategic Housing Market Assessment (SHMA) that had been undertaken recently, by providing evidence and analysis of the PRS that would not be available or achievable through the ‘desk top’ SHMA.</li> <li>• To provide some of the evidence base that boroughs will need to draw on if considering introduction of licensing in the PRS.</li> <li>• To enable boroughs to better target interventions in the PRS, in terms of both enforcement and procurement (e.g. for use as temporary accommodation or for the prevention of homelessness).</li> </ul>
The role of the planning system in delivering housing choices for older Londoners (2012)	This study is a ‘think piece’ to look specifically at the role of the planning system in helping to ensure that older Londoners have a choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in high quality environments. A policy for older Londoners will be a key input to a wider policy development process across London. The research set out to provide estimates of the future demand for and supply of specialist housing for older Londoners and to identify the challenges and potential barriers to delivery. Methods included modelling supply and demand, analysis of borough policies and practice and an extensive review of existing research.
GLA 2013 Round Population Projections	Detailed ward level population projections to support the London Plan. Incorporating housing provision targets as outlined in the consultations draft of the revised London Plan
Barriers to Housing Delivery (Update 2014)	In 2012 The GLA asked Molior London to produce a report called ‘Barriers to Housing Delivery in London’. The report’s purpose, broadly, was to find out why developers in London were not building more homes for private-sale. The report’s conclusion was, broadly, ‘they are building more homes for private sale than you think’. Molior London was asked to update that report. This time the brief might be simplified as ‘the stock of unbuilt private-sector planning permissions in London is significant –so why aren’t we hitting housing delivery targets?’. This report’s conclusion can be summarised as ‘big schemes in London are commencing units in line with the numbers required to meet housing need’.
London Student Housing Requirements Study (2007)	BBP Regeneration, SQW Ltd., Tribal Consulting, and Opinion Research Services undertook a study in 2006 to assess the impact that growth in the Higher Education (HE) sector may have on housing requirements and housing markets in Greater London. The primary aim of this research was to inform

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	the implementation of London Plan and borough policy. The study incorporates a policy review, an analysis of baseline data on London's student population and student accommodation, and primary research. The data has been used to help forecast future student population growth and accommodation needs and the potential impact of the HE sector on London's economy, followed by a number of recommendations.
Mayor's Academic Forum Recommendations Paper – student housing (2014)	<ul style="list-style-type: none"> <li>• The Mayor's Academic Forum was established through the 2011 London Plan particularly to support implementation of Policy 3.8 Bh, which recognises that specialist student provision could give rise to concerns over:</li> <li>• the loss of capacity for conventional homes, especially affordable family housing;</li> <li>• the need to secure mixed and balanced communities;</li> <li>• the scope for identifying land suitable for student accommodation; and,</li> <li>• the way these issues are expressed in parts of inner London "<i>where almost three quarters of the capacity for new student accommodation is concentrated</i>".</li> </ul> <p>The <i>Mayor's Academic Forum Recommendations Paper – student housing</i> is the first report of the Mayor's Academic forum to the Mayor, focusing on strategic planning issues for student housing. Its main recommendations have been reflected in FALP paragraphs 3.52, 3.53a and 3.53b.</p>
<b>Infrastructure</b>	
Draft London Infrastructure Plan 2050 (2014)	The document sets out what infrastructure London requires. It is the first ever strategic attempt to set out London's infrastructure needs, how much it might cost and how we pay for our needs. The aim is to prepare for, and benefit further from, London's growth: bringing fresh thinking into the city's infrastructure needs now, in order to meet them more costs effectively in the long term.
MOPAC/MPS Estates Strategy 2013-16	Linked to the Police and Crime Plan is the new MOPAC/MPS Estates Strategy 2013-16, see below. Following consultation on local policing and public access in January-March 2013, further work was undertaken to finalise plans for the wider police estate and the final version of this strategy is available below.
Central London Infrastructure Study (2009)	The study aims to provide a strategic understanding of the implications of growth for the whole of Central London, with an indication of how growth, and therefore demand for infrastructure, is distributed across the study area. This analysis allows Central London Forward to build a robust case for additional infrastructure investment for Central London to achieve sustainable growth up to 2026. In particular, as well as offering local authority level information and analysis, the report provides evidence of sub-regional issues and opportunities, encouraging joint solutions wherever appropriate. This study also identifies existing gaps and shortfalls in infrastructure provision.
Community Infrastructure	Sets out the level of charge that will apply to certain types of new development across London in

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Charging Schedule – Mayor of London (2012)	order to deliver the Crossrail programme.
Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy – SPG (2013)	This SPG sets out guidance on implementation of London Plan policies on the funding of Crossrail, planning obligations and the Community Infrastructure Levy (CIL).
Draft Social Infrastructure SPG (2014)	<p>Social infrastructure includes a wide range of services and facilities, including health, education, community, cultural, play, recreation and sports facilities, faith, emergency facilities and many other local services and facilities that contribute to quality of life.</p> <p>The draft guidance;</p> <ul style="list-style-type: none"> <li>• Gives a range of information sources to evaluate need for social infrastructure at the strategic planning level, starting with the GLA’s own demographic projections and the ways in which these can be used to understand need for health, education and sports facilities.</li> <li>• Emphasises the need for planning across services to ensure the efficient and timely delivery of social infrastructure in a way the meets the broader built environment aims of the London Plan.</li> <li>• Describes Department of Health models for service delivery in a way that should help planners and health professionals to communicate with each other.</li> <li>• Sets specific targets for the provision of burial space based upon projections of need and survey of existing capacity set out in the 2011 Audit of London Burial Provision.</li> <li>• Provides a comprehensive range of resources for the assessment of social infrastructure need arising from individual applications.</li> </ul>
<b>London Plan</b>	
London Plan (2015)	The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. It forms part of the development plan for Greater London. London boroughs’ local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.
London Implementation Plan (2013)	<ul style="list-style-type: none"> <li>• The Implementation Plan is intended to:</li> <li>• facilitate effective coordination and cooperation of activities to ensure the realisation of the London Plan</li> <li>• inform developers and all delivery partners who need to understand the envisaged implementation actions and strategic infrastructure provision in relation to the London Plan</li> <li>• provide communities with transparent and accessible information to enable them to get</li> </ul>

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	<p>involved in the development of their area</p> <ul style="list-style-type: none"> <li>• help boroughs in terms of the wider context for their local implementation and infrastructure planning and the preparation for their Community Infrastructure Levy (CIL).</li> </ul> <p>The Plan will be updated regularly.</p>
London Planning Statement (2014)	<p>The NPPF revoked Government Office for London Circular 1/2008 which “provided advice and guidance on the arrangements for strategic planning in London”. The Mayor considers that it is helpful for him to fill the gap this leaves with a document that provides some information about his planning functions, and the way in which he intends to carry them out. This document is intended to be helpful to anyone concerned with planning in London, including boroughs, specialist agencies, developers, amenity and voluntary groups, individual neighbourhoods and Londoners. It:</p> <ul style="list-style-type: none"> <li>• sets out some general principles of fundamental importance to the planning system in London;</li> <li>• explains the Mayor’s part in London’s planning system, both in preparing strategic planning policy through his spatial development strategy (or “London Plan”) and in the taking of planning decisions about strategic developments;</li> <li>• highlights the issues that the Mayor considers are particular priorities for the London planning system and which he thinks it is helpful to draw to the attention of others; and</li> <li>• sets out the Mayor’s intended programme of planning-related work for the next four years.</li> </ul>
<b>Noise</b>	
London Agglomeration Noise Action Plan (2010)	<p>The purpose of the Noise Action Plan is to assist in the management of environmental noise and its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008.</p>
Sunder City: The Mayor’s Ambient Noise Strategy (2004)	<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"> <li>1. Securing good noise reducing road surfaces</li> <li>2. Securing a night aircraft ban across London</li> <li>3. Reducing noise through better planning and design of new housing</li> </ol>
<b>Open Space, Biodiversity, Geodiversity</b>	
A Manifesto for Public Open Space: London’s Great Outdoors	<p>London's Great Outdoors recognises that investment in public space enhances the look and feel of the city, making it a more healthy and pleasant place for residents and visitors and an environment in</p>

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(2009)	which businesses can thrive. It contributes to maintaining and improving London's image as the world's most green and liveable big city and highlights London's offer as a city that can sustain economic growth.
Open Spaces Strategies: Best Practice Guidance (2008)	This document provides guidance on how to create an open space strategy. Drawing on the lessons learnt from 5 years of CABE Space strategic enabling support with local authorities across England, it updates earlier CABE Space guidance, ( <i>Green space strategies: A good practice guide</i> , 2004), and combines this with an update of the guidance for London, ( <i>Mayor's guide to preparing open space strategies; Best practice guidance of the London Plan</i> , 2004), to provide one comprehensive guide for England.
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)	The document details the Mayor's vision for protecting and conserving London's natural open spaces. It seeks to ensure that there is no overall loss of wildlife habitats in London, and that open spaces are created and made accessible, so that all Londoners are within walking distance of a quality natural space. The strategy is an important step in establishing a London-wide framework for maintaining London's diversity of wildlife.
Preparing Borough Tree and Woodland Strategies SPG (2013)	<p>The Preparing Borough Tree and Woodland Strategies Supplementary Planning Guidance, a joint publication with the Forestry Commission, has been published. It sets out an approach to trees and woodland that:</p> <ul style="list-style-type: none"> <li>• Covers the audit, protection and management of trees and woodland in line with Policy 7.21 of the London Plan</li> <li>• Highlights the asset value of trees and woodland, both in financial terms and the broad range of economic and environmental benefits they provide</li> <li>• Considers all the trees in a borough as a single unified resource – an 'urban forest'</li> <li>• Extends the concept of an 'urban forest' across boundaries so that the cumulative benefits of trees to Londoners can be enhanced</li> <li>• Takes a step by step approach to the management of trees and woodland.</li> </ul>
All London Green Grid SPG 2012	The SPG aims to promote the concept of green infrastructure, and increase its delivery by boroughs, developers, and communities, by describing and advocating an approach to the design and management of green and open spaces to deliver hitherto unrealised benefits. These benefits include sustainable travel, flood management, healthy living, and creating distinctive destinations; and the economic and social uplift these support.
Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)	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 Londoners to

Plan, Strategy or Programme	Summary of objectives and targets
	engage in fun, positive, and healthy play and recreation in their own communities and throughout London. The 2012 SPG adds further guidance to the previous 2008 SPG, in particular expanding on the concept of lifetime neighbourhoods.
London's Foundations SPG (2012)	<p>London's Foundations (2009) was a joint publication with Natural England setting out London's geological heritage, explaining the process for identifying sites of national, regional and local geological importance, identifying important geological sites for protection and advising boroughs on how to promote as well as protect geodiversity. It has been updated to reflect:</p> <ul style="list-style-type: none"> <li>• The publication of the 2011 London Plan;</li> <li>• The emerging advice of the Government in its National Planning Policy Framework;</li> <li>• The ongoing work of the London Geodiversity Partnership (LGP) in updating the number of sites that should be promoted/protected by boroughs via their development plan documents;</li> <li>• The publication by the LGP of their Geodiversity Action Plan.</li> </ul>
<b>Sustainability</b>	
Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2014)	This SPG provides guidance on what measures developers can include in their building designs and operations to achieve the carbon dioxide and water consumption targets set out in the London Plan. It also provides guidance on how boroughs can take forward the new approaches set out in the London Plan, such as carbon-dioxide off-setting, retrofitting and 'air quality neutral'.
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.
Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)	<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.</p> <p>The Framework should be used to:</p> <ul style="list-style-type: none"> <li>-provide the context for policy development and decision-making;</li> <li>-undertake sustainability appraisals of projects, plans and strategies;</li> <li>-monitor progress towards a more sustainable city</li> </ul>
Sustainable Communities Plan for London: Building for the Future (2003)	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

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	standards and skill levels across the capital; to tackle crime, anti-social behaviour and the fear of crime.
<b>Transport</b>	
Mayor's Transport Strategy (2010)	<p>The Mayor's Transport Strategy is a statutory document, developed alongside the London Plan and Economic Development Strategy as part of a strategic policy framework to support and shape the economic and social development of London over the next 20 years. It sets out the Mayor's transport vision and describes how Transport for London (TfL) and its partners, including the London boroughs, will deliver that vision. Six goals set out how the overarching vision should be implemented. The transport strategy should:</p> <ul style="list-style-type: none"> <li>• Support economic development and population growth</li> <li>• Enhance the quality of life for all Londoners</li> <li>• Improve the safety and security of all Londoners</li> <li>• Improve transport opportunities for all Londoners</li> <li>• Reduce transport's contribution to climate change and improve its resilience</li> <li>• Support delivery of the London 2012 Olympic and Paralympic Games and its legacy</li> </ul>
Land for Industry and Transport SPG (2012)	The SPG provides an update of previous Mayoral guidance, setting out how boroughs should make effective, efficient use of land for transport purposes.
River Action Plan (2013)	This plan outlines a number of specific measures to be taken by TfL and other stakeholders to help boost the number of river trips in line with achieving the Mayor's target of 12 million passenger journeys a year by 2020
Cycling Revolution London (2010)	The Strategy sets out the vision and policies for encouraging and enabling more cycling across London. The strategy sets out an aspiration to increase cycling by 400% by 2026 through a range of initiatives including the delivery of a series of cycle superhighways, improved cycle safety and an increase training aimed at cyclists
The Mayor's Vision for Cycling	<ul style="list-style-type: none"> <li>• The Mayor's Vision for Cycling document sets out how this will be achieved, focusing on four key outcomes: <ol style="list-style-type: none"> <li>1. <b>A Tube network for the bike.</b> London will have a network of direct, joined-up cycle tracks, with many running in parallel with key Underground, rail and bus routes.</li> <li>2. <b>Safer streets for the bike.</b> Spending on the Better Junctions programme will be significantly increased and substantial improvements to the worst junctions will be prioritised. With government help, a range of radical measures will improve the safety of cyclists around large vehicles.</li> <li>3. <b>More people travelling by bike.</b> We will 'normalise' cycling, making it something anyone feels</li> </ol> </li> </ul>

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	comfortable doing. 4. <b>Better places for everyone.</b> The new bike routes are a step towards the Mayor's vision of a 'village in the city', with more trees, more space for pedestrians and less traffic.
An Electric Vehicle Delivery Plan for London	The EV Delivery Plan sets out a comprehensive strategy to stimulate the market for electric vehicles in London.
Your Accessible Transport Network (2014)	Mayor of London's commitment to make it easier for people to travel around London.
Improving the Health of Londoners: Transport Action Plan (2014)	A Health Action Plan to improve the health of the population by examining the links between health and public transport and improving people's health through transport interventions and strategies. The document is reviewed regularly and updates are provided by TfL.
<b>Waste</b>	
London's Wasted Resource: The Mayor's Municipal Waste Management Strategy	London's Wasted Resource sets out the Mayor's policies and proposals for reducing the amount of municipal waste produced, increasing the amount of waste reused, recycled or composted, and generating low carbon energy from waste remaining. This strategy also sets out how the Mayor, through the London Waste and Recycling Board, will help develop more waste management infrastructure in London.
Making Business Sense of Waste: The Mayor's Business Waste Management Strategy	Making Business Sense of Waste is the first Mayoral strategy for London's business waste. It sets out initiatives to help all kinds of London's businesses, from shops, restaurants, office buildings, manufacturers to construction companies to save money and reduce harm to the environment through better waste management.
London Waste Apportionment Study (2007) – update and further sensitivity testing	Subsequent to the reiteration of the apportionment, published in December 2006, further data of relevance to criteria within the model has become available. The update includes <ul style="list-style-type: none"> <li>• correct data on safeguarded wharves,</li> <li>• revision of current licensed waste management capacity in London resulting from the decision on the development of the Belvedere facility, updated, recently verified and soon to be published data on indicative capacity of land for waste, logistics and other industrial used in London, provided by the GLA.</li> </ul>
London Waste Apportionment Study (2006)	This report describes in detail the waste apportionment methodology underlying the London Plan minor alteration on borough level waste apportionment.
London Remade Demolition Protocol Report (2005)	This describes how demolition recyclate can be recovered with maximum value and how this can be provided as a high quality recycled material in new builds.
<b>Water</b>	
Securing London's Water Future	The draft London Water Strategy is intended to complement the plans and strategies of other

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(2011)	organisations by presenting a London-specific view of managing water resources. At a time of decreasing supply and increasing demand for water we need to use the water we have more wisely. The strategy promotes increasing water efficiency and reducing water wastage to balance supply and demand for water, safeguard the environment and help tackle water affordability problems. It also sets out how the Mayor will help communities at risk of flooding to increase their resilience to flooding
Environment Agency Thames Estuary 2100 plan	This document provides regional guidance on the predicted effects of climate change in relation to tidal flood risk
Thames River Basin Management Plan (2009)	<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"> <li>• To safeguard the sustainable use of water</li> <li>• To protect and restore the status of aquatic ecosystems</li> <li>• To improve aquatic environments by the reduction of hazardous substances</li> <li>• To reduce groundwater pollution; and</li> <li>• To help mitigate the effects of flood and droughts</li> </ul>
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities ) 2015-2040	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.
Water Resources Management Plan (Thames Water Utilities) 2015-2040.	Sets out how demand for water is balanced against the supply over the next 25-year period.
Our Plans for Water (Thames Water Utilities) 2015-2020	A five-year Plan which sets out proposals to maintain and improve services during the period 2015 to 2020.
Drought Plan (2013) (Thames Water Utilities)	The Drought Plan sets out the actions to take in the event of a drought to maintain essential supplies of water while protecting the environment.
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

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	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.
Sustainable Remediation Forum UK (SuRF-UK) (2010)	This document presents the first phase of work by the UK Sustainable Remediation Forum (SuRF-UK), which is a framework for assessing the sustainability of soil and groundwater remediation, and for incorporating sustainable development criteria in land contamination management strategies. It helps assessors to identify the optimum land and/or groundwater remediation strategy and/or technique.

## LOCAL

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<b>Community</b>	
The Council Plan 2014/15 to 2017/18	The Council Plan is the council's overarching business plan. A Council Plan for 2014/15 to 2017/18 was agreed by Cabinet in July 2014. The council plan describes how we will deliver our fairer future vision through the promises and commitments that we have made to the people of Southwark. It also makes a number of commitments to equality and fairness in line with our approach to equality.
Children and Young People's Plan 2013-2016	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.
Southwark Primary and Community Care Strategy 2013-2018	This plan describes Southwark Clinical Commissioning Group's intentions to build strong local services to meet the challenges of improving care over the next five years. It supports a range of our other plans and priorities as well as reflecting national policies and thinking on the best way to ensure that primary and community care services are fit for the future.
Southwark Statement of Community Involvement (2008)	The Statement of Community Involvement (SCI) sets out how and when Southwark Council involve the community in the alteration and development of town planning documents and applications for planning permission. This ensures there is effective community involvement in the planning process.
Safer Southwark Partnership	The Safer Southwark Partnership (SSP) has agreed minimum standards of service for responding to

<b>Policy or Plan</b>	<b>Summary of objectives and targets</b>
Action Plan (2013-2015)	antisocial behaviour and for victims and witnesses of crime. These are a commitment to residents that the SSP will continue to keep Southwark a safe place to live, work and visit.
Southwark Violent Crime Strategy 2010/2015	The Southwark violent crime strategy 2010/15 detailing how the council, police and other partners in Southwark are tackling violent crime in the borough.
Southwark Statement of Licensing Policy 2016-2020	Section 5 of the Licensing Act 2003 requires each licensing authority to prepare and publish a statement of its licensing policy every five years.
<b>Economy and Employment</b>	
Southwark Employment Land Review (2010)	The study provides an assessment of the quantity, quality and viability of employment land throughout the borough and evaluates the viability of existing (UDP) employment policies as well as informing the LDF evidence base and associated policies.
Southwark Economic Well-being Strategy 2012-2020	Our new strategy sets out what we want to achieve between now and 2020, and how we aim to work across the Council and with our partners in the private, public and voluntary sectors in order to make Southwark a place: <ul style="list-style-type: none"> <li>• Where people, especially our young people, are equipped with the skills and ambition to make the most of our central London location</li> <li>• Where businesses grow and prosper</li> <li>• Where town centres and high streets thrive</li> <li>• Where our residents are financially independent</li> </ul>
Southwark Industrial and Warehousing Land Study (2014)	Southwark Council commissioned GVA to undertake a review of industrial and warehousing land and premises in the borough. The study is an evidence base document and will inform the preparation of future planning policies, as well as a wider employment land review (a forecast of how much space will be needed to meet demand over the next 15 years or so) that will be carried out in 2014/15.
Culture Strategy 2013-2018 and action plan	We have developed a strategy to cover the period from 2013 to 2018 that uses our targeted support, partnership and leverage to enable the valuable cultural sector in Southwark to create, develop and grow. The key objectives are to generate opportunities, build local pride and deliver prosperity for the borough. The strategy is presented as a range of specific and measurable actions to be delivered over the next five years.
<b>Education</b>	
Primary Investment Strategy Cabinet Report 2014	This Cabinet Report sets out a series of recommendations for addressing need for additional primary school places in the borough
School places strategy update, Cabinet Report (2014)	This report sets out the forecast demand for primary and secondary places and the associated need for additional school places. It sets out the approach for meeting primary demand.

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Southwark Extended Schools Strategy	<p>The strategy sets out a set out principles as the basis for the development of extended schools in Southwark.</p> <p>The strategy anticipates that providing extended services will</p> <ul style="list-style-type: none"> <li>• support improvements in standards</li> <li>• enable children to have fun and develop new skills</li> <li>• enhance support for vulnerable children</li> <li>• encourage parental involvement in children’s learning</li> <li>• make better use of facilities by opening them up to the community</li> <li>• provide better help to address children’s wider needs</li> </ul>
<b>Flood Risk</b>	
Southwark Strategic Flood Risk Assessment (SFRA) ( 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 Interim Preliminary Flood Risk Assessment 2011	This document forms a Preliminary Flood Risk Assessment (PFRA) report for the Southwark in accordance with the Flood Risk Regulations 2009. The PFRA provides a high level summary of significant flood risk, based on available and readily derivable information, describing both the probability and harmful consequences of past and future flooding. The scope of the PFRA is to consider flooding from the following sources; surface runoff, groundwater and ordinary watercourses and any interaction these may have with main rivers and the sea
Draft Local Flood Risk Management Strategy (2014)	Under Section 9 of the Flood and Water Management Act 2010 Act, Southwark Council is required to develop, maintain, apply and monitor a Local Flood Risk Management Strategy (LFRMS) for the borough. The LFRMS (“the Strategy”) should provide strategic direction in proactively managing flood risk in Southwark and to meet the requirements of the Act. The Strategy will be developed in consultation with key internal and external stakeholders, and will be reviewed every 6 years in consonance with the periodic reviews of Southwark Council’s Preliminary Flood Risk Assessment (PFRA) as required under the Regulations.
<b>Health</b>	
Better Environment, Better Health (Southwark) (2013)	The Better Environment, Better Health guide offers tailored information on seven important environmental factors that can impact on residents’ health. These factors are green spaces, active

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	travel and transport, surface water flood risk, air quality, healthy food, fuel poverty and overheating. These guides are written for borough Health and Wellbeing Boards, Directors of Public Health, elected members, Regeneration and Planning Officers, Environmental Officers, Health Watch and Clinical Commissioning Groups (CCGs). The guides aim to influence local borough decisions and how budgets are decided and allocated. The hope is to encourage more collaborative work to reinforce London's resilience to changes in climate and improve Londoners' health.
Southwark Alcohol Needs Assessment (2011)	The Alcohol Needs Assessment quantifies the prevalence of alcohol related behaviours, the impact of alcohol on health in Southwark and assesses the services provided to reduce alcohol related harm.
Annual Public Health Report 2010	Life expectancy in Southwark has never been higher, with women in Southwark living to an average of 82.9 years, which is above the national average of 82.3 and men in Southwark living to an average of 77.8 years. However, every year up to 600 people die in Southwark before the age of 75. This year's Annual Public Health Report for Southwark focuses on how GP practices can work with their patients to prevent more early deaths. Southwark's early death rates from heart attack and chronic obstructive lung disease (covering emphysema and bronchitis) was significantly higher than the national average.
Children and Young People's Health Needs Assessment (2010)	A detailed analysis of the demand and performance of Southwark's services and how this contributed to the development of the Children and Young People's Plan 2010-2013.
Southwark Children and Young Peoples Health plan (2010)	<p>This plan sets out how we will improve the wellbeing of children and young people in regard to the five Every Child Matters outcomes:</p> <ul style="list-style-type: none"> <li>• Be healthy</li> <li>• Stay safe</li> <li>• Enjoy and achieve</li> <li>• Make a positive contribution</li> <li>• Achieve economic wellbeing</li> </ul> <p>This plan recognises and addresses the far-reaching implications of statutory changes to children's trusts, local safeguarding children boards, Children and Young People's Plans and the roles of lead members and directors of children's services, which came into force on 1 April 2010.</p>
Southwark Health Profile 2013	This report contains a summary of health and wellbeing issues represented through available statistics obtained from reliable sources. This document forms a part of the suite of documents published as a part of the Joint Strategic Needs Assessment work programme. The document is intended to provide an understanding of the health and well-being of Southwark residents. The content of this report is meant to support the health and social care commissioners; along with other

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	stakeholders in primary, secondary and community care including local voluntary sector agencies.
Public Health Observatories: Southwark Health Profile (2014)	This profile gives a picture of people's health in Southwark. It is designed to help local government and health services understand their community's needs, so that they can work to improve people's health and reduce health inequalities.
Public Health Outcomes Framework: Southwark (2013)	<p>The Public Health Outcomes Framework 'Healthy lives, healthy people: Improving outcomes and supporting transparency' sets out a vision for public health, desired outcomes and the indicators that will help us understand how well public health is being improved and protected. The framework concentrates on two high-level outcomes to be achieved across the public health system, and groups further indicators into four 'domains' that cover the full spectrum of public health. The outcomes reflect a focus not only on how long people live, but on how well they live at all stages of life. This profile currently presents data for the first set of indicators at England and upper tier local authority levels, collated by Public Health England.</p> <p>The profile allows you to:</p> <ul style="list-style-type: none"> <li>-Compare your local authority against other authorities in the region</li> <li>-Benchmark your local authority against the England value</li> </ul>
Child Obesity Joint Review (2012)	The child obesity joint review examines the high rate of childhood obesity in the borough and recommends a wide range of actions to counteract the increasing prevalence.
Joint Health and Wellbeing Strategy 2015-20	This strategy outlines how the council and its partners will work together to promote integration, improve outcomes and reduce health inequalities of Southwark's residents by focusing on three strategic objectives.
Lambeth and Southwark: Emotional Wellbeing and Mental Health Needs Assessment 2013	This needs assessment (NA) covers Lambeth and Southwark boroughs and was overseen by a stakeholders group. It aims to inform the commissioning strategies of the two boroughs and partner agencies.
Supporting the Health of Young People in Southwark: A summary report of the Health Related Behaviour Survey 2014	These results are the compilation of data collected from a sample of primary and secondary pupils aged 8 to 15 in Southwark during the summer term 2014. This work was commissioned by the Lambeth and Southwark Public Health team on behalf of the London Borough of Southwark as a way of collecting robust information about young people's lifestyles.
Betting, borrowing and health: Health impacts of betting shops	This report summarises evidence on the health impacts associated with the clustering of betting shops and payday loan shops in the context of Article 4 Directions. The objectives of this report are

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and payday loan shops in Southwark (2014)	to: review existing evidence around health and wellbeing impacts; identify a range of local health indicators; and examine the spatial relationship between betting shops and pay-day loan shops and health indicators.
Adult Social Care: Promoting independence, wellbeing and choice – Local Account 2012/2013	The Local Account is a new form of public performance report, setting out the progress councils have made in delivering national and local adult social care priorities and the key areas where further improvement is required.
Southwark Pharmaceutical Needs Assessment 2015	From 1 April 2013, every Health and Wellbeing Board (HWB) in England has a statutory responsibility to publish and keep up-to-date a statement of the needs for pharmaceutical services for the population in its area, referred to as a 'pharmaceutical needs assessment' (PNA). The PNA will help in the commissioning of pharmaceutical services in the context of local priorities.
<b>Heritage, Design and Archaeology</b>	
Southwark Conservation Area Appraisals	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 the council's approach to its preservation and enhancement. They are also used by the council in assessing the design of development proposals.
Southwark Archaeology Priority Zones	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
Core Strategy: Policy 12 Tall building background paper, Southwark Council (2009)	Sets out the background and research that has informed the suitable locations for tall buildings as established in Policy 12 and supporting text contained within our core strategy. It summarises our evidence base, describes our strategy and our reasons for selecting the approach we have taken.
Core Strategy: Borough-wide Strategic Tall Building Study, Southwark Council (2009)	Sets out an overview of the character of Southwark to inform the evidence base which informs the production of Core Strategy Policy 12, particularly the tall building height policy.
<a href="#">Guidance on Tall Buildings, July 2007, CABE &amp; English Heritage</a>	This document sets out how CABE and Historic England evaluate proposals for tall buildings. It also offers advice on good practice in relation to tall buildings in the planning process.
Heritage in local plans - how to create a sound plan under the	This is a guide to local authorities from Historic England on how to achieve the objectives of the NPPF for the historic environment and thereby pass the test for a sound local plan.

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NPPF, 2012, English Heritage	
Seeing The History In The View: A Method For Assessing Heritage Significance Within Views, June 2011, English Heritage	This document presents a method for understanding and assessing heritage significance within views.
<b>Housing – General</b>	
Southwark Affordable Housing Viability Study (2010)	This report examines in terms of financial viability, the potential for development sites in Southwark to deliver affordable housing at varying percentages and mixes, while maintaining other planning obligations at the current levels as advised.
Southwark Housing Requirements Study (and sub reports) 2010	The study was undertaken to inform local policies, in particular relating to the development plan and housing strategy surrounding affordable housing provision. The study provides a key component of the evidence base required to develop and support a robust policy framework.
Southwark Housing Strategy (2015)	<p>Southwark Council Cabinet agreed Southwark’s first long-term housing strategy in January 2015. The Southwark housing strategy to 2043 consists of four principles:</p> <ul style="list-style-type: none"> <li>• We will use every tool at our disposal to increase the supply of all kinds of homes across Southwark.</li> <li>• We will demand the highest standards of quality, making Southwark a place where you will not know whether you are visiting homes in private, housing association or council ownership.</li> <li>• We will support and encourage all residents to take pride and responsibility in their homes and local area.</li> <li>• We will help vulnerable individuals and families to meet their housing needs and live as independently as possible.</li> </ul>
Planning Committee report on Affordable Rent (2011)	This Planning Committee report clarifies the council’s affordable housing policies, including the council’s current approach in addressing the affordable rent tenure.
Affordable Rent in Southwark Study (2011)	This study looks at the affordability of affordable rent across the nine different postcode areas of Southwark. It models a range of scenarios from 40% to 80% market rents for one, two, three and four bedrooms dwellings. It shows that it will be very difficult for people in housing need to afford the affordable rent model, particularly family homes
Impact of the Affordable Rent tenure on the viability of developments in Southwark (2011)	This study looks at the viability of delivering affordable rent housing in Southwark. It considers the potential for development sites in Southwark to deliver affordable housing at varying percentages and mixes, while maintaining other planning obligations at the current levels as advised.
Southwark Commuted Sums	This study looks at how much money could be secured as a pooled contribution in lieu of on-site

Policy or Plan	Summary of objectives and targets
Study 2011	affordable housing, if a scheme was 100% private housing rather than requiring affordable housing to be on site. It tests the amount of potential pooled contribution that could be viable by testing 35 sites across Southwark. It is part of the evidence base for the draft affordable housing supplementary planning document 2011.
Private Sector Housing Action Plan 2014/15	
Maximising independence through housing: The older people's housing delivery plan: Southwark Housing Strategy 2009 to 2016 (2012)	This plan covers both the supply of housing for older people and housing support services for older people. These services cross council departments and partner agencies.
<b>Housing – Student accommodation</b>	
Research into the need for additional student housing in Southwark (2008)	London Borough of Southwark undertook research into the need for additional student housing in Southwark in 2008. The study was initiated to inform the comprehensive review of the Southwark Housing Strategy and to inform the preparation of the core strategy. It was produced at the time when the borough was beginning to experience an increasing number of planning applications from developers wishing to build accommodation for students in Southwark. The objective of this study is to report provide consolidated information on: Existing student accommodation in the Borough; the schemes of student housing currently in the pipeline with planning consent to include those under construction and those not yet started; and the student housing schemes with current applications.
Student Implementation Study (2011)	This study looks at how strategic policy 8 of the core strategy on requiring affordable housing within student homes could be implemented. It looks at ways in which the policy can be implemented as well as testing the viability of the policy. It is part of the evidence base for the draft affordable housing supplementary planning document 2011.
<b>Neighbouring boroughs:</b>	
Lewisham Council Sustainable Community Strategy (2008-2020) Our vision 2020: Lambeth Community Strategy (2008-2020) Croydon community Strategy 2010-2015 The City Together Strategy: the Heart of a World Class City 2008-	Every London Borough has a Sustainable Community Strategy that is prepared by the Local Strategic Partnership. Broadly, the role of the strategy is to establish a vision for the how the borough should change over a set period for the benefit of the local community. The strategies are cross-cutting in terms of the themes covered and each is tailored to the key issues in each of the boroughs in question. Subsequent strategies, including Local Plans and other planning documents, should be linked to achieving this vision and where appropriate delivering specific objectives. The sustainable communities strategies for our neighbouring boroughs set the context for much of the partnership working that that we undertake with each other.

Policy or Plan	Summary of objectives and targets
2014 Tower Hamlets Community Plan (2011) Building a better Bromley 2020 (2009) Westminster City Plan (2006-2016)	
Lambeth Core Strategy (2011) and Draft Local Plan (2015) Lewisham Core Strategy (2011) Bromley saved UDP (2006) and emerging Local Plan (2014) The City of London Local Plan (2015) Tower Hamlets Core Strategy (2010) Croydon Strategic Policies Westminster City Plan: Strategic Policies (2013) and saved UDP (2010)	The Core Strategies and Local Plans of each of the London Boroughs contain their vision for future development, usually over a 10 or 15 year period. They set out the spatial planning policies that establish guidance around strategic issues such as the distribution of housing, delivery of new jobs and economic growth, transport and connectivity, the environment and sustainability and the delivery of new infrastructure. Importantly, the Core Strategies of the various London Boroughs will set out planning issues that could potentially have an impact across administrative boundaries. Where a core strategy has not yet been adopted, the Unitary Development Plan forms the basis of the Local Plan for those boroughs.
<b>Open Spaces and Biodiversity</b>	
Southwark Open Space Strategy (2013) and evidence base (2013)	This report provides the evidence base setting out the current position with regard to the provision of open spaces in Southwark, This includes an updated audit of all the existing protected open spaces. The strategy sets out a number of recommendation on improving the quality of the existing open spaces and makes site specific recommendations for the different sub-areas of the borough.
Southwark Physical Activity and Sport Strategy 2014-2017	This study sets out what the council and PRO-ACTIVE Southwark partners will deliver to support more people becoming more active more often.
Southwark Biodiversity Action Plan (2013-2019) and evidence base	A new Biodiversity Action Plan (BAP) has been developed and is in the process of being adopted by the Council. The BAP has been developed by the Southwark Biodiversity Partnership in accordance with national, regional and local legislation and policies. The plans will run from 2012 to 2018. This plan provides information and guidance on protecting, managing and promoting key wildlife habitats

Policy or Plan	Summary of objectives and targets
	and species within London.
Southwark Tree Management Strategy (2011)	A tree management strategy is a policy framework for the trees owned, managed and/or protected by an organisation. Southwark Council's tree management strategy sets out a vision for the next five years and explains how we will achieve this vision. It is a reference document for anyone with an interest in Southwark's trees.
<b>Planning</b>	
New Southwark Plan (preferred option) (2015)	The New Southwark Plan explains the strategy for the regeneration of Southwark and contains area visions setting out aspirations for places, strategic policies setting out the Council's strategy for planning and regeneration. It contains detailed development management policies.
Southwark Core Strategy (2011)	The Core Strategy is a planning document that sets out how Southwark will change up to 2026 to be the type of place set out in our Sustainable Community Strategy (Southwark 2016). It affects everyone living, working and visiting Southwark. The core strategy sets out our long term vision, spatial strategy and strategic policies with an implementation plan up until 2026 to deliver sustainable development.
Southwark Plan Saved Policies (2010)	The Southwark Plan policies are saved where they are consistent with the core strategy.
Area Action Plans	An Area Action Plan (AAP) is a development plan document focused upon a specific location or area subject to conservation or significant change. This could include a major regeneration project or growth area. It ensures development of an appropriate scale, mix and quality for key areas of opportunity, change or conservation. AAPs are subject to independent examination. Peckham and Nunhead Area Action Plan (2014) Aylesbury Area Action Plan (2010) Canada Water Area Action Plan (2012)
Southwark Plan Adopted Policies Map (updated March 2012)	The adopted proposals map is part of Southwark's Local Plan and shows the proposals and policies for the following adopted plans which are used to make decisions on planning applications: <ul style="list-style-type: none"> <li>• Southwark Plan (Southwark Unitary Development Plan) adopted July 2007</li> <li>• Aylesbury Area Action Plan</li> <li>• Canada Water Area Action Plan March 2011</li> </ul> The adopted proposals map is updated each time a new Development Plan Document in the LDF is adopted.
Southwark adopted Supplementary Planning Documents (SPDs) and	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

<b>Policy or Plan</b>	<b>Summary of objectives and targets</b>
Supplementary Planning Guidance (SPGs)	Dulwich. Southwark has several SPDs and SPGs which provide additional information on the saved policies in the Southwark Plan (UDP) and Core Strategy.
Southwark Annual Monitoring Reports (2004-2011)	<ul style="list-style-type: none"> <li>The AMR assesses if our planning policies achieve their objectives and targets by using a collection of data from local, regional and national sources and a number of indicators that measure performance.</li> </ul> <p>The AMR sets out:</p> <ul style="list-style-type: none"> <li>progress in producing planning documents</li> <li>whether planning policies are achieving the objectives of the plan</li> <li>what impacts the policies are having on the local environment, communities and economy</li> <li>details of how policies need to be changed or replaced if we are not meeting our objectives or targets</li> </ul>
<b>Pollution</b>	
Air Quality Management and Improvement Plan (2012)	This document will help deliver the National Air Quality Strategy for Air Quality Management Areas (AQMA).
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.
<b>Town Centres</b>	
Southwark Retail Study (2015)	<p>The study considers:</p> <ul style="list-style-type: none"> <li>The vitality and viability of Southwark's existing town centres</li> <li>The extent to which Southwark centres are fulfilling their role in meeting the retailing needs of the borough</li> <li>The need for further retail development during the local plan period, and possible scenarios for meeting any identified need for additional retail floorspace</li> </ul>
Southwark Street Trading and Markets Strategy (2010)	<ul style="list-style-type: none"> <li>The street trading and markets strategy sets out how we want to work with traders to revitalise markets in the borough. The strategy aims to set out what we will do to: increase numbers of people using and trading on our markets; keep markets thriving and viable business environments; improve the management of markets and market areas.</li> </ul>
Town Centre retail surveys (2014)	This survey explore the health of 5 town centres in the borough and in particular the impact of Betting and Payday Loan shops on the environment and offer in these town centres.
<b>Sustainability</b>	
Environment Agency summary for Southwark (2011)	This report provides a snapshot of the environment in Southwark. It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people's experience of it. The report has been compiled as an extension of the

Policy or Plan	Summary of objectives and targets
	London State of the Environment report to provide a local focus on the Boroughs and the health of their environment.
Southwark Energy and Carbon Reduction Strategy (2011)	The Energy and Carbon Reduction Strategy summarises the current situation with regard to carbon emissions in Southwark and sets out a series of recommendations as to how the council can reduce its own emissions
<b>Transport</b>	
Southwark Transport Plan (2011)	<ul style="list-style-type: none"> <li>The new Transport Plan for Southwark replaces the Local Implementation Plan. The Transport Plan sets out how we will improve travel to, within and from the borough. It also sets out our long term goals and transport objectives for the borough (up to 20 years), a three year programme of investment, and the targets and outcomes we are seeking to achieve. The Southwark Transport Plan responds to the revised Mayor's Transport Strategy (MTS), the emerging Sub-Regional Transport Plans (SRTPs), Southwark's Sustainable Community Strategy and other relevant policies.</li> </ul>
Southwark Cycling Strategy (2015)	A strategy setting out objectives to work together in partnership with our neighbouring boroughs, TFL, the police, businesses, organisations and agencies, schools and local community groups and residents to further develop the local cycling economy, invest in cycle friendly infrastructure, promote a cycling culture and ensuring new developments are future proofed for cycling.
<b>Waste</b>	
Southwark Waste Management Strategy: 2003 – 2021	This sets out Southwark council's programme for achieving the waste management targets set out in the GLA Waste Management Strategy.
<b>Infrastructure and Viability</b>	
Southwark Community Infrastructure Levy (Revised Draft CIL Charging Schedule Dec 2014)	1. The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. CIL is a mandatory charge levied on most new developments that involve an increase of 100sqm or more of net additional internal floorspace or development that involves the creation of a new residential unit or more. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods need.
Southwark Infrastructure Plan	2. The Infrastructure Plan identifies strategic infrastructure which is needed to support growth and development in the borough over the lifetime of Southwark's Core Strategy (2011-2026). It is a "living document" which will be updated regularly as further details about infrastructure requirement to support growth become clearer.
CIL Viability Further Sensitivity Testing, BNP Paribas, November	3. This report includes further sensitivity testing to support the proposed Community Infrastructure Levy ('CIL') Revised Draft Charging Schedule.

<b>Policy or Plan</b>	<b>Summary of objectives and targets</b>
2013	
CIL Viability Study (2014)	4. This report tests the ability of a range of developments throughout the London Borough of Southwark to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the Council's other planning requirements, including the provision of affordable housing.
Cemetery Strategy (2012)	5. This Cemetery Strategy seeks to address the chronic shortage of burial space in the borough. The Strategy focuses on practical options for burial within the current cemetery areas within Southwark but also takes account of potential options for burial outside of those areas.
Metropolitan Police Estate – Asset Management Plan (2007)	This document sets out the strategy for improving the Metropolitan Police Estate in Southwark over the next three years. The future estate will be based around the following five operational policing themes: <ul style="list-style-type: none"> <li>• Safer Neighbourhoods bases</li> <li>• Custody Centres</li> <li>• Patrol Bases</li> <li>• Front Counters</li> <li>• Office accommodation</li> </ul>
MPA Estate Strategy 2010/14	6. This Estate Strategy sets out our vision for the estate in supporting the delivery of an effective policing service to London in a way that increases public confidence and safety.
	7.

## Neighbourhood

<b>Policy or Plan</b>	<b>Summary of objectives and targets</b>
University studies and reports	A number of Universities including London Metropolitan University Cass School of Architecture, University College London and London School of Economics are working on research and projects relating to the Old Kent Road. Some exhibitions of the work have taken place in Southwark. Studies can be updated here when they are ready to be published.
CASS Cities Audit Book (2015-16) and Interviews	Produced by architecture students from the Sir John Cass Faculty of Art, Architecture and Design, the document is an audit of the economic life of the Old Kent Road which researches and catalogues the existing environment and examined how a mixed use environment can be realised. <a href="http://www.casscities.co.uk/Cass-Cities-audit-book">http://www.casscities.co.uk/Cass-Cities-audit-book</a>
Elephant and Walworth Neighbourhood Forum research	The Elephant and Walworth Neighbourhood Forum in cooperation with a range of partners including Latin Elephant, the Elephant Amenity Network and UCL students have been working on a range of

documents	research studies to inform the progression of a neighbourhood plan, and there are parallels with the wider area including Old Kent Road. The workshops, reports and research are published at <a href="http://ewnf.herokuapp.com">http://ewnf.herokuapp.com</a>
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**Appendix 4 - Baseline Data - Facts and Figures**

## 1.1. Introduction

- 1.1.1. The SEA Directive requires the collation of baseline information to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the borough and providing the basis for predicting and monitoring effects of the NSP. To make judgements about how the emerging content of the NSP will progress or hinder sustainable development, it is essential to understand the economic, environmental and social circumstances in the borough today and their likely evolution in the future. The aim is to collect only relevant and sufficient data on the present and future state of the borough to allow the potential effects of the NSP to be adequately predicted.
- 1.1.2. The SA/ SEA Guidance provided by Government proposes a practical approach to data collection, recognising that information may not yet be available and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. Collection of baseline information should be continuous as the IIA process guides plan making and as new information becomes available.
- 1.1.3. A summary of the collated baseline information is provided below.

## 1.2. SOCIAL CONDITIONS

### Population

- 1.2.1. Before January 2015, the largest London's population has ever been was in 1939 where it was around 8.6 million people. However, on the 6<sup>th</sup> of January 2015, for the first time, London's population grew beyond its previous record, now estimated to be above the 1939 8.6m figure.<sup>1</sup> London is growing at a significant pace, and Southwark is part of this growth.
- 1.2.2. At the time of the 2011 census, Southwark's total population was 288,283.<sup>2</sup> The total population at the time of the 2001 census was 244,866.<sup>3</sup> This is an increase of 43,417 (18% increase).
- 1.2.3. The GLA projected Southwark's population in 2014 to be around 304,100.<sup>4</sup> In 2018, when the NSP will be adopted, the GLA projects this to be 326,400 and in 2033, the period up to which the New Southwark Plan will cover, the population of Southwark is estimated to be 370,400.<sup>5</sup> This represents a 28% increase on the 2011 population figure, and a 21% increase on the 2014 estimate.

### Age groups of Southwark

- 1.2.4. The proportion of residents in each age group is as follows:

**Proportion of population by broad age band**

mid-2012

	<b>0–15 years</b>	<b>16–64 years</b>	<b>65+ years</b>
	%	%	%
<b>Southwark</b>	18.6	73.6	7.8
<b>London</b>	20.1	68.7	11.3
<b>England</b>	18.9	64.1	16.9

Source: Office for National Statistics <sup>6</sup>

- 1.2.5. In Southwark, the proportion of the population aged between 16-64 years is 73.6% making it the largest age group in Southwark at 212,176 people. This is 4.9 percentage points (pp) higher than the London region as a whole, and 8.8pp higher than the UK as a whole. Southwark has a smaller proportion of people in the 0-15 (at 53,620 people) and 65+ (at 22,486 people) age groups than the London region and the UK as a whole. Between mid-2003 to mid-2012, the proportion of people in the 65+ age group decreased by 9.6%. This is the only age group to see a decrease. The 0-15 age group saw a 7.7% increase and 16-64 age group saw a 20.6% increase. The average age of a Southwark resident is 33.8 years.
- 1.2.6. In the coming years, it is anticipated that the proportion of the population aged 65+ will increase. In 2012, 27.6% of people in Southwark were aged 45 or more. By 2031 this is projected to increase to 31.2%. For the 65+ age bracket the projected increase is from 7.8% to 10.1%.<sup>7</sup>

**Diversity**

- 1.2.7. 54.2% of Southwark's population can be categorised in the broad ethnic group of "white." This is largely on par with the London region, however this is significantly lower (31.2pp lower) than England as a whole. 45.8% of Southwark's population are part of an ethnic minority (sometimes referred to as BME or BaME – Black and Ethnic Minority Background). The largest broad ethnic group is Black/African/Caribbean/Black British at 26.9%. This is more than double the London region (13.3%) and is between 7 and 8 times higher than England, at 3.5%. The next largest ethnic group in Southwark is Asian/Asian British, at 9.4% of the total population of Southwark. This is almost half the London region, and only 1.6pp higher than England. "Mixed/multiple ethnic groups" and "other ethnic groups" are roughly in line with London-wide figures, (at only 1.2pp and 0.1pp more than London as whole, respectively). However, these figures are between 2 and 3 times higher for London and Southwark compared with England.

Percentage of population by broad ethnic group  
2011

	<b>White</b> %	<b>Mixed/ multiple ethnic groups</b> %	<b>Asian/ Asian British</b> %	<b>Black/ African/ Caribbean/ Black British</b> %	<b>Other ethnic group</b> %
<b>Southwark</b>	54.2	6.2	9.4	26.9	3.3
<b>London</b>	59.8	5.0	18.5	13.3	3.4
<b>England</b>	85.4	2.3	7.8	3.5	1.0

Source: 2011 Census, Office for National Statistics <sup>8</sup>

1.2.8. 36.5% of Southwark's residents were born outside the UK. This is 2.9pp lower than inner London as a whole, and 0.7pp higher than London as a whole. The largest migrant population in Southwark is Nigerian, representing 4.7% of the population. The second largest is immigrant population is Jamaican, at 2.0%. Third are Irish, at 1.7%.

1.2.9. The main language for 19.6% of people age 3 years and over is something other than English. This is below the inner London rate of 25.2% and the London-wide figure of 22.1%<sup>9</sup>. This translates into 10.9% of households not having a member whose main language is English.<sup>10</sup>

### Density

1.2.10. Southwark has an average of 10,173 people per sq. km<sup>11</sup>. This is roughly in line with the inner London average of just below 10,410 people per sq. km. This is a slight increase (of 1.8%) on the 2001 figure of 9,990 people per sq. km. Southwark's population density is almost double that of the London average. Southwark and inner London's population density is roughly 25 times that of England as a whole.<sup>12</sup>

1.2.11. The boundaries of Southwark cover 2,886 hectares. The number of people per hectare is 105.5 (the inner London figure being 106.4). London as a whole is 54.3 people per hectare.<sup>13</sup>

### Faith

1.2.12. The majority of residents in Southwark who stated their religion in the 2011 Census were of Christian faith (52.5%) with the second highest category being 'No religion' (26.7%). By comparison 48% were of Christian faith in London and 59% nationally, with 21% of London residents expressing no religion and 24.7% nationally.<sup>14</sup>

## Deprivation

- 1.2.13. The Indices of Multiple Deprivation (IMD) 2010 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area of roughly 1,500 residents (called Lower Super Output Areas - LSOAs) in England. This allows each area to be ranked relative to one another according to their level of deprivation.
- 1.2.14. Overall, Southwark ranked as 41<sup>st</sup> most deprived borough out of the 326 local authorities in England. This is a relative improvement from previous rankings when Southwark was ranked 26<sup>th</sup> in 2007. Southwark moved from 6<sup>th</sup> most deprived borough in London in 2004, to 9<sup>th</sup> in 2007, to 10<sup>th</sup> in 2010. 16 LSOAs (10%) in 2007 in Southwark fell within the 10% most deprived in England compared with 4 LSOAs (2%) in 2010. These are in East Walworth, South Bermondsey, Nunhead and the northern part of Livesey. The number of 20% most deprived LSOAs in Southwark fell from 79 (48%) in 2007 to 54 LSOAs (33%) in 2010. In terms of smaller pockets (LSOAs) our most deprived is only 148<sup>th</sup> lowest ranked in London and 1,853<sup>rd</sup> nationally. Amongst the 10% most deprived nationally, 12 LSOAs in Southwark improved their deprivation ranking, whilst only one worsened between 2007 and 2010. Figure 2 represents the IMD for Southwark.

## IMD Indicators

- 1.2.15. The 2010 IMD is grouped into broad indicators, or domains, each of which is compiled from a number of sub-domains, some of which are described below, along with a summary of Southwark's ranking.

- ***Income deprivation (including numbers of adults and children on a range of benefits):***

Southwark is ranked as 25<sup>th</sup> most deprived borough in England compared to 18<sup>th</sup> in 2007.

- ***Employment deprivation (including numbers on a range of out of work benefits):***

Southwark is ranked 33<sup>rd</sup> in England compared with 22<sup>nd</sup> in 2007. In London it was ranked 4<sup>th</sup> most deprived borough compared with 2<sup>nd</sup> in London in 2007.

- ***Health and disability (including figures on standardised measures of morbidity, disability and premature death):***

Although the percentage of Super Output Areas (SOA) in the 10% most deprived increased from 2.42% in 2007 to 4.24% in 2010, the percentage of SOAs in the 20-30% most deprived fell by 20.61% (from 56.36% in 2007 to 35.76% in 2010). Four of Southwark's SOAs were in the 80-100% least deprived in 2007, which increased to 10 SOAs in 2010.

- ***Education, skills and training (including a range of school attainment figures for children and young people and those for adults with few/no qualifications):***

There was a general improvement in Southwark's education, skills and training ranking between 2007 and 2010, with all LSOAs in Brunswick Park and Rotherhithe wards improving between the two IMD periods. Livesey, Newington and Peckham wards also had more than three quarters of its LSOAs improving their ranking over this period.

Whilst College ward had improvements in more than half of its LSOAs, it also saw an increase in relative deprivation in three of its LSOAs. One LSOA in Camberwell Green ward became three deciles more deprived in this domain.

Over one third of LSOAs in South Bermondsey ward were in the bottom 30% nationally, followed by Grange ward which had one quarter of LSOAs falling into the bottom 30% nationally. Nearly all LSOAs in Village ward and over half the LSOAs in both Peckham Rye and Surrey Docks were in the 80-100% deciles.

- ***Barriers to housing and other services (including the accessibility of housing and proximity of key local services):***

Housing is a poorly performing category for Southwark with only six LSOAs not falling into the 20% most deprived nationally. Southwark now ranks 25<sup>th</sup> most deprived borough, moving from 19<sup>th</sup> in 2007. Most LSOAs remain in the most deprived 20% in England, although 32 LSOAs moved from the most deprived 20% to the second most deprived.

- ***Crime levels (including figures for recorded crime in four key areas: violence, burglary, theft and criminal damage):***

In 2007, 29 (17.6%) of Southwark's 165 LSOAs were in the 5% most deprived nationally, ranking Southwark at 15<sup>th</sup> on the crime ranking. This compares with only 14 (8.5%) of Southwark's LSOAs being in the 5% most deprived in 2010. Southwark's ranking has improved from 15<sup>th</sup> in 2007 to 50<sup>th</sup> in 2010. Within London, it is now the eighth highest ranked.

Overall, 92 of Southwark's LSOAs (55.8%) improved their crime rankings. These improvements were most notably in Camberwell, Dulwich and Rotherhithe. The areas with worse rankings than in 2007 are to the north of the borough, in Bermondsey and Walworth.

- ***Living Environment (includes separate scores for the quality of indoor living environment and outside living environment):***

Overall, Southwark is the 9<sup>th</sup> worst ranked borough in terms of living environment. Southwark's indoor living environment (housing quality) score is generally in the 10-50% most deprived. However, the majority of the borough's outdoor environment is in the 5% most deprived in England.

### **Indices of Deprivation Affecting Older People Index (IDAOPI) 2010**

1.2.16. About a quarter (45) of Southwark's 165 LSOAs fall within the 10% most deprived nationally. When considering the 30% most deprived nationally, 129 or four fifths of Southwark's LSOAs fall within this category. There is significant deprivation in all wards other than the most southerly wards College, Village, East Dulwich and Peckham Rye.

### Indices of Deprivation Affecting Children Index (IDACI) 2010 Analysis

1.2.17. The IDACI is a subset of the Income Deprivation Domain and shows the proportion of children in each LSOA that live in families that are income deprived (i.e. in receipt of Income Support, income-based Jobseeker's Allowance, Pension Credit (Guarantee) or Child Tax Credit below a given threshold).

- Between 2007 and 2010, Southwark's proportion of children under 16 years living in deprivation decreased from 43% to 37%. Despite this improvement, two thirds of LSOAs were in the bottom 20% decile in London, and almost one quarter of all LSOAs were in the bottom 10% nationally.
- Eight Southwark wards had all LSOAs falling into the bottom 30% nationally, with only East Dulwich and Village wards having no LSOAs in the bottom 30%. The pockets of greatest deprivation were in the middle/north-east of the borough. Livesey ward had the largest proportion of most deprived LSOAs (88%), with Rotherhithe and South Bermondsey wards both having half of LSOAs in the bottom 30% in Southwark.
- Bermondsey and Rotherhithe Community Council had the highest number of the 10% deprived deciles but Peckham and Nunhead Community Council had the overall highest proportion of LSOAs in the bottom 30% for Southwark.
- Around 40% of LSOAs decreased in their deprivation between 2007 and 2010, with eight LSOAs improving by 2 deciles.
- East Dulwich and Riverside wards improved the most between the two time periods, with five LSOAs in each improving by at least one decile. The Lane ward had two LSOAs which improved by two deciles and two LSOAs in The Lane ward improved by two deciles.
- Dulwich Community Council had the largest overall improvement, with nearly three quarters of LSOAs becoming less deprived by at least one decile. Despite these improvements however, Dulwich Community Council also had the highest proportion of LSOAs which became more deprived (10%, 2 LSOAs).

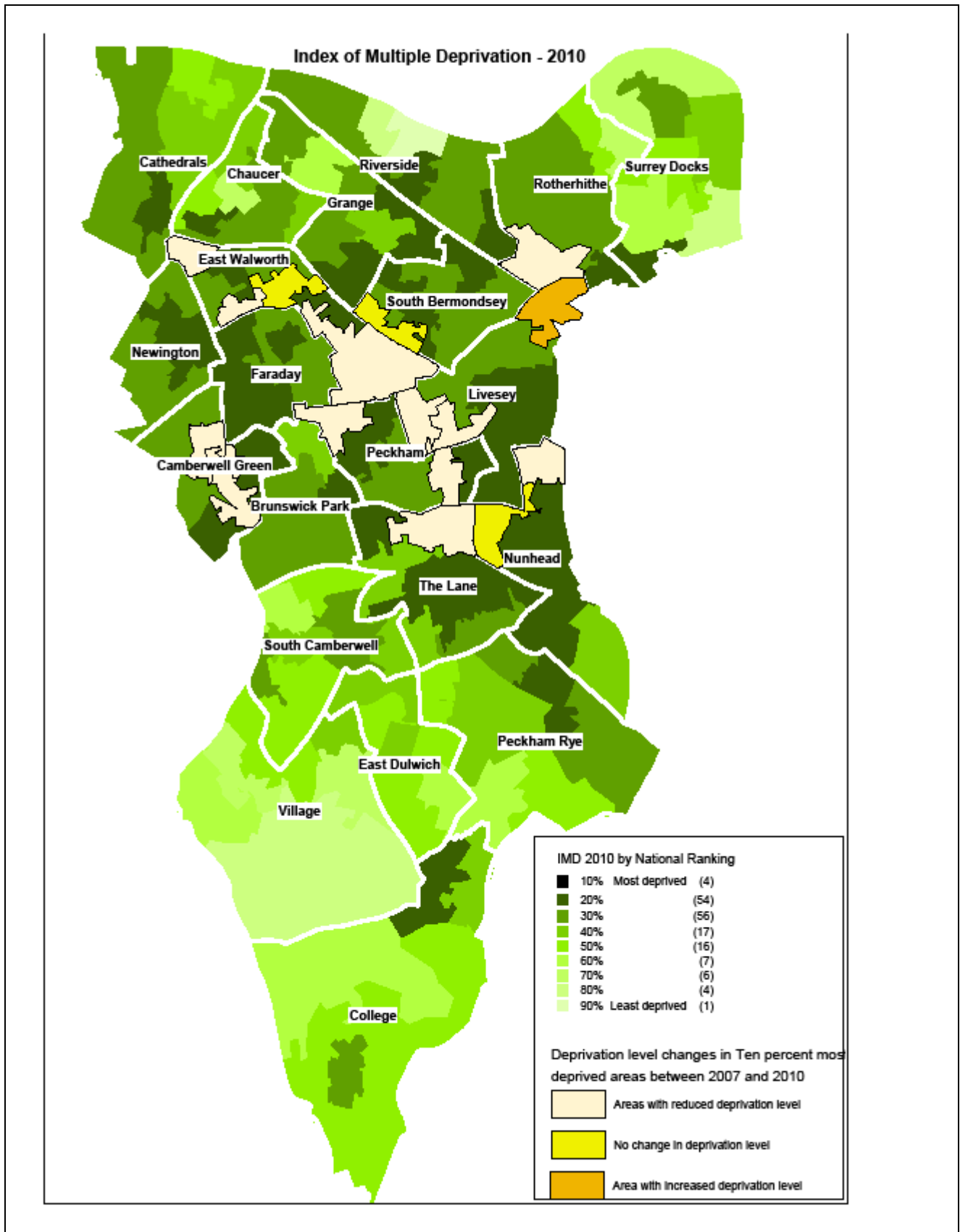


Figure 2

## House Prices

1.2.18. London and Southwark's growing population has serious implications for housing. The increased demand for housing means effects on affordability and overcrowding. In 2013 the average house price in Southwark was £347,500<sup>16</sup>. This compares favourably with the inner London average of £400,000, however Southwark's average house price is more expensive than the London average of £321,000. Across England as a whole, the average house price was £187,000. This makes the cost of buying a house in Southwark around 1.85 times more expensive than in the rest of the UK.

## Southwark's housing stock and tenure

1.2.19. Southwark Council is one of the largest landlords in the UK, being responsible for 39,780 dwellings within its boundaries. This equates to 32% of the total number of homes in the borough. This is a significantly higher proportion than Greater London as a whole, where 12.2% of the total housing stock is owned and managed by local authorities.<sup>17</sup>

1.2.20. In 2011, 30.6% of the 39,780 council homes in Southwark fell below the government's "decent homes standard." This equates to 12,173 dwellings. Again this is significantly higher than the London-wide figure of 22.4% of council homes falling below the "decent homes standard."<sup>18</sup>

1.2.21. Housing provided by registered social landlords (RSLs), such as Housing Associations, make up 12.5% of the borough's housing stock, at 15,530 dwellings. This is roughly inline with the London-wide figure of 11.4% of the city's housing stock<sup>19</sup>.

1.2.22. The largest proportion of housing in Southwark is taken up by private dwellings, including owner-occupied and private rented housing, with 69,010 homes making up 55.5% of the total number of homes in the borough. This is significantly less than the London-wide figure of 76%, and England as a whole where 82.2% of housing is privately owned.<sup>20</sup>

1.2.23. 32% of private dwellings are owner-occupied, while 23.5% are rented to private tenants. This compares with a much higher 51% owner occupied and similar 24% private rented for London as a whole.<sup>21</sup>

1.2.24. Flats are the dominant housing typology in Southwark, comprising over 75% of the borough's stock, with one and two-bed units make up two thirds of the stock. More than 30% of dwellings were built after 1972.<sup>22</sup>

### **New build homes (Use Class C3) in Southwark**

- 1.2.25. Since 2011, the Mayor of London has expected Southwark to meet a target of 2005 net new homes every year up to 2021 to make a total of 20,050<sup>23</sup>. This includes new-build, conventional, self contained homes as well as non-conventional, non-self contained homes such as hostels, HMOs, care homes and student housing. For some boroughs, the Mayor expects empty homes bought back into use to count towards meeting their target. In prescribing his targets, the Mayor did not expect Southwark to deliver any new homes from bringing empty units back into use. However Southwark has consistently delivered new homes this way each year regardless. During each year since 2004/05, Southwark has bought an average of 157 empty homes back into use<sup>24</sup>.
- 1.2.26. To meet the housing target an average of 1875 (or 94%) of the 2005 are expected to be conventional, self contained homes. The remaining 130 homes (or 6%), according to the Mayor of London, are expected to be non-conventional, non-self contained homes, such as student housing<sup>25</sup>.
- 1.2.27. In the past three years, Southwark has only met its target of 2005 once, in 2012/13, with 2008 new homes completed in the borough. However, this was not split by the expected 94% conventional/ 6% non-conventional. Not only were there 138 empty homes bought back (which are not included in the Mayor's target for Southwark) but only 1,069 self contained homes were completed, alongside 801 non-conventional homes<sup>26</sup>. This represents a proportional split of 7% for empty homes bought back into use, 53% for conventional homes completed and 40% of non-conventional (student housing). It is acknowledged that 2012/13 was an unusually high year for the completion of non-conventional (student) homes. Since 2011/12 the average amount of student housing delivered each year has been over half the 2012/13 amount, at 356 student rooms a year.
- 1.2.28. Last year Southwark saw 1,651 new conventional homes completed in the borough, which was the highest of all the London boroughs. 156 empty homes were bought back into use, and 7 non-conventional homes were completed. This gave an overall number of 1814<sup>27</sup>.
- 1.2.29. However, looking at the past three financial years as a whole, (2011/12, 2012/13 and 2013/14) Southwark has delivered the highest number of total conventional homes, the highest number of affordable homes (including shared-ownership, affordable rent and social rent) and the highest number of social rented homes out of all the London boroughs<sup>28</sup>.
- 1.2.30. The draft Further Alterations to the London Plan (FALP) has prescribed Southwark with an increased target of 2,736 new homes per year<sup>29</sup>.

### **Affordable housing and family-sized housing**

- 1.2.31. Southwark's housing needs were most recently assessed in the South East London Strategic Housing Market Assessment (SHMA) 2014, which looked at the South East London sub-region as a whole. The SHMA 2014 recognised that the largest demand for housing in Southwark is for family and affordable housing, particularly social rented housing. In 2013, average house price in Southwark was 12.8 times the average full-time worker's earnings. This is higher than the London average of 11.8 times earnings.
- 1.2.32. Southwark has over 18,400 overcrowded households, representing over 15% of the borough's households. Almost 3% of these households fell into the "severely over crowded" capacity, being two or more bedrooms short of need. In 2013 there were 761 households classed as homeless and in temporary accommodation. The SHMA estimates an additional 2,232 households will have affordable housing need in the future. This is from newly formed households unable to buy on the open market as well as existing household falling into need due to changing circumstances. Southwark also has a backlog of over 19,000 households with an unmet need for affordable housing, with over 16,000 of these being overcrowded households. Overcrowding is known to have a negative effect, particularly with children, on physical health and mental well-being.<sup>30</sup>
- 1.2.33. The SHMA surmises that to meet the existing and future affordable housing need Southwark need to deliver around 800 affordable units per year. 67% of this figure would meet needs through being intermediate housing. According to the SHMA, the largest demand is for three and four bed units in the social and affordable rented sector. There is no additional requirement for one-bed units in the social and affordable rented sector. In the intermediate sector the greatest demand is for two-bedroom units.
- 1.2.34. Since 2011/12, the yearly average number of affordable homes completed in Southwark was 496. This is 62% of the estimated need as identified in the SHMA. 496 new build affordable conventional homes equates to 39% of all new conventional homes built each year. Of this 39%, 26% have been for social rent. Since 2011/12, 35% of all new build affordable units in Southwark were family sized (three-bedrooms or more), at 515 family-sized affordable units of 1488 affordable units. 897 family sized units (market and affordable) have been delivered as part of the total 3808 units delivered since 2011/12, representing 24%.<sup>31</sup>

### **Housing to meet specific-needs**

- 1.2.35. Southwark is projected to have a 63% increase in the number of people aged 65+ between 2012 and 2032. There is also a 73% projected increase in the number of people aged 85+. Southwark has a below average supply of specialised elderly accommodation (compared with the average for South East London). 33% of elderly households in the borough are owner-occupied while 61% are in the social rented sector. Southwark has fewer elderly people with mobility issues than other South East London boroughs (with around 4,200) however this group is expected to increase by 17% between 2012 and 2020.<sup>32</sup>
- 1.2.36. Over the same period, the number of working age people with serious physical disability is expected to increase by 23% from 3,600 to almost 4,450. Current unmet need for wheelchair housing stands at close to 550 households.<sup>33</sup>
- 1.2.37. Of the 4,300 students living in halls of residence in South East London, more than half were in Southwark.<sup>34</sup> Over the past 10 years, close to 1,800 student rooms have been delivered in Southwark each year, with over 1000 of these completed since 2011/12.<sup>35</sup>
- 1.2.38. Together with Lewisham, Southwark has the most ethnically diverse population in the South East London sub-region. The borough has a significant number of African households. Compared to the population as a whole, a very high proportion of Black households (70%) are housed in the social/affordable rented sector and a small proportion of this group (17%) is in owner-occupation. A greater proportion of White households in Southwark are in the 64+ age group compared to the other ethnic groups in the borough.<sup>36</sup>

## **Social Infrastructure**

### **Education, Skills and Training**

- 1.2.39. There are significant disparities in educational attainment and skills in Southwark. In 2012, 9.4% of people aged between 16 and 64 had no qualifications. This was a higher percentage than in London as a whole. However, the trend was downwards and Southwark's percentage had dropped 1.4% since 2009 (data source: Office for National Statistics/Nomis).
- 1.2.40. During the school year Sep 2011–Aug 2012 in Southwark, 60% of pupils at the end of KS4 were achieving 5+ A\*-C grades including English and Mathematics. This proportion was less than in London as a whole (62.5%). The proportion of boys achieving these standards (55%) was significantly lower than girls (65%) (data source: Department for Education).
- 1.2.41. However, it was also the case that in 2012 a higher percentage of people aged 16 to 64 in Southwark had achieved a Level 3 NVQ qualification (66.4%) than in London as a whole (63.2%). The disparity was greater at NVQ Level 4 with 55.5% of Southwark's population aged 16 to 64 attaining that standard, compared to only 47.6% in London and 34.2% in England (data source: Department for Business, Innovation and Skills).

- 1.2.42. In 2012, the proportion of 16 to 18 year-olds NEET (not in education, employment or training) in Southwark was 7.7% compared to 4.7% in London (data source: Department for Education).
- 1.2.43. The New Southwark Plan will need to support Southwark's aims of improving educational attainment, skills and aspirations of residents

### **School Redevelopment and Expansion**

- 1.2.44. A school places strategy update to Southwark's cabinet in July 2014 reported that an additional 1,080 extra primary school reception places were created between 2009 and 2013 and that further places will be in place by September 2015 and 2016. Demand for primary places, particularly in the north of the borough, continues to rise. Further work is being undertaken by the council to ensure that additional places are available as demand rises.
- 1.2.45. The same cabinet report noted that whilst there is currently an overall surplus of secondary school places, a further 11 forms of entry (FE) for Year 7 pupils is forecast to be required across the borough by September 2018 with this rising to a further 19 FE by September 2019. Work is already underway across our existing secondary schools to assist and facilitate expansion so that many of our oversubscribed schools will be able to accommodate more students in the years ahead. In addition, the council is committed to opening a new secondary school in East Dulwich. Furthermore, the need for another new secondary school from September 2019 will be actively kept under review to enable delivery in an appropriate timescale.

### **Health Baseline**

- 1.2.46. Southwark's Joint Health and Wellbeing Strategy 2013-14 reported that in general, health and wellbeing outcomes are improving for Southwark's residents, although significant inequalities remain. There are significant contrasts of poverty and wealth, with deprivation concentrated in the areas between the more affluent strip close to the river and Dulwich in the south. The majority of wards in Southwark, for example, appear in the bottom quarter in England for wellbeing scores, with only three ranking better than the national average for wellbeing.
- 1.2.47. Major health indicators such as mortality and life expectancy have improved (life expectancy at birth for males is 77.8 years compared to 78.6 years in London and 82.9 years for females compared to 83.1 years in London, January 2007-December 2009, ONS), although significant inequalities are evident across the population. The difference in life expectancy, for example, between the worst off and best off is 9.5 years for men and 6.9 years for women.

- 1.2.48. The number of deaths every year is falling, with the borough's rate now broadly in line with London's average. Despite overall numbers falling, deaths from lung cancer are rising, and the incidence and mortality for cervical cancer, although improving, remains worse than the national average. Major risk factors in early deaths include smoking, obesity, sedentary lifestyles and poor management of long term conditions such as hypertension or diabetes, all of which are impacted by ethnic and socio-economic factors.
- 1.2.49. Nearly half of local adults, however, say they do no sport or active recreational pursuits, and these increasingly sedentary lifestyles are contributing to growing numbers of people with diabetes – there are estimated to be around 19,500 people with diabetes locally. In addition, the rates of obesity in childhood remain among the worst in London (the prevalence of obese children in year 6 in Southwark is 26.5% compared to 21.9% in London and 19% in England, September 2010-August 2011, ONS).
- 1.2.50. Poor mental health also has a significant impact on physical health. There is a greater concentration of mental health need in the centre of the borough than in the north or the south, corresponding both to higher levels of deprivation, and lower levels of employment (overall the ONS reports 8,751 accessing NHS specialist mental health services in the year April 2010-March 2011).
- 1.2.51. Southwark's children and young people are in the main in good health. There are, however, high levels of child poverty, Southwark scores poorly on the index of wellbeing for children, and infant and child mortality are worse than the national average (infant mortality rates in Southwark are 5.3 per 1,000 live births compared to 4.4 per 1,000 in London and England, January 2008 to December 2010, ONS). In addition, although rates for key immunisations, such as diphtheria, tetanus, MMR and whooping cough, have improved in Southwark, they are still lower than for the rest of the country.
- 1.2.52. Southwark has fewer numbers of older people than the rest of London, although this is predicted to rise – with an extra 900 people aged 85 or over expected by 2020, which is an increase of nearly 30% on current levels. The number of people with disabilities and learning difficulties is also rising steadily, with those under 65 years predicted to increase to around 20,000 by 2025.
- 1.2.53. An ageing population brings health challenges, with the estimated 12,500 over-65s in Southwark living with a long term illness rising to over 17,000 by 2025. The borough has a higher prevalence of long term conditions for older people than national or London figures, which may reflect ethnic diversity and higher levels of deprivation. In addition, there are estimated to be around 1,800 people living with dementia, a figure that is predicted to rise by around 300 by 2020.

### **Health floor space delivered**

1.2.54. Between 2004-14, there was a net gain of over 1,900 sqm of health (D1) floor space delivered in Southwark. Significant gains included Southwark's child development centre, Sunshine House, SE5, which delivered over 3,300 sqm of health-D1 floor space on completion in 2007-08. More recently, a new health facility of 1,500 sqm opened in August 2014 on the Downtown site, Rotherhithe.

### **Community Uses**

1.2.55. Growth in homes and jobs also generates a need for other community facilities including nursery and childcare space, premises for faith groups, libraries, museums and cultural spaces etc.

1.2.56. In the last 10 years a number of these types of facilities have been approved or are under construction, including:

- Over 3,800sqm of nursery and child care space, including the 1,000sqm South Bermondsey Children's centre, on Tendra Road, SE1.
- Nearly 2,000sqm of floorspace for faith groups, including a facility of 2050sqm in Ruby Street completed in 2005/06, a facility of 1,114sqm on Congreve Street completed in 2010-11 and 846sqm of space on Spa Road, SE1 also completed in 2010-2011.
- A net total of over 6,800sqm of space which has been used for a variety of purposes including the new Canada Water Library, which also provides a café and performance space and the White Cube Gallery in an old warehouse on Bermondsey Street. There are also several projects in the pipeline including a new library in Camberwell due to open in 2015 and the renovation of the Walworth Town Hall, following the fire in 2013. The vision for the town hall building includes provision of an enhanced Newington Library space, a space for the display of the Cuming collection and Southwark museum, a flexible space that could be used for a variety of purposes including community and civic events, exhibitions and performances and facilities for marriage, civil partnership and citizenship ceremonies undertaken by the Southwark registrar's service.

### 1.3. ECONOMIC CONDITIONS

#### **Jobs and Businesses**

- 1.3.1. In 2013, Southwark held over 197,000 “employee jobs” within its boundaries. This is an increase of 14% from the 2009 figure of 172,900. These figures however exclude self-employed people, government supported trainees and HM Forces. The total amount of jobs in Southwark came to 270,000 in 2012. This is up by 9% on the previous year in 2011, with 247,000 jobs in the borough.<sup>37</sup>
- 1.3.2. Over 99% of the businesses in Southwark are micro and small-to-medium sized enterprises. This equated to a total of 12,575 micro-SMEs in 2014, having grown by 8% since 2011 from 11,670 businesses. The largest increase was in small-sized businesses (employing 10-49 people), which grew by 20% from 1,150 to 1,380. Medium sized-businesses (employing 50-249 people) grew by 15%, from 270 to 310, while micro-businesses (1 to 9 people) grew by 6% from 10,250 in 2011 to 10,885. Large businesses (employing 250 people or more) account for 0.7% of the borough’s total, at 85. The total number of businesses in Southwark is 12,660.<sup>38</sup>

#### **Economic Activity/Inactivity**

- 1.3.3. Nearly two thirds (74%) of people in Southwark are aged 16-64 i.e. the age where they can be economically active. Of this percentage, 78% of 16-64 year olds are economically active. Of this 78%, 8% are unemployed, which is 1% higher than the London average. 71% of Southwark’s working age population are employed, and of this 11% were self employed.<sup>39</sup>
- 1.3.4. The comparison of employment statistics between genders reveals that the proportion of females in employment is consistently less than males, either as employees or self employed. For example, 75% of economically active males in Southwark are in employment, compared with 66% of females. The difference between genders in the proportion of people that are employees (as opposed to self-employed) isn’t so stark, with 60% of males, compared to 58% of females. However, 14% of economically active males are self employed, which is double the proportion of economically active females that are self employed, at 7%.<sup>40</sup>
- 1.3.5. This is in contrast to the London-wide figures, where there is a higher proportion of economically active males employed than in Southwark, while there is a lower proportion of economically active females employed in London than in Southwark. The proportion of economically active females that are unemployed is less than males, at 9% vs. 10%.<sup>41</sup>
- 1.3.6. The largest sector of employment in Southwark is “professional occupations.” This amounts to 30% of all jobs in the borough. This is 6% higher than London as a whole and 10% higher than Great Britain as a whole. This is followed by “associate technical and professional”, at 21%.The third largest is “managers, directors and senior official,” making up 11% of employment in the borough.<sup>42</sup>

- 1.3.7. The proportion of people with NVQ level qualifications has consistently increased in Southwark in recent years. 56% of people aged 16-64 have an NVQ level qualification at level 4 or above. 69% of people have achieved level 3 or above, 80% at level 2 and above, and 86% at level 1 and above. Since 2004, each of these levels has increased by between 18-19%. The proportion of people aged 16-64 with no qualifications dropped by almost half from 15% to 8% between 2004 and 2013.<sup>43</sup>
- 1.3.8. Several other occupation groups, namely “elementary occupations”, “caring leisure and other service occupations” and “administrative and secretarial” are all around 8-9%, making up the next largest sectors of employment in Southwark.<sup>44</sup>
- 1.3.9. In 2012 almost 79% of people in employment in Southwark were employed in the private sector, leaving 21% working in the public sector.<sup>45</sup> This is higher than the London-wide rate of 17% and the England-wide rate of 19%.
- 1.3.10. Of the 8% of unemployed people 3% were claiming job seekers allowance (JSA), compared with 2% for London and UK as a whole. This compares favourably with 6% in 2011. A third of the 3% claiming JSA had been doing so for more than one year.<sup>46</sup>
- 1.3.11. 22% of people aged 16-64 are economically inactive, accounting for 46,700 people. This compares closely with the London rate of also around 22%. The largest sections of the borough’s population that are economically inactive are 16,700 students, making up 36%. 24% are homebound with domestic and family duties (at 11,300 people) while over 19% are long term sick (9,100 people).<sup>47</sup>
- 1.3.12. In total, 13% of 16-64 year olds are claiming key out-of-work benefits, amounting to 28,810 people. As well as JSA, this includes disabled, lone parents, carers and the bereaved. Employment and Support Allowance and Incapacity Benefit make up the largest share of out of work benefits claimed in Southwark, at 6%. Compared with the London-wide figures, Southwark is higher by at most 2%. The figures for UK as a whole are generally higher than London and in some cases Southwark also.<sup>48</sup>

### **Supply and demand for office space (Use Class B1) in Southwark**

- 1.3.13. The Southwark Employment Land Review (2010) (ELR) distinguishes Southwark’s office supply into two distinct markets: SE1 and local. The SE1 market, extending within the Central Activities Zone (CAZ) within Borough, Bankside and London Bridge and the northern area of Elephant and Castle is considered the prime office location in the borough. This is due in part to the proximity to other large corporations and high accessibility by public transport. This section of central London, outside of the wider West End, in the City of Westminster and the London Borough of Camden, combined with the financial centre of the City of London, is often known as the City Fringe.

- 1.3.14. The second, “local” market attracts small-to-medium sized businesses generally seeking more affordable office stock. The businesses that require such space typically provide services to other local businesses such as information technology companies, creative industries, public sector organisations and professional services.
- 1.3.15. The analysis of the local market showed that, although there is a supply of premises that could accommodate some of this demand for B1 office floor space, the quality of these premises does not meet the needs of potential occupiers. SMEs generally require flexible space and incubator units capable of possible expansion with premises with good visibility from the road, DDA compliance and good accessibility. The ELR identifies that the majority of SMEs are searching for premises between 200m and 500m<sup>49</sup>. There is currently a mismatch between supply and demand in the local office market, whereby the relatively low quality/older supply is not suited to the characteristics of demand i.e. good-quality modern units. This mismatch is set to continue owing to the lack of suitable developments in the pipeline and problems converting existing stock to higher grade provision.
- 1.3.16. The London Office Policy Review 2012 (LOPR) is the most recent in a series of independent reviews of office market trends commissioned by the GLA. It includes a review of office-based employment projections and office floor space need estimates to inform future alterations to the London Plan. The LOPR estimates future demand of between 430,000sqm and 599,000sqm of office space between 2011 and 2036<sup>50</sup> in Southwark. This is partly based on Southwark’s total employee numbers increasing from 197,000 in 2013 to 227,000 in 2036, representing an increase of 15%.<sup>51</sup>
- 1.3.17. Between 2011/12 and 2013/14 a gross amount of 23,405 sqm of B1 floor space was delivered in the borough. Over 163,500 sqm is currently under construction, while 77,150sqm has planning permission.<sup>52</sup> Combined, this gives a pipeline figure of close to 241,000sqm. This equates to roughly half of the estimated demand as projected in the LOPR 2012 (2014 update). However, it is important to note that these figures are gross rather than net and only take into account planning permissions that add a gross amount of B1 floor space of 1,000 sqm or more.
- 1.3.18. Net figures for B1 office floorspace show an overall loss in the past three years. There has been an overall loss of over 15,000 sqm of B1 office floorspace in Southwark between 2011/12 to 2013/14.<sup>53</sup>

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1.3.19. The ELR suggests that there are a considerable and growing number of Small and Medium Enterprises (SMEs) that create 'localised' demand for B1 floor space in Southwark. The ELR projects a demand for an additional 25,000sqm to 30,000sqm of B1 office floor space in the borough from 2009 to 2026, purely to cater for the local office market in areas with good transport accessibility and supporting shops and services. Since 2010/11, over 16,000 sqm (gross) of B1a office floorspace has been delivered outside the CAZ. This translates to over 3,600sqm net.<sup>54</sup> This equates to an average of 5,400 sqm per year (gross) and over 1,200sqm (net) per year. Counting the net figure only, if this level of B1a floor space provision to continues, up to 2026, Southwark would have met only 58% of estimated minimum demand.

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1.3.20. With SMEs making up over 99% of businesses in Southwark, the council is conscious that a steady supply of flexible, modern office space under 500 sqm is required to meet demand. A recent success story, that has the potential to be replicated elsewhere in the borough, is the completion of the Clarence Centre for Enterprise and Innovation. Part of the London South Bank University campus in Elephant and Castle, this development offers flexible, "incubator" small business units while also housing the universities business and enterprise research teams, producing a symbiotic relationship between the two. The facility also includes retail, café and gallery space as well as landscaped open space.<sup>55</sup>

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- **Industrial/Warehouse and Distribution (Use Class B2 and B8)**

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1.3.21. Clusters of industrial and warehousing areas are focused around the major transport infrastructure in the borough. This includes the Old Kent Road (A2) in the north of the borough, leading from New Cross to Elephant and Castle, and the North Kent rail freight line (South East Bermondsey). Other established industrial areas include the Rotherhithe Road and Lovegrove Estates, Glengall Road and Mandela Way distribution/warehousing centre. There are also older self-contained clusters in the south of the borough such as Parkhouse Street.

1.3.22. The ELR confirms that the local market supply of industrial and warehouse property in the borough has been declining in recent years as land has been lost to other uses. This has occurred where there has been a lack of demand for sites/premises, mostly for B2 (industry), where they are outside the main employment areas. Despite the supply of industrial and manufacturing premises declining, there is still demand for new high specification B8 (warehousing and distribution) premises. The decline in B2 premises is linked to economic change and the trend of disappearing manufacturing companies from inner London. The increase in demand for B8 stock can be partly linked to the increase in the central London office market and its supply needs.

- 1.3.23. The 2014 Southwark Industrial and Warehousing Land Study acknowledges that there are structural changes to Southwark's industrial employment and use of industrial land. For example, the study found that the use of industrial sites in Southwark is diversifying, with a decline in the traditional manufacturing sector and (relatively) higher-value activities, which have a higher employment density and are focused on serving central London, are moving in their place. Businesses, primarily smaller, productive businesses are moving from other parts of London into Southwark, with certain clusters forming in certain areas. Technology, such as computer aided design and manufacturing is having a "democratising" effect, supporting a new generation of "makers." The study concludes that the presence of industrial land capacity should be seen as a significant positive in attracting this sector, which is seen to be a key component of London's future knowledge based economy. However, it is also acknowledged that the right type of industrial/employment floor space to meet the needs of this sector is in short supply in London, especially in locations with good accessibility.<sup>56</sup>
- 1.3.24. In 2006 the borough had approximately 389,000sqm of B2 floor space, with the majority located in the Old Kent Road and South East Bermondsey "preferred industrial locations" (PILs). In the same year Southwark contained approximately 602,000sqm of B8 floor space. In 2008 this reduced to 357,000sqm of B2 and 594,000sqm of B8.<sup>57</sup> The ELR estimates that Southwark can afford to release between 16.7ha and 23.7ha of industrial and warehousing land between 2011 and 2026. Between 2006 and 2010, the borough had already experienced a net loss of 24.9 hectares of B2/B8 land. The 2011-2031 quantum of industrial land release recommended for Southwark set out in the Mayor's Land for Industry and Transport SPG (2012) amounts to a further 25 ha over this period.<sup>58</sup>

### **Industrial/Warehouse and Distribution development**

- 1.3.25. Between 2011/12 and 2013/14 Southwark saw a net increase of 190 sqm of B2 floor space. Between 2004/05 and 2013/14 only one year (2006-07) saw a net loss of B2 floor space of close to 2000 sqm. 2009/10 and 2012/13 both saw net increases of over 1,400sqm and 190 sqm, respectively. No other years since 2004/05 saw a net change in B2 floor space provision.<sup>59</sup>
- 1.3.26. B8 (warehousing and distribution) floor space has seen significant losses over the past three financial years, with close to 29,000 sqm lost through redevelopment. This equates to 2.9ha and is below the suggested guideline release rate of between 1.1 ha and 1.5 ha per year. Southwark still protects this type of employment space through planning policy in the PILs. The majority of developments resulting in a B8 loss were outside of PILs. These developments included the creation of a mix of uses. This has included new provision of retail, offices, gallery space and/or homes. 15 of the 30 of the developments with a loss of B8 floor space completed in the past three financial years have been in the SE1 area. This includes development around Long Lane and Bermondsey Street, and change of use in some of the many railway arches and industrial estates.<sup>60</sup>

### **Retail and commercial floorspace**

1.3.27. Southwark has a total of close to 270,500 sqm of commercial floor space within its town centres and other undesignated clusters. 44% of the actual sales floor space in the borough is for food and convenience goods (essential every day items) shops, while 56% of retail floor space is for non-essential, comparison goods.<sup>61</sup> Southwark's town centres are partially defined by the existing amount of commercial floor space. These include:

- Mayor town centres: Peckham (50,000 sqm), Elephant and Castle/Walworth Road (69,000sqm) and Canada Water (37,000 sqm) or;
- District centres: Borough/Bankside/London Bridge (25,000 sqm), Camberwell (18,000 sqm) and Lordship Lane (in Dulwich) with 15,000 sqm) or;
- Local centres: Nunhead Green/Evelina Road, Dulwich Village or the Blue, Bermondsey

1.3.28. Excluding food stores, Southwark has around 60,000 sqm net of convenience sales floor space in its town centres, relatively evenly spread between them. Southwark is well served by convenience food "superstore" supermarkets (of over 2,500 sqm net), having five within it's boundaries as well as having 10 large supermarkets over 1,000 sqm net, and three between 500 sqm net and 1,000 sqm net.<sup>62</sup>

1.3.29. Comparison goods floor space (items such as clothes, shoes, music and books) is estimated to be approximately 93,100 sqm net across the borough. Peckham is the main centre for comparison goods floor space, taking 21% of the share. 18% lies in Elephant and Castle/Walworth Road, and 15% in Canada Water. Outside of the town centres Old Kent Road accounts for under 19% of comparison sales floor space.<sup>63</sup>

1.3.30. Peckham, Elephant and Castle/Walworth Road and Canada Water all have a similar proportion of comparison goods shops when compared with the national average. Borough/Bankside and London Bridge both have less than half the national average.<sup>64</sup>

### **Retail spending patterns and forecasts**

#### Convenience shopping

1.3.31. Across the borough, retention of convenience shopping expenditure is above 80%. This comparatively high figure means that 80% of the population's expenditure available for convenience goods is spent in Southwark, meaning Southwark successfully caters for every day needs, particularly considering the presence of large food stores just outside of Southwark's boundary in Lambeth and Lewisham.<sup>65</sup>

#### Comparison shopping:

1.3.32. The retention of comparison goods expenditure is lower than the convenience goods shopping expenditure because residents are willing to travel further to get a better deal on items. For example Southwark residents are drawn to the West End (defined in the London Plan as an “International Centre”) and the “metropolitan centres” of Bromley and Croydon (with a significantly larger catchment area than any major centre in Southwark). In the south of the borough, 38% of resident’s capacity for comparison goods expenditure is retained in the borough, compared with 61% in the north of the borough.<sup>66</sup>

### **Future retail expenditure and floor space demand**

1.3.33. Forecasts for spending on convenience goods in Southwark is set to increase by 22% from £1,185m in 2014 to £1,443m in 2031. Comparison goods spending is forecast to increase by 91% in the same period from £1,962m to £3,741m\*. Taking into account existing planning permissions and developments currently under construction, it is estimated that to meet demand up to 2031, an additional 310 sqm net of convenience floor space will need to be delivered in the borough each year. By 2031 this would total 5,280 sqm of net convenience goods floor space. To meet estimated demand for comparison goods floor space in the borough, it is proposed that an additional 25,422 sqm of net comparison goods floor space is delivered in the borough by 2031, equating to 1,500sqm each year.<sup>67</sup>

1.3.34. The Old Kent Road has been designated as an “opportunity area” by the Mayor of London in the Further Alterations to the London Plan (2015). This means the Mayor expects the area to accommodate a minimum of 2,500 new homes and 1,000 new jobs. Depending on the area’s population in 2031, the area could potentially accommodate both convenience and comparison goods space.

\*It should be noted that comparison goods spending is forecast to increase more than convenience spending as the amount spent on food and beverage does not increase proportionately with disposable income, whereas spending on non-food goods is more closely linked to income.

### **Food/Beverage and Other Town Centre Uses**

1.3.35. Nationally, the proportion of units that are non-retail (i.e. including some A1 uses, as well as A3 - restaurants and cafes, A4 – drinking establishments, and A5 – hot food takeaways) has increased significantly in recent years, with a high demand for such services in town centres. The current national average for the proportional split between A1 (retail and non-retail) and other commercial A-Class uses is 77% versus 18%.<sup>69</sup>

- 1.3.36. In Southwark, there is currently a more balanced mix of commercial uses within the designated town centres. Peckham has the highest proportion of A1 retail (71%) and A1 non-retail but a low proportion of drinking establishments (1%). 66% of units in Elephant and Castle/Walworth Road are A1 (with 51% retail and 15% non-retail). There is a smaller proportion of A1 units in Canada Water town centre (at 57%). The district town centres have a higher proportion of units in A3/A4/A5 units, totalling 34.4% versus the major town centres' average of 19% and local centres' 23%. The current retention rate for food and beverage expenditure varies across the borough from 52% to 60% in different areas. While this is reasonably high, there is scope to increase the retention rate through new development.<sup>70</sup>
- 1.3.37. It is estimated that Southwark will need an additional 9,300 sqm (gross) of food and beverage floor space by 2031 to meet demand. Depending on the future population of the area and its potential designation within the town centre hierarchy, the Old Kent Road also has the potential to increase its food and beverage offering.
- 1.3.38. Use Class A2 equates to "financial and professional services." This includes banks, building societies, estate agents and employment agencies as well as betting shops and pay day loan shops. They account for 9% of all units in Southwark's town centres. They make up a slightly higher proportion of units in district and local centres, at 10%, than in major centres where they occupy 8% of units.<sup>72</sup>
- 1.3.39. Southwark's 43 betting shops which are located within town centres account for 26% of all A2 uses and 2.4% of all A Class units. This is significantly higher than the national average of 1.5%. Peckham, Walworth Road, Camberwell and the Blue together have 28 betting shops between them, taking up the majority share of the borough's stock. 11 of Southwark's 15 payday loan shops are also concentrated in Peckham, Walworth and Camberwell.<sup>73</sup>
- 1.3.40. Southwark's 37 banks/building societies are concentrated in Peckham, Borough/Bankside and Camberwell, together having 18 of the 37 units in those town centres. Estate agents are also concentrated in Borough/Bankside and Camberwell, however the highest concentrations are in Canada Water and Lordship Lane. Together, these estate agents account for 36% of all A2 units in the borough's town centres, and 3.2% of all A Class units.<sup>74</sup>

### **Development of Commercial (Use Class A1, A2, A3, A4, A5) Floor Space**

- 1.3.41. Between 2011/12 and 2013/14 a net total of over 5,100 sqm of A1 floor space was delivered in the borough, giving an average of close to 1,600 sqm each year. During the same period, there was only 169 sqm of new build A2 floor space added in the borough in the same years. There was close to 1,200 sqm of new A3 floor space created, giving an average of close to 400sqm per year. There was a significant net loss of A4 floor space, with over 6,900 sqm lost between 2011/12 and 2013/14, equating to over 2,300 sqm per year.<sup>75</sup>

### **Hotels and Serviced Apartments**

1.3.42. With London being one of the most visited cities in the world, a significant part of its economy and employment capacity is defined by the tourism sector. To maintain this important part of the city's economy, it is essential that there are enough hotel rooms to meet demand. It is estimated that there were 112,300 serviced rooms in London in 2010<sup>76</sup>. The GLA's Hotel Demand Study (2006) showed that Southwark could expect to deliver 2,500 new hotel rooms between 2007 and 2026<sup>77</sup>. Between 2007/08 and 2013/14, 1,956 new hotel rooms (including serviced apartments) were delivered in the borough<sup>78</sup>, accounting for 78% of the estimated 20 year requirement in 7 years. An updated review on the supply and demand for hotel rooms has revised potential demand in Southwark's down to 1,800 rooms between 2013 and 2036<sup>79</sup>. This equates to an average of 138 rooms per year.

1.3.43. During 2013/14, two new hotels/serviced apartment complexes and two hotel expansions were completed, delivering a total of 172 rooms. Between 2011/12 and 2013/14, 7 new hotels/serviced apartment complexes were completed, and three existing hotels were expanded, bringing the total amount of rooms to 1,162. The overwhelming majority of these have been in the SE1 area, with large examples including Novotel on Blackfriars Road, the (Tate Modern) Premier Inn on Great Suffolk Street, and Citizen M on Lavington Street/Southwark Street. There are currently 1,281 hotel/serviced apartment rooms under construction in the borough, all in SE1.<sup>80</sup>

### **Commercial Leisure Uses**

1.3.44. Commercial leisure uses (also known as Use Class D2 – “assembly and leisure”) includes cinemas, theatres, bowling, bingo halls, health and fitness clubs. There is a high concentration of such uses in the north of the borough, particularly in a larger scale in Canada Water as part of the Surrey Quays Leisure Park. These types of uses and facilities can greatly enhance the liveability of a place and are an important part of the borough's cultural and entertainment and leisure offering.

1.3.45. Southwark's three cinemas are located at Surrey Quays Leisure Park, Peckham Multiplex and Short Wave in Bermondsey Square. There are currently two cinemas with planning permission in the borough in Dulwich in the south and as part of the redevelopment of the former Castle Industrial Estate on New Kent Road.

1.3.46. Southwark has a rich history of theatre. Theatres in Southwark include Shakespeare's Globe, The Rose, The Union, The Unicorn, Coronet, Southwark Playhouse, Theatre Peckham and Menier Chocolate Factory. Southwark currently has two bowling facilities, the Hollywood Bowl in Surrey Quays and Palace Superbowl in Elephant and Castle, totalling 54 lanes. Southwark also has two bingo halls, in Elephant and Castle and Surrey Quays.

1.3.47. Health and fitness clubs have expanded rapidly as public awareness about personal fitness has increased. The provision of health and fitness facilities can be, amongst other factors, a key determinate in increasing the opportunity to improve health and well-being through regular exercise. Southwark is well served by health and fitness facilities evenly throughout the whole of the borough. In total there are 11 private health clubs alongside 8 Southwark Council operated leisure centres. The new Castle leisure centre at Elephant and Castle is currently being redeveloped and will open in spring 2015. Camberwell leisure centre was recently refurbished to provide improved facilities including a youth centre area.

1.3.48. Between 2011/12 and 2013/14 a net total of over 5,500 sqm of D2 floor space was provided in Southwark, equating to over 1,800 sqm per year. This includes four new gyms/health and fitness clubs which were delivered.<sup>81</sup>

## 1.4. ENVIRONMENT CONDITIONS

### Climate change and Carbon Dioxide

1.4.1. Available scientific evidence supports the current understanding that global warming causes climate change. If global emissions of greenhouse gases due to human activity continue at today's levels, then average global temperatures could rise by 4°C by as early as 2060 and up to 6°C by the end of this century<sup>i</sup>. This has an adverse impact on weather patterns (including rainfall intensities and frequencies), and effort needs to be made to address this.

1.4.2. Carbon is emitted when fossil fuels are burnt. The table below gives a breakdown of where Carbon emissions come from in the borough.

<b>Built Environment</b>	<b>84%</b>	<b>Transport</b>	<b>16%</b>
Work places	54%	Cars and motorcycles	8%
Homes	30%	Freight	4%
		Public transport	3%
		Taxis	1%

Source: Southwark Energy and Carbon Reduction Strategy 2011

1.4.3. In 2006, Southwark adopted a climate change strategy that aimed to reduce CO<sub>2</sub> emissions across the borough by 80% by 2050 and to pursue a decentralised energy strategy for the borough. Since then, climate change has risen considerably up the political agenda. In 2008, the government set legally binding reduction targets (34% by 2020 and 80% by 2050 on 1990 levels) and a new set of policies and financial mechanisms have been developed to effect the change required. However, since 2006 the economic downturn occurred and little movement has been recorded in the level of borough emissions. The council target set in 2006 was highly ambitious and based on optimistic assessments of the various energy reductions scenarios in existence at the time, and the capacity of the council and partners to deliver. Whilst the 2006 target remains the Council's long term goal, a set of interim targets were agreed by the Council in 2011, which reflect the current financial climate and give a clearer view of the energy reduction measures that are implementable in the medium term.

1.4.4. The proposed new targets are set out in the right hand column of the table below;

#### CO<sub>2</sub> Baseline data

	Baseline (tCO <sub>2</sub> )	Current (tCO <sub>2</sub> )	Original target	Percentage Reduction to date	New proposed target
<b>Council operational estate and schools</b> (2008/9 baseline)	41, 036	37, 441	N/a	8.4%	<b>26.6% reduction by 2016</b>
<b>Council Housing</b> (2005 baseline)	202,800	187,850	N/a	6.7%	<b>15% by 2022</b>
<b>Borough</b> (2003 baseline)	1, 690 000	1, 671,020	80% reduction by 2050	1.1%	<b>22.4% reduction by 2020</b>

Source: Southwark Energy and Carbon Reduction Strategy 2011

1.4.5. The NPPF states that local planning authorities should support the move to a low carbon future and increase the use and supply of renewable and low carbon energy. This includes through a combination of energy efficiency, onsite energy supply and/or (where relevant) directly connected low carbon or renewable heat.

1.4.6. Overall, the most substantial emissions savings London can make will come from initiatives to decarbonise its energy supply and to reduce the emissions from the existing building stock.

1.4.7. The Mayor supports the greater use of renewable and low carbon generation technologies, and has set a target for London to generate 25 per cent of its heat and power requirements through the use of local, decentralised energy (DE) systems by 2025. DE generates power at point of use, making more efficient use of primary energy by utilising generated heat that would otherwise be wasted in large-scale thermal power generation plants. The scale of opportunity can vary from Combining Heat and Power (CHP) systems on specific development sites, through town centre wide district energy projects.

- 1.4.8. A number of new heat networks or district heating schemes are being actively explored in the borough, in particular where there are large scale regenerations schemes – Elephant and Castle zero carbon growth/ the Aylesbury regeneration, north Southwark (SBEG) and a heat pipe to utilise waste heat from the SELCHP incinerator and displace the gas currently used to heat five Council estates. As part of a project to develop a heat map for the capital, the London Development Agency/ GLA identified the following areas as being particularly suited for new district heating schemes: Canada Water; North Southwark; Bermondsey; Southhampton Way Spa; Camberwell; Surrey Gardens; Peckham.
- 1.4.9. All new major developments are expected to meet the targets set out below. These targets are expressed as minimum improvements over the Target Emission Rate (TER) outlined in the national Building Regulations leading to zero carbon residential buildings from 2016 and zero carbon non-domestic buildings from 2019.

<b>Residential buildings:</b>	
Year	Improvement on 2013 Building Regulations
2013 – 2016	35 per cent
2016 – 2031	Zero carbon
<b>Non-domestic buildings:</b>	
Year	Improvement on 2013 Building Regulations
2013 – 2016	35 per cent
2016 – 2019	50%
2019 – 2031	Zero carbon

- 1.4.10. The Mayor has outlined in the Climate Change Mitigation and Energy Strategy projections for the installation of different renewable energy technologies to increase London's generation of both electricity and heat from such sources up to 2031. The Government has adopted a UK wide target for 15 per cent of total energy to be generated by renewable sources by 2020, and these projections represent London's contribution to this 2020 target and beyond. In Southwark, there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20 per cent through the use of on-site renewable energy generation wherever feasible. Development proposals should seek to utilise renewable energy technologies such as: biomass heating; cooling and electricity; renewable energy from waste; photovoltaics; solar water heating; wind and heat pumps.
- 1.4.11. National Grid's high voltage electricity overhead transmission lines / underground cables within Southwark's administrative area form an essential part of the electricity transmission network in England and Wales including a 275kV underground cable from Newcross substation (on the Old Kent Road) in Southwark to Wimbledon substation in Wandsworth as well as existing gas holders on the same site on the Old Kent Road.

- 1.4.12. London's transport-related CO<sub>2</sub> emissions are predicted to fall by 16% by 2025, despite projected population and employment growth in excess of 10%. Drivers of this reduction include the on-going long-term trend of vehicle fuel efficiency improvements driven by EU legislation, regional measures to drive modal shift, the decarbonisation of grid electricity and related incentives for electric vehicles and UK policy to increase the share of bio-fuel in transport fuel from 5 to 10% in the lead up to the 2020 renewables target. The council already has a comprehensive focus on encouraging modal shift. This includes managing demand via car clubs, investing in cycling and walking infrastructure, cycle parking and working with public transport providers; encouraging sustainable travel choices through school and workplace travel plans and encouraging smarter driving to reduce emissions and improve air quality.
- 1.4.13. With 86.5% of the borough's carbon emissions not directly controlled by the Council, meeting CO<sub>2</sub> reduction targets will only be fully achieved by influencing the borough's businesses, residents, landlords and building owners.
- 1.4.14. The scale of regeneration and estate renewal planned across the borough means that housing and commercial uses in particular will need to make a very large contribution to achieving our climate change targets. The Core Strategy requires new housing to meet Code level 4 and commercial development to meet BREEAM 'excellent'. Meeting these targets will help achieve Government targets to reduce CO<sub>2</sub> emissions from new development in accordance with the building regulations.

#### **Water resources and quality**

- 1.4.15. London's consumption of water already outstrips available supplies in dry years and ensuring a sustainable and secure water supply has to be an urgent priority. Some steps have already been taken. To remain sustainable London needs to reduce the level of water consumption per person. Currently the average Londoner consumes 164 litres/day (l/d) around 20 l/d, above the national average of 150 l/d. Projections for population growth in London and in the wider south-east will mean that new strategic water resources will be required. The need for this is exacerbated by the climate change predictions of more sporadic and intense rainfall and a higher likelihood of droughts, as well as the need to protect the water environment following Water Framework Directive requirements.
- 1.4.16. Thames Water currently supplies water to Southwark. Thirty-five per cent of the water Thames water supplies is pumped from natural underground reservoirs called aquifers. The other 65 per cent is pumped from rivers. However, the vast majority of river water is supplied from aquifers, making groundwater the most important source of water.
- 1.4.17. Currently, all mains water is treated to drinking standard. This is an expensive and energy intensive process, particularly considering that at least 40% of water consumed in homes and workplaces does not need to be of drinkable quality (for example water used for flushing toilets, washing laundry and watering parks and gardens). The current policy target for major housing development is to achieve a potable water use target of 105 litres per person per day.

1.4.18. The council is committed to implementing initiatives to reduce water demand which would include implementing methods for efficiently using local groundwater resources where possible for non-potable uses across the borough.

1.4.19. Influencing consumer behaviour is recognised as being vital to the success of an integrated water management programme and in this regard the Council are working closely with the GLA, the Environment Agency, Thames Water and its community to promote water saving schemes and education programmes. In addition, initiatives to eliminate leakage associated with aged pipe work are planned. There will also need to be significant investment in new potable and non-potable water distribution mains.

### **Waste management**

1.4.20. Government has set targets for local authorities to increase recycling rates and reduce the amount of waste going to landfill. The Mayor has also set waste targets for boroughs through the London Plan including the need to allocate enough land to process at least 243,000 tonnes (municipal as well as commercial) of waste by 2016, at least 275,000 tonnes by 2021 and at least 343,000 tonnes of waste by 2031. This will help meet the London-wide target of processing at least 85% of the city's waste within London by 2020.

1.4.21. Southwark's Waste Management Strategy, 2003-2021 sets out the council's proposals for moving Southwark towards more sustainable waste management. The key features include:

- A reduction in the amount of municipal solid waste generated in Southwark to below 3% by 2005, and below 2% by 2010. In real terms, due to population growth the absolute amount of waste will rise but the strategy aims to deliver a decrease in the actual rate of growth.
- Achievement of 30% recycling and composting standards for household waste by 2010-11 and 40% by 2015-16 and 50% standards by 2020-21
- Recovery of value from 45% of municipal solid waste by 2010-11, 67% by 2015-16 and 75% by 2020-21.

#### **Current performance**

	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
Total household waste collected (tonnes)	110,236	106,121	111,081
Recycling and composting rate (%)	25.14%	27.43%	30.41%

Amount of municipal waste diverted from landfill (recovery rate %)	63.34%	79.65%	69.49%
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- 1.4.22. To help deliver the council's strategic goals, a 25 year PFI contract was entered into in 2008 between the council and Veolia Environmental Services. Under the terms of the integrated contract, Veolia undertake all our waste and recycling collection, treatment and disposal operations.
- 1.4.23. In addition, a state of the art integrated waste management facility is now in operation on the Old Kent Road, and is being operated by Veolia. It is providing the required improvement in waste infrastructure identified by the council in its strategy. The new facility is playing a central role in helping to reduce the impact that Southwark's waste has on the environment. It is made up of several different facilities, including: Mechanical Biological Treatment Plant to treat residual waste; Materials Recovery Facility to sort commingled recyclables; Reuse and Recycling Centre for residents to deposit a wide range of items of household waste and recycling; Waste transfer station; Recycling Discovery Centre (Education Centre).
- 1.4.24. It is expected to facilitate a significant improvement in the borough's recycling levels as well as diverting most of the waste that would previously have gone to landfill. The new facility will help to meet Southwark's waste apportionment targets by processing 88,350 tonnes of waste per annum with the potential to treat further waste by converting it into biomass fuel. Using the GLA's generic standard, the residual part of the Old Kent Road gasworks site (5.4ha), may be capable of processing 286,200 tonnes of waste per annum.

### **Flood Risk**

- 1.4.25. The primary sources of flood risk in the borough are surface water, groundwater, tidal, failure of water mains and sewers. Historically, there have been some recorded tidal flooding incidents from the River Thames dating as far back as 1828 to vulnerable communities. Tidal flooding also occurred in 2005, when the Thames Barrier was not shut in time, and sufficient warning was not provided to local residents close to the floodgates prior to the onset of flooding, causing flooding along the Southwark frontage and into some basements to a depth of between 4 and 6 inches.
- 1.4.26. The northern half of the borough is within the Thames flood plain, which contains over two thirds of Southwark's properties in well established communities. A large part of the borough is located within the indicative flood zone 3, which has the highest level of risk. The flood plain area also contains major regeneration and growth areas of importance to Southwark and London. However, it should be noted that all of the land in the borough is defended by the Thames Barrier and defences so that the risk from tidal flooding is a residual risk.

1.4.27. The Government (and the Environment Agency) would like to see all development located in areas of low flood risk (zone 1). This is not always going to be possible and so new development will need to be directed to sites where the risk of flooding is appropriate to the “vulnerability” of the land use proposed. The Environment Agency has produced Flood Risk Maps. This map designates land in the borough in one of three zones:

- Zone 1 – land at low risk of flooding from the Thames (land south of Camberwell and Peckham)
- Zone 2 - land at medium risk of flooding from the Thames (not much of this land in the borough)
- Zone 3 – land at high risk of flooding from the Thames (this is in the north of the borough and includes the Central Activity Zone, Elephant and Castle Opportunity Area and Bermondsey and Canada Water)

1.4.28. The Thames Catchment Flood Management Plan and Thames Estuary 2100 Project will help manage flood risk from the Thames over then next 50 to 100 years. Whilst the Thames Barrier and flood walls along the riverside provide a degree of protection, consideration needs to be given to their potential failure or inability to contain very high floods as a result of climate change.

1.4.29. The existing Strategic Flood Risk Assessment (SFRA) for the borough was prepared in 2008, and in line with the Flood Risk Regulations (Clause 17.4). A subsequent review is now required and will be prepared in 2015. This will be used to inform the flood risk policies in the emerging Local Plan (the New Southwark Plan). The primary objective of the SFRA is to inform the revision of flood risk policies, including the allocation of land for future development, within the emerging NSP. The SFRA has a broader purpose however, and in providing a robust depiction of flood risk across the borough, it can:

- Inform the development of Council policy that will underpin decision making within the borough, particularly within areas that are affected by (and/or may adversely impact upon) flooding;
- Assist the development management process by providing a more informed response to development proposals affected by flooding, influencing the design of future development within the borough;
- Help to identify and implement strategic solutions to flood risk, providing the basis for possible future flood attenuation works;
- Support and inform the Council's emergency planning response to flooding.

1.4.30. Two thirds of the potential development sites identified in Issues and Options NSP paper (October 2014) are located in flood zone 3. These sites have been identified to potentially deliver more homes to meet housing needs in the borough. In the southern parts of the borough, where flood risk from the Thames is low, there are limited sites available for development. It is important that new buildings are designed to be safe in the event of a flood and easily repairable afterwards.

### **Local Flood Risk**

1.4.31. Climate change can affect local flood risk in several ways. Impacts will depend on local conditions and vulnerability. More intense rainfall causes more surface runoff, increasing localised flooding and erosion. In turn, this may increase pressure on drains, sewers and water quality. As London has become densely populated, green spaces such as gardens and parks act as big sponges for rainwater but in very heavy rain these can quickly become saturated creating a 'run off' of excess water.

1.4.32. Within Southwark the greatest number of residential and non-residential uses are at risk from significant surface water flooding (>0.5m) along the route of the 'hidden' River Effra and the River Peck and tributaries which run south to north through the borough. Significant ponding of surface water is also apparent along the central belt of the borough in the Camberwell and Peckham areas. Historic surface water flooding records indicate sewer flooding risk in the Dulwich area. Surface water also flows from Southwark and impacts downstream surface water flooding in the Lambeth in the south Brixton area it will therefore be important that the flood risk is managed at a catchment scale by both Councils.

1.4.33. The Council has undertaken a Surface Water Management Plan for the whole borough which includes consideration of flooding from sewers, drains, groundwater and runoff from land, small watercourses and ditches that occurs as a result of heavy rainfall. Analysis of the number of properties at risk of flooding has been undertaken for the rainfall event with a 1 in 100 probability of occurrence in any given year (1% Annual Exceedance Probability, AEP). A review of the results demonstrate that 33,220 residential properties and 2,870 non-residential properties could be at risk of surface water flooding of greater than 0.03m depth during a rainfall event with a 1 in 200 annual chance of occurring. Of those, approximately 560 residential properties and 80 non-residential properties are estimated to be at risk of flooding to a depth of greater than 0.5m during the same modelled rainfall event.

1.4.34. The output of the modelling exercise has been used to identify Local Flood Risk Zones (LFRZs) which represents an area of predicted flooding. The LFRZs identified in the borough include; Herne Hill; Kings College Hospital (Lambeth); Dulwich; Rail Cutting West of Denmark Hill Station; London Bridge Station and Guy's Hospital; Coleman Road / Newent; Comber Grove; South Old Kent Road Area and Brunswick Park.

1.4.35. Those areas identified to be at more significant risk, which require mitigation measures, have been labelled as Critical Drainage Areas (CDAs) which represent one or more LFRZs, their contributing catchment areas, and any features that may influence flooding within the CDAs. Within Southwark, 5 CDAs have been identified. These are Herne Hill, Central Southwark, Eastern Southwark, Camberwell and London Bridge. The assessment identified the southern part of the borough is at a higher risk than the northern part with 4 of the CDAs in the central to southern part of the borough and 1 in the north.

1.4.36. The council is already investing in flood alleviation measures, which will take place in Dulwich Park, Belair Park and Dulwich Sports Ground. These measures include:

- Building barriers or earth bunds which can temporarily contain or redirect surface water into existing water sources, for example lakes and ponds.
- Increasing storage capacity of existing water bodies.
- Constructing below-ground storage areas to provide further capacity to store flood water and provide an efficient outflow route from the park for storm water; the stored water is then released gradually back into the sewer network reducing the risk of sewer flooding.
- Planting wetland wildflower meadows to attract wildlife, enhancing local habitats and biodiversity.

1.4.37. Southwark Council is responsible for managing the risk of flooding from surface and ground water in the borough. Thames Water is responsible for maintaining the sewer network across London. Together the Council and Thames Water are working in partnership, with the support of the Environment Agency.

1.4.38. A draft Local Flood Risk management strategy was published for consultation in October 2014. The strategy details how the council will manage the risk of flooding arising from surface water, groundwater and ordinary water courses across the borough consistent with the Flood and Water Management Act 2010 (“the Act”) and the National Flood Risk Management Strategy. It will ensure that flooding risks are well managed in a coordinated way to balance the needs of communities, the economy and the environment.

## **Sewerage**

- 1.4.39. The volume and frequency of untreated sewage overflowing into the River Thames is unacceptable and contravenes the European Urban Wastewater Treatment Directive. Thames Water has a programme to replace old Victorian Water mains and they are planning to build the Thames Tideway Tunnel, a 25 km tunnel which would run underneath London which will help to reduce the amount of sewerage overflowing into the river. The proposed route for the main tunnel will follow the route of the River Thames from Acton to Limehouse, where it then continues north-east to Abbey Mills Pumping Station near Stratford. There it will be connected to the Lee Tunnel, which will transfer the sewage to Beckton Sewage Treatment Works. A total of 24 sites in London are required to construct and operate the project.
- 1.4.40. The tunnel would be connected to approximately 34 'combined sewer overflows' (CSOs) which currently release raw sewage into the Thames after heavy rain fall. The proposed tunnel would intercept these sewage discharges and transfer them to the Beckton Sewage Treatment Works. The aim is to improve water quality in the Thames. The CSOs will still be needed after the Thames Tideway Tunnel has been built to direct flows to the River Thames in exceptional circumstances when the new tunnel system is full. This is only expected to occur very occasionally. Chambers Wharf is identified as a construction site for the Thames Tunnel project in Southwark.

### **Pollution**

- 1.4.41. Vehicle emissions are the cause of 50% of air pollution and estimated to cause 24,000 deaths per year in the UK<sup>83</sup>. Southwark has particularly high levels of air pollution, mainly caused by traffic. As a result, the entire borough north of the A205 has been declared an Air Quality Management Area and the establishment of an Air Quality Strategy and Improvement Plan (AQSIP) has been undertaken.
- 1.4.42. Southwark is required to periodically review and assess the effectiveness of the AQSIP and do this through regular Update and Screening Assessments (USA). The last Southwark USA was undertaken in 2006 and this identified that only two of the set targets, those for particulate matter less than 10 microns in diameter (PM<sub>10</sub>) and nitrogen dioxide (NO<sub>2</sub>), would be exceeded<sup>84</sup>. NO<sub>x</sub> emissions are primarily nitric oxide (NO) but this is converted into NO<sub>2</sub> in the atmosphere through chemical reactions with ozone (O<sub>3</sub>). The figures overleaf show the modeled NO<sub>2</sub> and PM<sub>10</sub> concentrations in Southwark for 2010<sup>85</sup>.
- 1.4.43. The most significant local pollutants, NO<sub>x</sub> and PM<sub>10</sub>, are mainly associated with vehicular emissions, especially those of buses, lorries, coaches and taxis. It is envisaged that these pollutants will reduce significantly over the next 15 years, through initiatives such as the London Low Emission Zone which covers all of Southwark, limiting access to heavy vehicles that can demonstrate compliance with strict emissions criteria and technological advances in reducing exhaust emissions.
- 1.4.44. As part of the work to deliver the Mayor's Air Quality Strategy, Transport for London have identified 187 air quality focus areas where high concentrations of NO<sub>2</sub> coincide with high levels of human exposure, e.g. along high streets, near schools and at hospitals. Seven of these air quality focus areas are in Southwark. These are:

- Walworth Road/Camberwell Road/Camberwell Green.
- A2 Old Kent Road from East Street to Trafalgar Avenue.
- Peckham High St and Clayton Road.
- Tower Bridge Road A100.
- London Bridge at Borough High Street.
- Lower Road A200 Surrey Quays.
- Elephant and Castle and Waterloo Road

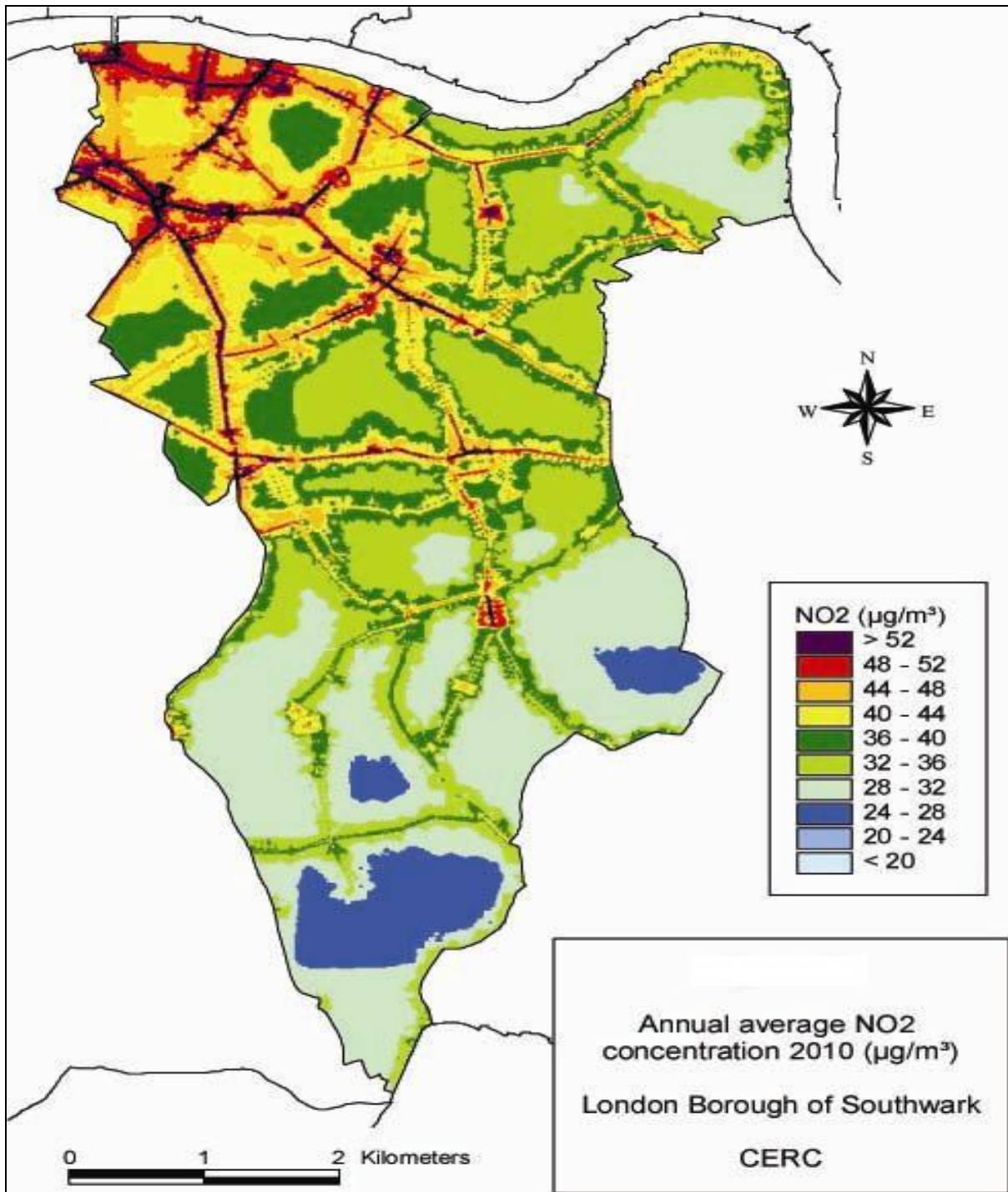
1.4.45. Concentrations are not simply a function of the level of traffic but determined to a significant degree by congestion. The greatest traffic flows are on the A2 towards Walworth Road east and south of the Elephant and Castle respectively. Although concentrations are high the along these roads, concentrations along roads with fewer vehicles are comparable, due to increased congestion<sup>86</sup>.

1.4.46. The council has installed two air quality monitoring stations in 2010 in the borough. These monitoring stations will collect information on NO<sub>x</sub> and PM<sub>10</sub> and are located at:

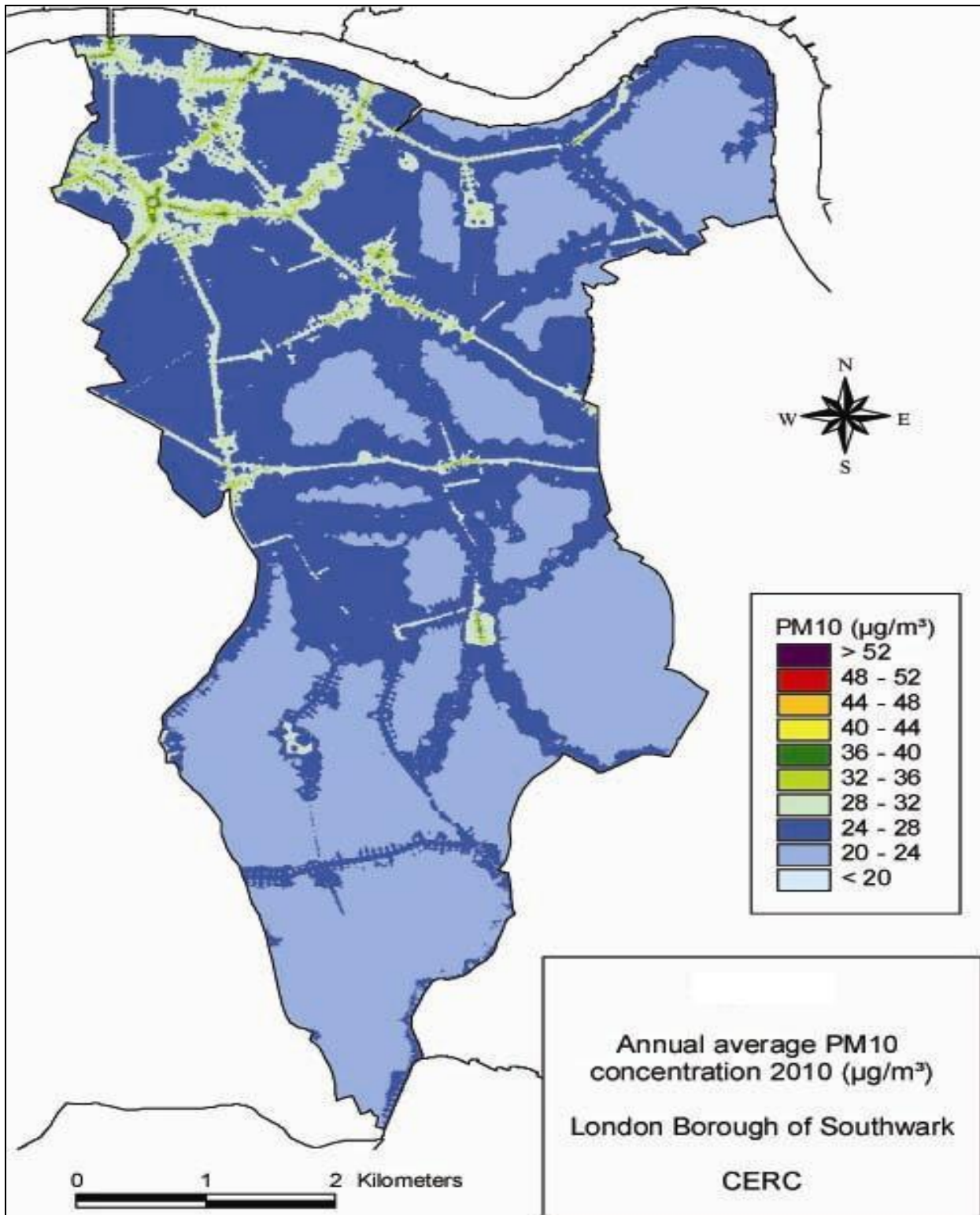
- Old Kent Road, by the gasworks
- Elephant and Castle, at St Mary's Newington Church Yard

1.4.47. These two air quality monitoring stations, however, only provide details for those specific locations. To complement the stations, it is proposed to use the outputs from the council's traffic count programme to look at trends in road borne traffic. Although traffic counts do not directly measure air quality, they can be used as a proxy measurement if we assume that as traffic volume increases, air quality will decrease<sup>87</sup>.

1.4.48. The Mayor has also recently published a Transport Emissions road map which focuses on how to reduce emissions from ground based transport in London. The Mayor is developing a proposal for an Ultra Low Emission Zone (ULEZ) in Central London. The ULEZ would cover the Congestion Charging Zone and come into effect from 2020. Subject to public consultation, ULEZ would set an emissions requirement for all types of vehicles entering central London with charges for noncompliance, discouraging all but the cleanest vehicles. The Mayor's Transport Emissions road map has identified an opportunity to apply the principles of the ULEZ in other areas of London. This could be in the form of Low Emission Neighbourhoods (LENs), which would be targeted in local hotspot areas of poor air quality.



Source: Southwark Air Quality Strategy and Action Plan 2012



Source: Southwark Air Quality Strategy and Action Plan 2012

## Noise

- 1.4.49. Environmental Noise arising from transport and industry is an inevitable consequence of a vibrant urban society. Noise is subjective and different people react to it in different ways and what can cause annoyance to some people maybe barely noticeable for others. As the noise level increases it can interrupt conversation and disturb sleep. In general, noise can be classified into fairly broad categories; occupational noise, which is experienced at work, neighbour and neighbourhood noise, and environmental (ambient) noise.
- 1.4.50. The government published Noise Action Plans for agglomerations (large urban areas), major roads, and major railways in England in 2014, to meet the terms of the Environmental Noise (England) Regulations 2006, as amended, which transpose the Environmental Noise Directive (END). The purpose of Noise Action Plans is to assist in the management of environmental noise and its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008. These Action Plans include details of the process for identifying important areas (noise 'hotspots') and an approach for identifying and managing quiet areas in agglomerations.
- 1.4.51. Managing noise includes improving and enhancing the acoustic environment and promoting appropriate soundscapes. Noise management includes promoting good acoustic design of buildings whenever opportunities arise. It will include traditional and innovative noise reduction measures in otherwise unacceptable situations.

## Soil and contaminated land

- 1.4.52. Contamination of land may threaten public health and safety, the natural environment, the built environment and economic activities, through its impacts on the users of the land, and on neighbouring users. The presence of contamination can affect or restrict the beneficial use of land, although development presents an opportunity to deal with it. Land contamination, or the possibility of it, is therefore a material planning consideration in the preparation of development plan documents and in taking decisions on individual planning applications.
- 1.4.53. "Contaminated Land" is defined in the Environmental Protection Act (1990) (with amendments made in the Environment Act 1995 (Part 2A) and the Radioactive Contaminated Land (Modification of Enactments)(England) Regulations 2006) as: *"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in on or under the land, that: Significant harm is being caused or there is a significant possibility of such harm being caused; or Pollution of controlled waters is being, or is likely to be caused"*

- 1.4.54. The real or perceived costs of treatment/remediation can act as significant barriers to successful development, particularly if the contamination issues and their solutions are not identified early and integrated into the scheme for development of the site. Where land is affected by contamination, development can provide an opportunity to address the problem for the benefit of the wider community and bring the land back into beneficial use.
- 1.4.55. In practice, most sites with a previous potentially contaminating history are remediated to a condition suitable for use under the planning regime rather than the Part 2A legislation. Part 2A legislation would not normally be applied to sites remediated as suitable for use under the planning process.
- 1.4.56. The redevelopment of previously developed sites is central to the achievement of the Government's objective of ensuring sustainable development. Such development minimises the need to develop 'greenfield' land.

### **Open Space and Biodiversity**

- 1.4.57. Southwark is a borough that has a wealth of open space of different types including woodland, parks, community farms, Thames-side paths, and sports pitches. The survey of open spaces we prepared for our Open Space Strategy (2013) identified 215 open spaces in the borough which together comprise some 605.5 hectares of land, around 21% of the total land area in the borough. Around 58% are publically accessible.
- 1.4.58. There are significant variations in the amount of open space available in each area of the borough. There are around 252 hectares of open space in Dulwich, compared to 10 hectares in Borough, Bankside and London Bridge. This is reflected in the amount of publically accessible open space per 1,000 population:
- Aylesbury and Walworth: 2.35 ha per 1,000 people
  - Bankside, Borough and London Bridge: 0.36 ha
  - Bermondsey and Old Kent Road: 0.18 ha
  - Camberwell: 0.27 ha per 1,000 people
  - Canada Water and Rotherhithe: 1.69 ha
  - Dulwich: 2.73 ha
  - Elephant and Castle: 0.7 ha
  - Peckham and Nunhead: 1.93 ha
- 1.4.59. Public parks are scattered reasonably well around the borough and with the exception of a small area in the north west of the borough and an area in the south, most residents live within a five minute walk of a public park.
- 1.4.60. A telephone survey carried out with the Open Space Strategy suggested that most people consider the quality of open spaces to be either good or very good, with highest satisfaction levels for allotments (92%), large open spaces (86%) and the Thames Path (88%).

1.4.61. With a projected population increase of 19% over the next fifteen years, and limited opportunities for the creation of new space, the challenge will be to maintain and improve the existing network of high quality open spaces to ensure that those that live and work in the borough experience the wide range of positive benefits associated with health and well-being, quality of life and cohesive communities that open space provides.

### **Play facilities**

1.4.62. Open space provides an important role in serving children's play needs. It is widely acknowledged that the importance of children's play extends far beyond the activity itself. Play contributes towards child development through the development of a wide range of physical, social and emotional skills and abilities as well as having a positive impact on children's health.

1.4.63. The telephone survey carried out with the Open Space Strategy suggested that over 80% of respondents consider the quality of children's play space in the borough to be good or very good. The increase in population expected over the coming years will put pressure on the supply of children's playspace and it will be important to ensure that adequate provision for playspace is made with new developments.

### **Biodiversity**

1.4.64. Southwark has many natural greenspaces and sites of importance for nature conservation. As with public parks, levels of greenspace vary in different areas of the borough:

- Aylesbury and Walworth: 2.01 ha per 1,000 people
- Bankside, Borough and London Bridge: 0.97 ha
- Bermondsey and Old Kent Road: 0.29 ha
- Camberwell: 0.42 ha per 1,000 people
- Canada Water and Rotherhithe: 3.55 ha
- Dulwich: 3.84 ha
- Elephant and Castle: 0.31 ha
- Peckham and Nunhead: 1.67 ha

1.4.65. Population increases over the next 15 years will make it important that the network and quality of natural greenspaces is enhanced where possible. Habitat loss is a major concern in the borough, with the constant demand for new homes and other buildings resulting in sites being lost to development. In addition, local wildlife is still under threat.

1.4.66. Southwark's Biodiversity Action Plan (2012) aims to provide a comprehensive overview of the biodiversity in Southwark and a clear direction in ensuring it is conserved, managed and enhanced. Birds, stag beetles, bats and amphibians are particularly at risk in Southwark. Many species of plants and animals are protected under European and national laws, including the Habitats Regulations 1994 and The Wildlife and Countryside Act 1981. The action plan is designed to be a valuable toolkit that provides a unified strategic framework for managing the borough's natural resources.

### **Allotments**

1.4.67. Our site surveys have shown that about 15.3 ha of land across the borough is used for allotments and a further 2.9 ha is used as community gardens. The vast majority of allotment provision is located in the south of the borough, with 8.5ha located in Dulwich and 5.9ha located in Peckham and Nunhead. By contrast, the majority of community gardens are located in the north of the borough. Canada water and Rotherhithe is the only area with no provision.

1.4.68. The Open Space Strategy identified at least 797 people on the waiting list for allotment spaces in the borough. At most sites, the waiting list is up to 10 years, although there may be a limited number of sites where waiting lists are around 1-2 years.

1.4.69. There is a clear need for additional allotment space to meet unmet demand. However, allotments in their traditional sense represent space for food growing which are essentially restricted to single ownership. To meet the significant levels of unmet demand in the borough there will be a need to identify alternative methods to allotment provision, including shared community gardens.

### **Quality in Design and Conservation of Historic Environment**

1.4.70. Southwark has many places with their own unique character. The north west of the borough is a setting for activity and large scale development including tall buildings which give Southwark and London a distinct skyline. There are fewer and smaller open spaces and fewer trees and gardens, but there is a close relationship with the River Thames. Areas such as London Bridge and Elephant and Castle will be transformed by regeneration programmes and major new development.

1.4.71. Areas in the middle of the borough around Bermondsey, Walworth, Camberwell and Peckham are characterised by lower scale development, with a mixture of Victorian and Edwardian terraces, broken up by post-war estates, town centres and some newer housing development. The southern part of Southwark around Nunhead, Peckham Rye and Dulwich has very leafy and green residential neighbourhoods with large open spaces, gardens and tree-lined streets of houses and terraces rather than flats. Rotherhithe combines larger scale development located around Canada Water, with more suburban forms of development around the periphery of the Rotherhithe peninsula.

- 1.4.72. Throughout the borough there are many attractive and historic buildings, monuments and sites that reflect Southwark's rich history and add to the unique character and identity of places. We currently have 45 conservation areas and around 2,500 listed buildings and monuments. The Tower of London, a World Heritage Site, is located across the river from London Bridge. There are also archaeological remains that cannot be seen that provide important evidence of our past. We have identified 9 Archaeological Priority Zones (APZs) covering 679ha (23% of the borough).
- 1.4.73. Protecting and enhancing the character and historic value of places are important issues to be considered in the future growth and regeneration of the borough. Well designed buildings and spaces will help improve people's quality of life and make places more attractive. This can also help attract businesses to the area. It is important that the design of a development is carefully thought through and takes into account how the development is part of a wider place and how a place's uniqueness and historic value can be used to stimulate regeneration and improvements.

## **Transport**

- 1.4.74. In 2011 Southwark adopted its Transport Plan. The most recent monitoring of the transport plan in 2012/13 shows that around 582,000 trips are made every day in the borough. Of people living in the borough, the main method of transport is walking. The mode share of trips for Southwark residents is:

- Rail – 8%
- Underground/DLR – 8%
- Bus/tram – 24%
- Taxi/other public – 1%
- Car/motorcycle – 23%
- Cycle – 4%
- Walking – 30%

- 1.4.75. Since 2006 private motor vehicle trips have been decreasing as a percentage of the total trips and the percentage of trips on rail and the underground/DLR has increased. Percentage trips on foot and by bus have remained fairly stable. Cycling levels in the borough have increased from 3.3% (2008/11 average) to 4.3% (2009/12 average) which equates to an additional 10,200 trips by bike per day.

- 1.4.76. The number of casualties in which people are killed or seriously injured (KSI) appears to be decreasing and number of slight and all casualties has been stationary in recent years. Casualties are higher than the inner and greater London borough averages. The number of cyclist casualties is increasing in line with the growth in cycling.
- 1.4.77. The objectives of the Southwark Transport Plan include encouraging sustainable travel choices and promoting active lifestyles, increasing the share of walking and cycling trips, reducing the number of casualties and reducing CO2 emissions from road transport. With an increasing population and workforce in Southwark, it will be important that development contributes towards shaping sustainable travel choices, reducing pollution and improving safety in the future.

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Appendix 5 - Appraisal of Options

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

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

Appendix 6 - Appraisal of Site Allocations and Area Visions

IIA Objectives	Bankside and The Borough	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under draft NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. The area vision looks to enhance the thriving economy by promoting it as an international destination for business headquarters as well as small businesses. The sub-area will capitalise upon the prosperous local tourism industry boosted by the town centre uses and active frontages proposed across many of the sites to create a vibrant urban area and generate a more diverse supply of local job opportunities.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Provision of a new secondary school and sixth form proposed at NSP04 London Fire and Emergency Planning Authority site will create a more skilled and educated local population. Under draft NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓	✓	✓	✓✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. High density development envisaged will free up space and routes between building plots to improve legibility and promote social interaction. More job opportunities generated by employment space uplift and town centre uses will help reduce poverty as an underlying determinant.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improved permeability and activation of frontages, particularly along the low-line route, will open up spaces to promote social interaction and the feeling of public safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. The provision of a new sports hall with the delivery of the new school at NSP04 could be accessible to the public during evenings and weekend, to increase provision of leisure/recreation space and become an important asset accessible to all groups of the local community.
IIA 6 To reduce contributions to climate change	-	?	-	✓	Low-line, green links and planned cycle ways will promote active transport modes, improving air quality and mitigating greenhouse gas emissions. Enhanced green linkages and proposed additional open space south-west of NSP06 will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience in the ecology restoration zones. Despite excellent public transport links, the sub-area experiences some of the heaviest congestion in the borough, notably along Borough High Street stretching to London Bridge – CO2 emissions suffer as a result and these could be exacerbated by accelerated levels of construction and demolition. Draft NSP policies will seek to minimise carbon dioxide emissions from development.
IIA 7 To improve the air quality	-	?	-	✓	Low-line, green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area suffers as a result of high levels of congestion, notably along Borough High Street stretching to London Bridge, this could be exacerbated by accelerated levels of construction and demolition. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. Draft NSP policies will require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land but soil quality is unlikely to significantly improve due to fewer largescale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing open space is due to be retained whilst new open space proposed south-west of NSP06 will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	All existing open space is due to be retained whilst new open space is proposed south-west of NSP06 and enhanced green links will encourage urban greening and landscape enhancements. They provide the opportunity to create new habitats which will enhance biodiversity and reinforce the aspirations of the ecology restoration zones (River Thames Restoration Zone and Red Cross Gardens - and surrounds Restoration Zone).
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan. Part of the east of the vision area falls within a Critical Drainage Area and therefore the impact of substantial development falling within this area would need to be closely investigated to ensure they will not significantly increase the risk of flooding elsewhere. This does not affect sites allocated in the preferred option.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive

					residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links, planned cycle ways and station access improvements will further promote active transport modes.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Provision of a new secondary school and sixth-form proposed at NSP04: London Fire and Emergency Planning Authority will benefit new residents and the existing local community to foster a higher skilled and educated local population. The provision of new sports hall also on this site could be accessible to public during evenings and weekend, to increase provision of leisure/recreation space, presenting an important community asset. Green links and the planned cycle networks will enhance connectivity across the sub-area.

IIA Objectives	Bermondsey	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under draft NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. The area vision and site allocations for Bermondsey the most part prioritise the delivery small business space for creative and cultural employment uses to create a diverse employment base and a range of job opportunities. This approach will help foster a thriving creative industries hub, providing an employment cluster accessible to local people and safeguarding the retention of existing local businesses. The transition away from light industrial uses in some cases (NSP08 and NSP11) could result in the loss of this type of job opportunity, although the anticipated uplift of employment space let as smaller units will attract a variety of different employers and opportunities. Town centre uses and active frontages proposed across many of the sites within the vision area will create a vibrant urban area which capitalises upon the growing tourism industry of Bermondsey, thus helping to generate a more diverse supply of local employment opportunities.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Provision of a replacement secondary school alongside workspace for small and medium size enterprises at NSP08 will provide a vital skills base to educate future generations and substantially increase the proportion of skilled workers in the area through apprenticeships and other training programmes. Under draft NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. Higher density development envisaged will free up space and routes between building plots to improve legibility and promote social interaction. More job opportunities generated by employment space uplift and town centre uses which will help reduce poverty as an underlying determinant.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improved permeability and activation of frontages, particularly along the low-line route, will open up spaces to promote social interaction and the feeling of public safety. High quality and inclusive public realm enhancement, including proposed courtyards, will be accessible to all groups in order promote sense of community.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. The potential provision of community space at NSP10 will bring together a variety of groups for the benefit of the local community to promote social cohesion. It will be particularly important to integrate the south / south-east areas of Bermondsey as they fall within the most deprived areas in Southwark. It is therefore essential that these areas will reap the benefits of redevelopment to reduce the inequality gap.
IIA 6 To reduce contributions to climate change	-	-	-	✓	Low-line, green links and planned cycle ways will promote active transport modes, improving air quality and mitigating greenhouse gas emissions. Enhanced green linkages and proposed additional open space will encourage urban greening to adapt to the effects of climate change and reduce the urban heat island effect. Despite excellent public transport links, the sub-area experiences some of the heaviest congestion in the borough, notably along Tower Bridge Road – CO2 emissions suffer as a result and these could be exacerbated by accelerated levels of construction and demolition. Draft NSP policies will seek to minimise carbon dioxide emissions from development.
IIA 7 To improve the air quality	-	-	-	✓	Low-line, green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area suffers as a result of high levels of congestion, notably along Tower Bridge Road, this could be exacerbated by accelerated levels of construction and demolition. However, transition away from industrial uses (NSP08 and NSP11) might improve air quality as well limiting the number of HGV's within the sub-area which should have a positive effect on congestion. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. Draft NSP policies will require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land, particularly on the former industrial sites, but soil quality is unlikely to significantly improve due to few largescale opportunities for additional green space due to the density of the vision area.

IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing open space is due to be retained whilst new open space proposed will encourage urban greening and landscape enhancements. Enhanced high-quality public realm where redevelopment occurs should provide for a much improved townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	All existing open space is due to be retained whilst proposed open space and enhanced green links will encourage urban greening and landscape enhancements. They provide the opportunity to create new habitats which will enhance biodiversity and reinforce the aspirations of the ecology restoration zone (River Thames Restoration Zone).
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan. The west of the sub-area falls within a Critical Drainage Area and therefore the impact of substantial development falling within this area would need to be closely investigated to ensure they will not significantly increase the risk of flooding elsewhere. This does not affect sites allocated in the preferred option.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links and planned cycle ways will further promote active transport modes.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Provision of a replacement secondary school alongside workspace for small and medium size enterprises at NSP08 will provide a vital skills base to educate future generations and substantially increase the proportion of skilled workers in the area through apprenticeships and other training programmes. The potential provision of community space at NSP10 will bring together a variety of groups for the benefit of the local community to promote social cohesion. It will be particularly important to ensure the south / south-east areas of Bermondsey are supported by the necessary social infrastructure to prosper and improve quality of life as they fall within the most deprived areas in Southwark. It is therefore essential that these areas will reap the benefits of redevelopment to reduce the inequality gap. Green links and the planned cycle networks will enhance connectivity across the sub-area.

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

IIA 7 To improve the air quality	?	?	-	?	Low-line, green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area suffers as a result of high levels of congestion, particularly along Blackfriars Road, this could be exacerbated by accelerated levels of construction and demolition. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. Draft NSP policies will require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land but soil quality is unlikely to significantly improve due to fewer largescale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas where they apply. All existing open space is due to be retained whilst new public space proposed Paris Gardens will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	All existing open space is due to be retained whilst new public space is proposed at Paris Gardens and enhanced green links will encourage urban greening and landscape enhancements. They provide the opportunity to create new habitats which will enhance biodiversity and reinforce the aspirations of the ecology restoration zones (River Thames Restoration Zone and Red Cross Gardens - and surrounds Restoration Zone).
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links, planned cycle ways and station access improvements will further promote active transport modes. Provision of an enhanced accessible tube station at NSP18: Southwark Station will encourage use of public transport.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Retention of health centre at NSP20 will continue to serve the local community to ensure sufficient, accessible and high quality health services for the existing and future populations. The new public space and the vibrant mix of uses proposed Paris Gardens will deliver a vibrant destination and hub of activity which draw together a variety of groups and promote social cohesion. Provision of community and leisure uses for the benefit of new residents and the existing local community proposed at NSP17 Ludgate House as well as the retention of the community centre at NSP16 will be accessible to all groups and encourage social interaction. Public realm and accessibility enhancements around Southwark Station will improve access to facilities and opportunities for all. Green links and the planned cycle networks will enhance connectivity across the sub-area.

IIA Objectives	Camberwell	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under draft NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. Employment site allocations for the most part seek to improve the provision of small business space to complement the thriving small business, creative and cultural employment clusters in Camberwell which will generate a diverse range of employment opportunities. The transition away from light industrial uses in some cases for example; NSP23, NSP24 and NSP26, could result in the loss of this type of job opportunity, although the anticipated uplift of employment space let as smaller units will attract a variety of different employers and opportunities. Town centre uses and active frontages proposed across many of the sites within the vision area will create a vibrant urban area, while the improvement of transport links and connectivity enhancements, notably the reopening of Camberwell Station, will improve access to employment opportunities and other facilities for all existing and future residents. These enhanced transport connections will become the catalyst for further investment in the area.
IIA 2 To improve the education and skill of the population	✓	-	✓	✓	Under draft NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓	-	✓	✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. Higher density development envisaged will free up space and routes between building plots to improve

					legibility and promote social interaction. More job opportunities generated by employment space uplift and town centre uses which will help reduce poverty as an underlying determinant. Improvement of transport links and connectivity enhancements, notably the reopening of Camberwell Station, will improve access to employment opportunities and other facilities for all existing and future residents. These enhanced transport connections will become the catalyst for further investment in the area. The potential for extra care homes provision across the majority of sites within the sub-area recognises the importance of addressing borough-wide needs in a suitable location.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improved permeability and activation of frontages, particularly along the low-line route, will open up spaces to promote social interaction and the feeling of public safety. High quality and inclusive public realm enhancement accessible to all groups will promote an enhanced sense of community.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. New public spaces and the mix of uses proposed around Camberwell Station will create an impressive transport node and vibrant destination which will draw together a variety of groups, encourage further inward investment and promote social cohesion. Enhanced accessibility offered by the reopening of Camberwell Station and public realm enhancements will improve access to facilities and opportunities for all. There may also be disruptions to local communities from the concentration of largescale redevelopment in a localised area. Camberwell may be particular susceptible to the impacts of this type of disruption given that it includes some of the most deprived areas of the borough, however the long term benefits of redevelopment should be far reaching. Potential loss of the community hall and faith building at NSP29 could result in the loss of an important ethnic community asset but could also facilitate their relocation to a more suitable location. Potential for extra care homes provision across the majority of sites within the sub-area would help ensure development serves all groups.
IIA 6 To reduce contributions to climate change	✓	?	✓	✓	Low-line, green links, planned cycle ways and significantly the reopening of Camberwell Station will promote active transport and sustainable modes, improving air quality and mitigating greenhouse gas emissions. Enhanced green linkages and new public spaces around Camberwell Station will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience of the Burgess Park and surrounds core habitat area. Although improved public transport should help to address congestion particularly around the crossroads in Camberwell, CO2 emissions could still be exacerbated by accelerated levels of construction and demolition. Draft NSP policies will seek to minimise carbon dioxide emissions from development.
IIA 7 To improve the air quality	✓	?	✓	✓	Low-line, green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area suffers as a result of heavy congestion at the crossroads in Camberwell, this could be exacerbated by accelerated levels of construction and demolition. However, transition away from industrial uses proposed at many of the site allocations might improve air quality as well limiting the number of HGV's within the sub-area which should have a positive effect on congestion and emissions. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. Draft NSP policies will require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land, particularly on the former industrial sites, but soil quality is unlikely to significantly improve due to few largescale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing open space is to be retained whilst new open space proposed around Camberwell Station will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape. The increased densities proposed at many of the site allocations will release pockets of space between building plots for public greenspace which will improve the quality of landscape and create a more legible townscape across the sub-area.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	All existing open space is to be retained whilst new open space is proposed and enhanced green links will encourage urban greening and landscape enhancements. The core habitat area around Burgess Park, green links and living roofs will look to support and enhance biodiversity.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan. The majority of the sub-area falls within a Critical Drainage Area and therefore and therefore the impact of substantial development falling within this area would need to be closely investigated to ensure they will not significantly increase the risk of flooding elsewhere. Proposals for multiple developments within a concentrated area could be further investigated to assess their cumulative impact and determine whether any strategic measures to manage surface water could be encouraged through the plan.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓✓	-	✓	✓✓	Camberwell will benefit from significantly improved transport connections, notably the reopening of Camberwell Station. It is anticipated these improvements will reduce reliance upon the private car and provide benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links, planned cycle ways and station access improvements will further promote active transport modes.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓	-	✓	✓✓	Green links and the planned cycle networks will enhance connectivity across the sub-area. Potential for extra care homes provision across the majority of sites within the sub-area recognises the importance of addressing a local need and ensure development will benefit all groups. The retention of faith premises at NSP31 acknowledges the importance of community infrastructure to support existing and future communities.

IIA Objectives	Dulwich	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	The area vision for Dulwich seeks to prioritise the provision of new homes as well as encouraging small shops and services to complement and improve Dulwich's shopping centres. Should a public house no longer be viable at NSP35, the site allocation provides for at least an equivalent amount of employment space be provided including shops, restaurants or bars with active ground floor frontages. The limited provision of additional employment floorspace is unlikely to provide a significant uplift in local job opportunities however there is not such a vital need in this prosperous residential area and largely only capacity to accommodate a local service economy.
IIA 2 To improve the education and skill of the population	-	-	-	-	The lack of employment space or education provision identified is unlikely to significantly improve education or level of skilled workers in Dulwich, although the relative prosperity of the area perhaps does not demonstrate a considerable need.
IIA 3 To improve the health of the population	✓	✓	✓	✓	Enhancement of green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. The retention of health centre at NSP36 will provide primary healthcare services to support the existing and future residential community of Dulwich. The suburban density zone provides significant amounts of open space for leisure and recreation to encourage social interaction and healthy lifestyles. The potential for extra care homes provision across the sites within the sub-area recognises the importance of addressing borough-wide needs in a suitable location.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	-	Dulwich benefits from low-levels of crime and deprivation. Improved permeability and activation of frontages in Dulwich Village and Lordship Lane will promote social interaction and the feeling of public safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Levels of poverty and deprivation are low in this more suburban area and so the vision seeks to improve accessibility to housing and widen provision of services supporting the local community. The two site allocations are reflective of this approach by safeguarding the retention of existing community assets in the Grove Tavern Public House (NSP35) and health centre (NSP36). Green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. Potential for extra care homes provision identified in site allocations recognises the importance of addressing a local need.
IIA 6 To reduce contributions to climate change	✓	-	-	✓	Green links and planned cycle ways will promote active transport and sustainable modes, improving air quality and mitigating greenhouse gas emissions. Enhanced green linkages will increase ecological resilience of the Great North Wood – centred around Dulwich core habitat area. Draft NSP policies will seek to minimise carbon dioxide emissions arising from development.
IIA 7 To improve the air quality	✓	-	-	✓	Green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area is generally good benefitting from the lower densities and extensive greenspace. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Draft NSP policies will require adequate management of waste arising from construction and intensified development in accordance with the waste management hierarchy. Minor amount of development proposed is unlikely to have a comparatively significant impact upon waste arising from development and demolition.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	The comparatively minor uplift in employment and residential floorspace is unlikely to place significant additional pressures on the water network. Development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	As a predominantly low density residential suburb Dulwich likely benefits from good quality ground conditions. All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land where applicable.
IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas where they apply. All existing open space is to be retained and the greenspace of Dulwich enhanced by green linkages creating a more legible environment. All development sites will be sensitive to their respective character setting and will seek to enhance the environment they are situated within. Development at NSP35 should carefully consider the sites relation to and setting of Dulwich Park.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓✓	✓	✓✓	✓✓	The thriving biodiversity and existing open space of Dulwich is to be retained and the greenspace of Dulwich enhanced by green linkages creating a more legible environment and green corridors to support biodiversity, in particular the ecological resilience of the Great North Wood – centred around Dulwich core habitat area.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	The majority of the sub-area falls within a Critical Drainage Area, however the minor level of development anticipated in Dulwich is unlikely to have a significant impact upon flood risk or increasing the risk of flooding elsewhere.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Whilst development opportunities in Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	-	✓	✓	Priority of walking, cycling through green links and planned cycle ways, as well as public transport, will reduce pressure on car parking and improve accessibility, thus reducing reliance on the private car.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The two site allocations are reflective of an approach to safeguard the retention of existing community assets in the Grove Tavern Public House (NSP35) and health centre (NSP36), providing important local assets to support the local community. Enhanced green links and planned cycle networks will reduce pressure on car parking and improve accessibility. Potential for extra care homes provision at both site allocations in Dulwich recognises the importance of addressing a local need and ensure development will benefit all groups.

IIA Objectives	East Dulwich	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The area vision for East Dulwich seeks to prioritise the provision of new homes as well as encouraging small shops to complement and improve the employment opportunities and service provision along Lordship Lane, Grove Vale and Forest Hill Road. A wider provision of employment uses will be sensitive to the surrounding residential neighbourhoods and only employment uses which will not harm the amenity of residential properties will be approved.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Provision of a new secondary school on the site of East Dulwich Community Hospital (NSP40) will create a more skilled and educated population delivering improved job opportunities and routes into work.
IIA 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Enhancement of green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. The proposed delivery of a new health centre at the East Dulwich Community Hospital site (NSP40) will provide vital health provision to support the existing and future residential community of East Dulwich. The suburban density zone provides significant amounts of open space for leisure and recreation to encourage social interaction and healthy lifestyles. Improved accessibility to greenspace surrounding NSP38 will improve access to this recreation and leisure provision. More job opportunities generated by employment space uplift and town centre uses which will help reduce poverty as an underlying determinant. The potential for extra care homes provision across the majority of sites within the sub-area recognises the importance of addressing borough-wide needs in a suitable location.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	Dulwich benefits from low-levels of crime and deprivation. Improved permeability and activation of frontages along Lordship Lane, Grove Vale and Denmark Hill Road will promote social interaction and the feeling of public safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Levels of poverty and deprivation are low in this more suburban area with the vision seeking to improve accessibility to housing and widen provision of services supporting the local community. Many of the site allocations are reflective of this approach, including the proposed provision of a new school and health centre (NSP40) and retention of the supermarket use at NSP38, both providing important functions to support a healthy residential community and access to services for all. Green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. Potential for extra care homes provision across the majority of sites within the sub-area would help ensure development serves all groups.
IIA 6 To reduce contributions to climate change	✓	-	-	✓	Green links and planned cycle ways will promote active transport and sustainable modes, improving air quality and mitigating greenhouse gas emissions. Enhanced green linkages will increase ecological resilience of the Great North Wood – centred around Dulwich core habitat area. Dulwich benefits from substantial existing greenspace which mitigate the effects of climate change and urban heat island effect. Priority of walking, cycling and public transport should reduce pressure on car parking and improve accessibility, however use of the private car is still likely to be high and increased delivery of housing may place pressures on public transport and generate additional traffic in the area. Draft NSP policies will seek to minimise carbon dioxide emissions arising from development.
IIA 7 To improve the air quality	✓	-	-	✓	Green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area is generally good benefitting from the lower densities and extensive greenspace. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development. Priority of walking, cycling and public transport will reduce pressure on car parking and improve accessibility, thus reducing reliance on the private car.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Draft NSP policies will require adequate management of waste arising from construction and intensified development in accordance with the waste management hierarchy. Some of the site allocations within East Dulwich (NSP37 and NSP40) indicate the potential retention and reuse of existing buildings, limiting the need for demolition and waste.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	The comparatively low uplift in employment and residential floorspace may place some minor additional pressures on the water network. Development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	As a predominantly low density residential suburb East Dulwich likely benefits from good quality ground conditions. All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land where applicable.
IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas where they apply. Existing open space is to be retained and the greenspace of Dulwich enhanced by green linkages creating a more legible environment. All development sites will be sensitive to their respective character setting and will seek to enhance the environment they are situated within. Proposals at NSP38 should sensitively consider how the development will relate to and enhance the surrounding greenspace.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	The thriving biodiversity and existing open space of East Dulwich will be enhanced by green linkages creating a more legible environment and green corridors to support biodiversity, in particular the ecological resilience of the Great North Wood – centred around Dulwich core habitat area.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan. The sub-area falls within Critical Drainage Area however the comparatively minor level of development anticipated in East Dulwich is unlikely to have a significant impact upon flood risk or increasing the risk of flooding elsewhere.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Whilst development opportunities in East Dulwich are relatively limited, the area has the potential to contribute towards meeting Southwark's housing need. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups. Potential for extra care homes provision across the

					majority of sites within the sub-area recognises the importance of addressing a local need and ensure development will benefit all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	-	✓	✓	Priority of walking, cycling through green links and planned cycle ways, as well as public transport, will reduce pressure on car parking and improve accessibility, thus reducing reliance on the private car.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	The proposed delivery of a new secondary school and health centre at the East Dulwich Community Hospital site (NSP40) will significantly improve social infrastructure provision for the benefit of existing and future residents. Green links and the planned cycle networks will enhance connectivity across the sub-area. Potential for extra care homes provision across the majority of sites within the sub-area recognises the importance of addressing a local need and ensure development will benefit all groups.

IIA Objectives	Elephant and Castle	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under draft NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. Site allocations for the most part allow for the delivery of flexible workspace to provide a diverse range of employment opportunities. The transition away from light industrial uses in some cases (NSP41 and NSP43) could result in the loss of this type of job opportunity, further curation of the employment offer would help manage the risk of creating a one-dimensional local economy. Town centre uses and active frontages proposed across many of the sites within the vision area should create a vibrant urban area which capitalises upon the growing tourism industry of Elephant and Castle, thus helping to generate a more diverse supply of local employment opportunities. Provision of research and education facilities to support LSBU quarter will create a more skilled and educated population and a greater proportion of higher paid jobs in time.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓	✓✓	Provision of research and education facilities to support the LSBU quarter will create a more skilled and educated population. Under draft NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓	✓	✓	✓✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. High density development around Elephant and Castle roundabout will free up space and routes between building plots to improve legibility and promote social interaction. More job opportunities generated by employment space uplift and town centre uses which will help reduce poverty as an underlying determinant. Delivery of a new integrated health hub (NSP41) will ensure sufficient, accessible and higher quality primary and community health services for a growing population.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	New public spaces and the vibrant mix of uses proposed at NSP45 Skipton House and NSP46 Elephant and Castle Shopping Centre sites will deliver two vibrant destinations and hubs of activity which draw together a variety of groups to promote social cohesion and improve safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. New public spaces and the vibrant mix of uses proposed at NSP45 Skipton House and NSP46 Elephant and Castle Shopping Centre site will deliver two vibrant destinations and hubs of activity which draw together a variety of groups and promote social cohesion. Enhanced accessibility and public realm around Elephant and Castle Station will improve access to facilities and opportunities for all. The Southwark Playhouse cultural use will be retained at NSP43. In the short term there will be the loss of a community asset in the Perry Library by proposals for NSP45. There may also be disruptions to local communities from the concentration of largescale redevelopment in a localised area.
IIA 6 To reduce contributions to climate change	-	?	-	✓	Low-line, green links, planned cycle ways and improved access to Elephant and Castle Station will promote active and sustainable transport modes, improving air quality and mitigating greenhouse gas emissions. Enhanced green linkages and new public spaces proposed at NSP45 Skipton House, NSP46 Elephant and Castle Shopping Centre site, and NSP42 Bakerloo Sidings site will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience in the Heygate and Aylesbury local restoration area. Despite excellent public transport links, the Elephant and Castle junction experiences some of the heaviest congestion in the borough – CO2 emissions suffer as a result and these could be exacerbated by accelerated levels of construction and demolition. Draft NSP policies will seek to minimise carbon dioxide emissions from development.
IIA 7 To improve the air quality	-	?	-	✓	Low-line, green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area suffers as a result of congestion at the Elephant and Castle junction, this could be exacerbated by accelerated levels of construction and demolition. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. Draft NSP policies will require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites may provide opportunities to remediate contaminated land, particularly on the former industrial sites, but soil quality is unlikely to significantly improve due to fewer largescale opportunities for additional green space due to the density of the vision area.

IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing open space is due to be retained whilst new public spaces proposed at NSP45 Skipton House, NSP46 Elephant and Castle Shopping Centre site, and NSP42 Bakerloo Sidings site will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant. The Southwark Playhouse cultural use will be retained at NSP43 to safeguard an important cultural asset. In the short term there will be the loss of a community asset in the Perry Library by proposals for NSP45.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	All existing open space is due to be retained whilst new public spaces proposed at NSP45 Skipton House, NSP46 Elephant and Castle Shopping Centre site, and NSP42 Bakerloo Sidings site. Along with green links these will encourage urban greening and landscape enhancements. These provide the opportunity to create new habitats to reinforce the Heygate and Aylesbury ecology local restoration area.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links, planned cycle ways and station access improvements will further promote active transport modes
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	-	✓	✓✓	Provision of community and leisure uses for the benefit of new residents and the existing local community are proposed at NSP45 Skipton House. New public spaces and the vibrant mix of uses proposed at NSP45 Skipton House and NSP46 Elephant and Castle Shopping Centre site will deliver two vibrant destinations and hubs of activity. Green links will enhance connectivity across the sub-area. A new health centre will be delivered at NSP41 Newington Triangle.

IIA Objectives	Herne Hill	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Development will seek to expand and diversify the business cluster around the railway viaducts to deliver a wider provision of local job opportunities and tackle any local unemployment. The single site allocation (NSP50) is reflective of this approach by seeking to contribute to the existing business cluster of Herne Hill by providing at least the equivalent amount of employment floorspace currently on the site and by introducing more intensive uses on site to increase the number of local job opportunities. That said, the limited provision of additional employment floorspace is unlikely to provide a significant uplift in local job opportunities.
IIA 2 To improve the education and skill of the population	-	-	-	-	The lack of employment space or education provision identified is unlikely to significantly improve education or level of skilled workers in Herne Hill, although the relative prosperity of the area perhaps does not necessitate a substantial need.
IIA 3 To improve the health of the population	✓	-	✓	✓	Enhancement of green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. Herne Hill benefits from substantial greenspace assets for leisure and recreation to encourage healthy lifestyles, most notably Brockwell Park. More job opportunities generated by employment space uplift and town centre uses will help reduce poverty as an underlying determinant. Proposals will deliver an improved quality and provision of housing accessible to all groups.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	Herne Hill benefits from comparatively low-levels of crime and deprivation. Improved permeability and activation of frontages along Half Moon Lane, Herne Hill and Norwood Road displaying a vibrant mix of uses will promote social interaction and the feeling of public safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. Vibrant mix of town centre uses and active frontages proposed along Norwood Road, Herne Hill and Half Moon Lane will promote social interaction.
IIA 6 To reduce contributions to climate change	✓	-	-	✓	Green links and planned cycle ways to the north of Herne Hill vision area will promote active transport and sustainable modes, improving air quality and mitigating greenhouse gas emissions. Herne Hill benefits from substantial existing greenspace which mitigate the effects of climate change and urban heat island effect. Proposed new open space towards top of Half Moon Lane will improve this. Priority of walking, cycling and public transport should reduce pressure on car parking and improve accessibility. Draft NSP policies will seek to minimise carbon dioxide emissions arising from development.
IIA 7 To improve the air quality	✓	-	-	✓	Green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area is generally good benefitting from the lower densities and extensive greenspace. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development. Priority of walking, cycling and public transport will reduce pressure on car parking and improve accessibility, thus reducing reliance on the private car.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Draft NSP policies will require adequate management of waste arising from construction and intensified development in accordance with the waste management hierarchy. The minor amount of development proposed and reuse of an existing site is likely to have a comparatively low impact upon waste arising from demolition and development.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	The comparatively low uplift in employment and residential floorspace may place some minor additional pressures on the water network. Development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.

IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land where applicable. NSP50 Bath Trading Estate promotes the re-use of previously developed land and may provide opportunities to improve ground conditions if parts of the site are cleared and redeveloped.
IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas where they apply. All development sites will be sensitive to their respective character setting and will seek to enhance the environment they are situated within. Development at NS50 should carefully consider the sites relation to Brockwell Park.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	The biodiversity and existing open space of Herne Hill will be enhanced by green linkages creating a more legible environment and green corridors to promote biodiversity, supporting the aspirations of the Strategic Habitat Corridor running through the sub-area.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan. The sub-area falls within Critical Drainage Area however the comparatively minor level of development anticipated in Herne Hill is unlikely to have a significant impact upon flood risk or increasing the risk of flooding elsewhere.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Whilst development opportunities in Herne Hill are relatively limited, infill sites have the potential to contribute towards meeting Soutwark's housing need. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Priority of walking, cycling through green links and planned cycle ways, will reduce pressure on car parking and improve accessibility, thus reducing reliance on the private car.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The extensive open space and greenspace assets of Herne Hill will be retained and proposed green links will create a more legible and connected environment.

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

IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. Draft NSP policies will require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites and may provide opportunities to remediate contaminated land, but soil quality is unlikely to significantly improve due to fewer largescale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing green space is due to be retained and the additional public space provided at NSP53 and green linkages proposed will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant. Development will be sensitive to the historical significance of London Bridge and Borough High Street.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	Limited opportunities to enhance biodiversity and greenspace due to the sub-areas density. All existing open space is due to be retained whilst new public space proposed at NSP53 along with green links these will encourage urban greening and landscape enhancements in the ecology restoration zones (River Thames Restoration Zone and Red Cross Gardens - and surrounds Restoration Zone).
IIA 14 To reduce vulnerability to flooding	?	-	-	?	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan. The sub-area falls within a Critical Drainage Area and therefore the impact of substantial development falling within this area would need to be closely investigated to ensure they will not significantly increase the risk of flooding elsewhere. Proposals for multiple developments within a concentrated area could be further investigated to assess their cumulative impact and determine whether any strategic measures to manage surface water could be encouraged through the plan.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links, planned cycle ways and station access improvements will further promote active transport modes.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Delivery and enhancement of London Bridge Health Cluster will provide education and research facilities which will improve skills leading to job opportunities as well as ensuring sufficient, accessible and higher quality primary and community health services for a growing population. Green links will enhance connectivity across the sub-area, promoting healthy lifestyles and improving access to services. All existing open space is due to be retained and an additional open space provided south-west of NSP53 to create more opportunities for leisure and social interaction.

IIA Objectives	Nunhead	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓	✓	✓	-	Development should complement and improve the town centre offer at Evelina Road, Forest Hill Road and Cheltenham Road, including the retention of small shops to provide a broad range of employment opportunities. The limited detailed provision of additional employment floorspace is unlikely to provide a significant uplift in local job opportunities.
IIA 2 To improve the education and skill of the population	-	-	-	-	The lack of employment space or education provision identified is unlikely to significantly improve education or level of skilled workers in Dulwich, although the relative prosperity of the area perhaps does not demonstrate a considerable need.
IIA 3 To improve the health of the population	✓	-	✓	✓	Enhancement of green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. The suburban density zone provides significant amounts of open space for leisure and recreation to encourage social interaction and healthy lifestyles.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	Nunhead benefits from comparatively low-levels of crime and deprivation. Improved permeability and activation of frontages in along Evelina Road and Forest Hill Road will promote social interaction and the feeling of public safety. High quality and inclusive public realm enhancement accessible to all groups will promote an enhanced sense of community.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. A revitalised centre for Nunhead village will create more opportunities for social interaction.
IIA 6 To reduce contributions to climate change	✓	-	✓	✓	Green links and planned cycle ways will promote active transport and sustainable modes, improving air quality and mitigating greenhouse gas emissions. Nunhead benefits from substantial existing greenspace which mitigate the effects of climate change and urban heat island effect. Enhanced green linkages will increase ecological resilience of the Cemeteries centred around Peckham Rye Park core habitat area. Draft NSP policies will seek to minimise carbon dioxide emissions arising from development.
IIA 7 To improve the air quality	✓	-	✓	✓	Green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area is generally good benefitting from the lower densities and extensive greenspace. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development. Priority of walking, cycling and public transport will reduce pressure on car parking and improve accessibility, thus reducing reliance on the private car.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Draft NSP policies will require adequate management of waste arising from construction and intensified development in accordance with the

					waste management hierarchy. The minor amount of development proposed is unlikely to have a comparatively significant impact upon waste arising from development and demolition.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	The comparatively minor uplift in employment and residential floorspace is unlikely to place significant additional pressures on the water network. Development comes with the potential for water-recycling and sustainable water measures. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	As a predominantly low density residential suburb Nunhead benefits from high quality ground conditions. The extensive open space and greenspace assets of Nunhead will be retained and proposed green links will improve ground conditions.
IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas where they apply. All existing open space is to be retained and the greenspace of Nunhead enhanced by green linkages creating a more legible environment. All development sites will be sensitive to their respective character setting and will seek to enhance the environment they are situated within.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓✓	-	✓	✓✓	The thriving biodiversity and existing open space of Nunhead is to be retained and greenspace enhanced by green linkages, creating a more legible environment and green corridors to support biodiversity, in particular the ecological resilience of Cemetery's centred around Peckham Rye Park core habitat area.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	The majority of the sub-area falls within Critical Drainage Area, however the minor level of development anticipated is unlikely to have a significant impact upon flood risk or increasing the risk of flooding elsewhere.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Whilst development opportunities in Nunhead are relatively limited, the sub area has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	-	-	✓	Green links and planned cycle ways will promote active transport modes and reduce reliance on the private car.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓	-	-	✓	The extensive open space and greenspace assets of Nunhead will be retained and proposed green links will create a more legible and connected environment to improve accessibility to services for the local community.

IIA Objectives	Peckham	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under draft NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. Proposed uses and promotion of small business space will help diversify the economy by attracting a variety of different employment types, helping to reduce the rate of unemployment and consequently substantially reduce the levels of poverty. The potential transition away from light industrial uses in some cases, for example NSP57 Copeland Road Industrial Park, could result in the loss of this type of job opportunity, although the anticipated uplift of employment space let as smaller units will attract a variety of different employers and opportunities.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓	✓✓	Under draft NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development. Support for new educational campuses will increase education provision and skills to improve employment opportunities for a wider proportion of Peckham's residents.
IIA 3 To improve the health of the population	✓✓	✓	✓	✓✓	Enhancement of green linkages and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. Higher density development envisaged will free up space and routes between building plots to improve legibility and promote social interaction. Parts of Peckham fall within the most deprived areas within Southwark however increased job opportunities generated by employment space uplift and town centre uses which will help reduce unemployment and in turn poverty as an underlying determinant. Improvement of transport links and connectivity enhancements will improve access to employment opportunities and other facilities for all existing and future residents. Potential for extra care homes provision at NSP57 recognises the importance of addressing borough-wide needs in a suitable location.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	Improved permeability and activation of frontages will open up spaces to promote social interaction and the feeling of public safety. High quality and inclusive public realm enhancement accessible to all groups will promote an enhanced sense of community.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Green linkages and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. Parts of Peckham fall within the most deprived areas within Southwark however increased job opportunities generated by employment space uplift and town centre uses which will help reduce unemployment and in turn poverty as an underlying determinant. There may be disruptions to local communities from the concentration of largescale redevelopment in a localised area. Peckham may be particularly susceptible to the impacts of this type of disruption given the demographic profile of some of its hard-to-reach communities, however the long term benefits of redevelopment should be far reaching and significantly narrow the inequality gap. Potential for extra care homes provision at NSP57 would help ensure development serves all groups.
IIA 6 To reduce contributions to climate change	✓	-	-	✓	Green linkages and planned cycle ways will promote active transport and sustainable modes, improving air quality and mitigating greenhouse gas emissions. These measure will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience of the Ecology Restoration Area (LRA02: Peckham Town Centre, Camberwell Grove Street

					trees and Denmark Hill Station). Draft NSP policies will seek to minimise carbon dioxide emissions from development.
IIA 7 To improve the air quality	✓	-	-	✓	Green linkages and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality could suffer from the effects of accelerated levels of construction and demolition. However, potential transition away from industrial uses proposed at some of the site allocations (NSP57) may improve air quality as well limiting the number of HGV's within the sub-area which should have a positive effect on congestion and emissions. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. Draft NSP policies will require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land, particularly on the former industrial sites, but soil quality is unlikely to significantly improve due to few largescale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing open space is to be retained whilst new open space proposed will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape. The increased densities proposed at many of the site allocations will release pockets of space between building plots for public greenspace which will improve the quality of landscape and create a more legible townscape across the sub-area.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	All existing open space is to be retained whilst new open space is proposed and enhanced green links will encourage urban greening, landscape enhancements and increase ecological resilience of the Ecology Restoration Area (LRA02: Peckham Town Centre, Camberwell Grove Street trees and Denmark Hill Station). There are limited large scale opportunities to enhance biodiversity and greenspace due to the sub-areas density.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan. The sub-area falls within a Critical Drainage Area and therefore the impact of substantial development falling within this area would need to be closely investigated to ensure they will not significantly increase the risk of flooding elsewhere. Proposals for multiple developments within a concentrated area could be further investigated to assess their cumulative impact and determine whether any strategic measures to manage surface water could be encourages through the plan.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	-	✓	✓	Green linkages and planned cycle ways will promote active transport modes which are anticipated to reduce reliance upon the private car.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Support for new educational campuses will increase education provision and skills to improve employment opportunities for a wider proportion of Peckham's residents. Green links and the planned cycle networks will enhance connectivity across the sub-area. Potential for extra care homes provision across several of the of within the sub-area recognises the importance of addressing a local need and ensure development will benefit all groups.

IIA Objectives	Rotherhithe	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Development at Canada Water will transform the centre into a renewed shopping destination with a range of town centre activities including a leisure centre, entertainment facilities and daytime and evening activities around the basin. Under draft NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. Proposals promote the provision of a range of flexible employment spaces suitable for smaller businesses to create a diverse employment base, attracting a variety of different uses to provide a range of local job opportunities which cater to all groups. The transition away from light industrial uses could result in the loss of this type of job opportunity, although the anticipated uplift of employment space will mitigate the loss and ensure a varied employment base. Rotherhithe has enormous potential to provide new housing and commercial space, particularly in and around the Canada Water town centre. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The delivery of King's College campus encompasses teaching and student accommodation alongside a new sixth form college. This development will offer an important facility to educate future generations and substantially increase the proportion of skilled workers in the area, thus improving job opportunities and the proportion of higher paid jobs. The College may also be interested in building more teaching facilities which would provide a valuable facility at Canada Water. Under draft NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.

I/A 3 To improve the health of the population	✓✓	-	✓✓	✓✓	Enhancement of green linkages and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. Higher density development envisaged will free up space and routes between building plots to improve legibility and deliver new public spaces (NSP59 and NSP61) to promote social interaction and cohesion. More job opportunities generated by employment space uplift and town centre uses will help reduce poverty as an underlying determinant. The delivery of a new Health Centre at NSP62 will ensure sufficient, accessible and higher quality primary and community health services for a growing population.
I/A 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	Improved permeability and activation of frontages will open up spaces to promote social interaction and the feeling of public safety. A vibrant mix of uses and high quality inclusive public realm enhancements will be accessible to all groups in order promote sense of community.
I/A 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Green linkages and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. Proposals promote the provision of a range of flexible employment spaces suitable for smaller businesses to create a diverse employment base, attracting a variety of different uses to provide a range of local job opportunities which cater to all groups and improve levels of unemployment as an underlying determinant. There may be disruptions to local communities from the concentration of largescale redevelopment in a localised area due to construction.
I/A 6 To reduce contributions to climate change	-	?	-	✓	Green linkages and planned cycle ways will promote active and sustainable transport modes, improving air quality and mitigating greenhouse gas emissions. Enhanced green linkages and new public spaces (NSP59 and NSP61) will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience in the Old Docks – centred around Rotherhithe core habitat area and the River Thames ecology restoration zone. CO2 emissions may suffer as a result of accelerated levels of construction and demolition. Draft NSP policies will seek to minimise carbon dioxide emissions from development.
I/A 7 To improve the air quality	-	?	-	✓	Green linkages and planned cycle ways will promote active and sustainable transport modes, improving air quality and mitigating greenhouse gas emissions. Transition away from industrial uses should improve air quality as well limiting the number of HGV's within the sub-area which should have a positive effect on air quality.
I/A 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. Draft NSP policies will require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
I/A 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
I/A 10 To maintain and enhance the quality of land and soils	✓	-	✓	✓	All site allocations promote the re-use of previously developed sites may provide opportunities to remediate contaminated land, particularly on the former industrial sites. Given the scale of development anticipated, there will be significant opportunities to deliver a greenspace strategy across the sub-area which will improve the quality of land and soils, particularly on former industrial sites.
I/A 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. Given the scale of development anticipated, there will be significant opportunities to deliver a greenspace strategy across the sub-area to create an enhanced public realm and quality of landscape. Enhanced high-quality public realm should also provide for a much improved engaging townscape which allows for freer movement and social interaction.
I/A 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
I/A 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	Green linkages and new public spaces (NSP59 and NSP61) will encourage urban greening to create an improved public realm and increase ecological resilience in the Old Docks – centred around Rotherhithe core habitat area and the River Thames ecology restoration zone. The strategic habitat corridor and living roof ecology proposals should further improve the areas biodiversity.
I/A 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan.
I/A 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	Rotherhithe has enormous potential to provide new housing and commercial space, particularly in and around the Canada Water town centre. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
I/A 16 To promote sustainable transport and minimise the need to travel by car	✓	-	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Green linkages, planned cycle ways and station access improvements with Canada Water and the planned cycle network connecting with Rotherhithe Station will further promote active transport modes.
I/A 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	The delivery of King's College campus encompasses teaching and student accommodation alongside a new sixth form college. This development will offer an important facility to educate future generations and substantially increase the proportion of skilled workers in the area, thus improving job opportunities and proportion of higher paid jobs. The College may also be interested in building more teaching facilities which would provide a valuable facility at Canada Water. The delivery of a new Health Centre at NSP62 will ensure sufficient, accessible and higher quality primary and community health services for a growing population. Green linkages, planned cycle ways and station access improvements with Canada Water and the planned cycle network connecting with Rotherhithe Station will further promote active transport modes and accessibility to local services.

IIA Objectives	Walworth	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
I/A 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The area vision for Walworth seeks to improve the retail and service offer of Walworth Road and East Street Market shopping environment, including shop front improvements and enhance the development of the low-line adjacent to the historic railway arches, with lively accessible public spaces for creativity, new jobs and retail. Under draft NSP policies this will secure local jobs and opportunities for local businesses to

					tender for procurement. Walworth has the potential to provide a significant number of new homes, particularly in the former Aylesbury Estate where there will be over 4000 new homes, new community facilities and improvements to the street network.
IIA 2 To improve the education and skill of the population	✓	✓	✓	✓	Under draft NSP policies, construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓	-	✓	✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and connect with significant greenspace assets such as Burgess Park. The improvement and expansion of public spaces such as Nursery Row Park will offer additional areas for leisure and recreation which promote social interaction. More job opportunities generated by employment space uplift and town centre uses will help reduce poverty as an underlying determinant. Improvement of sustainable transport links and connectivity enhancements will improve access to employment opportunities and other facilities for all existing and future residents. The potential loss of the gym at NSP64 will be mitigated by the provision of new community facilities outlined in the redevelopment of the Aylesbury Estate.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	-	✓	Improved permeability and activation of frontages, particularly along the low-line route, will open up spaces to promote social interaction and the feeling of public safety. High quality and inclusive public realm enhancement accessible to all groups will promote an enhanced sense of community.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. New public spaces and the mix of uses proposed along Walworth Road and East Street will create vibrant destinations, drawing together a variety of groups to promote social cohesion and encouraging further inward investment. Parts of Walworth are within the most deprived areas in Southwark and these communities may be particularly susceptible to the disruptions of concentrated largescale redevelopment in a localised area, although they also should be the communities who could benefit most in the long term.
IIA 6 To reduce contributions to climate change	✓	-	-	✓	Low-line, green links and planned cycle ways will promote sustainable modes, improving air quality and mitigating greenhouse gas emissions. Enhanced green linkages and new public spaces will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience of the Heygate and Aylesbury development local restoration area. Although improved public transport should help to address congestion particularly around the crossroads in Camberwell, CO2 emissions could still be exacerbated by accelerated levels of construction and demolition. Draft NSP policies will seek to minimise carbon dioxide emissions from development.
IIA 7 To improve the air quality	✓	-	-	✓	Low-line, green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area may suffer in the short and medium term as a result of accelerated levels of construction and demolition, particularly around the Aylesbury Estate. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. Draft NSP policies will require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land but soil quality is unlikely to significantly improve due to few largescale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓	✓✓	Development will be respectful to the designations of conservation areas where they apply. All existing open space is to be retained whilst new open space proposed will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape. The increased densities proposed at many of the site allocations will release pockets of space between building plots for public greenspace which will improve the quality of landscape and create a more legible townscape across the sub-area.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	All existing open space is to be retained whilst new open space is proposed and enhanced green links will encourage urban greening and landscape enhancements. The aspirations of the Heygate and Aylesbury development local restoration area should improve the areas biodiversity.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures elsewhere but this would not be secured through this plan.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	Walworth has the potential to provide a significant number of new homes, particularly in the former Aylesbury Estate where there will be over 4000 new homes, new community facilities and improvements to the street network.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	-	✓	✓	Low-line, green links and planned cycle ways will improve access to local services as well as connections with the nearby underground and rail stations at Elephant and Castle, providing convenient onward travel to destinations across London. These measures should encourage the use of sustainable and active transport modes and limit reliance upon the private car.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓	-	✓	✓	Walworth has the potential to provide a significant number of new homes, particularly in the former Aylesbury Estate where there will be over 4000 new homes, new community facilities and improvements to the street network. Low-line, green links and the planned cycle networks will enhance connectivity across the sub-area to improve accessibility to local services and nearby centres such as Elephant and Castle.



Cabinet Report - Appendix E



## **New Southwark Plan: Area Visions and Site Allocations (Preferred Option)**

## **Habitats Regulations Assessment**

January 2017

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## 1 Introduction

This report presents the findings of a screening exercise undertaken to determine whether stages 2 and 3 of the Habitats Regulations Assessment (HRA) process are needed for the New Southwark Plan: Area Visions and Site Allocations (preferred option). The council has also undertaken a separate Integrated Impact Assessment incorporating a Strategic Environmental Assessment for the document which makes a judgement on the social, economic and environmental sustainability and health impacts of the document.

The New Southwark Plan will form part of Southwark's development plan along with the London Plan and area action plans. It is a regeneration strategy for Southwark and will be used to make decisions on planning applications. While the New Southwark Plan must be in general conformity with the London Plan and the National Planning Policy Framework, it can adapt some of these policies to reflect specific issues in Southwark. It will replace the Core Strategy (2011) and saved Southwark Plan (2010) policies.

The preferred option version of the policies of the New Southwark Plan were consulted on between October 2015 and February 2016. The Area Visions and Site Allocations consultation forms the second part of this preferred option stage, after which the proposed final draft, incorporating the policies, visions and sites, will be prepared and consulted on in late 2017/early 2018.

Area Visions provide the strategic vision for the future of Southwark's distinct places. They set out key infrastructure enhancements, opportunities for public realm and transport improvements and growth opportunities. Area Visions also identify the prevailing character of different places to be renewed, retained or enhanced through new development.

Site Allocations are planning policies which apply to potential development sites of strategic importance. Site Allocations are needed to ensure that when strategic sites come forward for redevelopment they integrate into their surroundings and contribute towards meeting the local area's spatial needs. Site Allocations are also needed to demonstrate the New Southwark Plan has been developed in conformity with the London Plan, which requires boroughs to identify strategic development sites which can meet housing targets and future infrastructure and land use needs.

## 2 The need for Habitats Regulations Assessment

In October 2005, the European Court of Justice ruled that HRA must be carried out on all planning policy documents in the UK. The purpose of HRA of planning policies is to ensure that the protection and integrity of European sites<sup>1</sup> (also known as the Natura

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<sup>1</sup> Strictly, 'European sites' are any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agree the site as a 'Site of Community Importance' (SCI); any classified Special Protection Area (SPA); any candidate SAC (cSAC); and (exceptionally) any other site or area that the Commission believes should be considered as an SAC but which has not been identified by the government. However the terms is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4 (4) of Directive 2009/147/EC (the new wild birds directive) are applied; and to possible SACs (pSACs) and listed RAMSAR Sites, to which the provisions of the Habitats Regulations are applied a matter of government policy (NPPF para 118) when considering development proposals that may affect them. The Natura 2000 network is therefore used in this report in its broadest sense, as an umbrella term for all of the above designated sites.

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 HRA process is carried out in accordance with the Habitat Directive (Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds) and Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the 'Habitats Regulations').

The Habitats Regulations requires that authorities assess the effects of land use plans on European sites to determine whether there will be any 'likely significant effects' (LSEs) on any Natura 2000 sites as a result of the plan's implementation (either on its own or in combination with other plans or projects). If there are LSEs there will be a need for the authority to undertake an Appropriate Assessment to determine whether or not there will be any adverse effects on the sites' integrity.

Guidance from the Department of Communities and Local Government (DCLG) on Appropriate Assessment<sup>2</sup> 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.

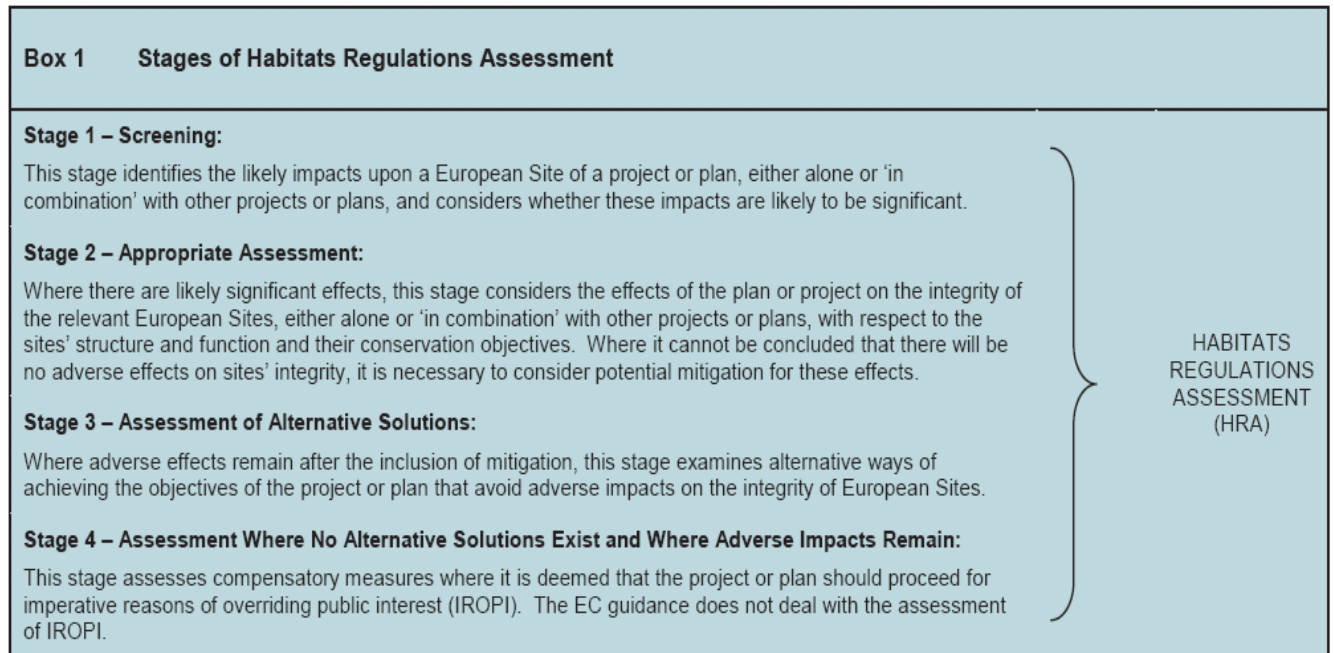
The DCLG guidance summarises the AA process prescribed in Article 6(3) and (4) of the Habitats Directive into three main stages:

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.*

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 HRA are required.

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<sup>2</sup> 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 (LSEs)

The first stage, screening for HRA, will determine if planning policy and guidance documents are likely to have a significant effect on the conservation objectives of the Natura 2000 sites. This will determine whether stages 2 and 3 of the HRA are required. In considering whether the plan policy, guidance or site is likely to have a significant effect on a Natura 2000 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.

When considering the LSEs of a policy, it is recognised that some policy 'types' cannot affect any European sites. Different guidance documents suggest various classification and referencing systems to help identify those policies that can be safely screened out to ensure the HRA focuses on the policies with any potential to result in LSEs. Table 2.1 summarises the characteristics of policies that can usually be screened out.

**Table 2.1 Policy 'types' that can usually be screened out**

Broad Policy Type	Notes
General statements of policy	The European Commission recognises* that plans or plan components that are general statements of policy or political aspirations cannot have significant effects
General design / guidance criteria	A general 'criteria based' policy expresses the tests or expectations of the plan-making body when it comes to consider particular proposals, or relate to design or other qualitative criteria which do not themselves lead to development (e.g. controls on building design).
External plans / projects	Plans or projects that are proposed by other plans and are referred to in the plan being assessed for completeness
Environmental protection policies	Policies designed to protect the natural or built environment will not usually have significant or adverse effects

\* EC, 2000, Managing Natura 2000 sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC April 2000 at 4.3.2

## 4 Methodology

The legal requirement to undertake HRAs is set out in the Habitats Directive. However, there is no standardised method for undertaking an HRA. The council has followed the screening method used on the HRA of the London Plan iterations (2009 and 2013) and also the methodology used to prepare the HRA for the Core Strategy (2011) and subsequent planning documents.

The methodology used is based primarily on the 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).

## 5 Identification of relevant sites

Using the Joint Nature Conservation Committee (JNCC) website<sup>3</sup>, and in line with the methodology employed in the HRA 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, RAMSARS and OMSs 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. Four sites are partially within 10km of Southwark and are set out below:

<sup>3</sup> [www.jncc.gov.uk](http://www.jncc.gov.uk)

**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)

Epping Forest (SAC)

Lee Valley (SPA)

The information for these sites concerning the rationale for EU conservation has been taken from the HRA Screening report on the Consultation replacement London Plan (October 2009) 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.

**Site Description table**

This information has been sourced from the HRA Screening report on the Consultation replacement London Plan (October 2009). The contents of the table were compiled with reference to the sources listed below, and also informed by consultation with Natural England.

- Site name and location  
Obtained from Natural England 'Natura 2000 Forms' and RAMSAR forms from the JNCC website.
- Qualifying Interest (habitats and species)  
Denotes the habitats and species for which the sites have been awarded EU conservation status. It is these qualifying features which the HRA must safeguard. This information is 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.
- Conservation objectives  
Conservation objectives are set by Natural England (NE) to ensure that the obligations of the Habitats Regulations are met, particularly to ensure that there should be no deterioration or significant disturbance of the qualifying features from their condition at the time the status of the site was formally identified. The conservation objectives are also essential in determining whether the effects of a plan or project are likely to have a significant effect on the qualifying interests of the site.

- Site sensitivities  
The key site sensitivities / vulnerabilities for each habitat type were established by reviewing information provided within the conservation objectives for each site and also from site condition monitoring (typically of the underlying Site of Special Scientific Interest (SSSI) designation) and from discussions with Natural England
- Current condition (July 2006 survey)
- Threats  
Information pertaining to the potential threats. From Natura 2000, RAMSAR, and Conservation Objectives forms.

Natura 2000 Site	Location	Qualifying Interest (Habitats and Species)	Conservation Objectives	Site Sensitivities	Current Condition (July 2006 condition survey)	Threats
Wimbledon Common SAC (348.31 ha)	<p>Within GLA boundary</p> <p>The following boroughs are within or adjacent to the European sites:</p> <ul style="list-style-type: none"> <li>• Merton</li> <li>• Wandsworth</li> <li>• Richmond upon Thames</li> <li>• Kingston upon Thames</li> </ul>	<p><i>Lucanus cervus</i> (stag beetle)</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <ul style="list-style-type: none"> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i></li> <li>• European dry heaths</li> </ul>	<p>The conservation objectives for the European interest on the SSSI are to maintain*, in favourable condition, the:</p> <ul style="list-style-type: none"> <li>• European dry heath</li> <li>• Northern Atlantic wet heath with <i>Erica tetralix</i></li> </ul> <p>to maintain*, in favourable condition, the habitats for the population of:</p> <ul style="list-style-type: none"> <li>• Stag beetle (<i>Lucanus cervus</i>)</li> </ul> <p>* Maintenance implies restoration if the feature is not currently in favourable condition.</p>	<p>Water quality – e.g. pollution through groundwater and surface run-off sources</p> <p>Water level – maintenance of water table</p> <p>Heavy recreational pressure</p> <p>Spread of non-native / invasive species</p> <p>Scrub encroachment</p> <p>Atmospheric pollution (nutrient deposition and acidification)</p>	<p>Area favourable 40%</p> <p>Area unfavourable but recovering 59%</p>	<p>Site is located in an urban area and experiences intensive recreational pressure which can result in damage, particularly to the sensitive areas of heathland.</p> <p>Air pollution is also thought to be having an impact on the quality of heathland habitat.</p>
Richmond Park SAC (846.68 ha)	<p>Within GLA boundary</p> <p>The following boroughs are within or adjacent to the European sites:</p>	<ul style="list-style-type: none"> <li>• <i>Lucanus cervus</i> (stag beetle)</li> </ul>	<p>The conservation objectives for the European interest on the SSSI are:</p> <p>to maintain, in favourable condition, the habitats for the population of:</p> <ul style="list-style-type: none"> <li>• Stag beetle (<i>Lucanus cervus</i>)</li> </ul> <p>The conservation objectives</p>	<p>Water level</p> <p>Water quality – nutrient enrichment from fertiliser run-off etc</p> <p>Scrub encroachment (often due to</p>	<p>Area favourable 6%</p> <p>Area unfavourable recovering 8%</p> <p>Area unfavourable no change 86%</p>	<p>Site is surrounded by urban areas and experiences high levels of recreational pressure. This does not directly affect</p>

	<ul style="list-style-type: none"> <li>Richmond upon Thames</li> <li>Kingston upon Thames</li> <li>Wandsworth</li> <li>Merton</li> </ul>		for the Richmond Park proposed Special Area of Conservation are, in accordance with para C 10 of PPG 9, the reasons for which the cSAC was proposed.	<p>undergrazing)</p> <p>Development pressure</p> <p>Spread of introduced non-native species</p> <p>Human disturbance (off-road vehicles, burning (vandalism))</p> <p>Atmospheric pollution e.g. nitrous oxides from vehicle exhausts</p>		the European interest feature however.
Epping Forest SAC	<p>Partially within GLA boundary</p> <p>The following boroughs are within or adjacent to the European sites:</p> <ul style="list-style-type: none"> <li>Waltham Forest</li> <li>Redbridge</li> <li>Enfield</li> </ul>	<p>Annex I habitats that are a primary reason for selection of this site:</p> <ul style="list-style-type: none"> <li>Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrub layer (<i>Quercion robori-petraeae</i> or <i>Ilici-Fagenion</i>)</li> </ul>	<p>The Conservation Objectives for this site are, subject to natural change, to maintain the following habitats and geological features in favourable condition, with particular reference to any dependent component special interest features (habitats, vegetation types, species, species assemblages etc.) for which the land is designated (SSSI, SAC, SPA, Ramsar) as individually listed in Table 1.</p> <p>Habitat Types represented</p>	<p>Water quality – e.g. pollution through groundwater and surface run-off sources</p> <p>Water level – maintenance of water table essential e.g. restrict new drainage ditches around wet woodlands</p> <p>Heavy recreational pressure</p> <p>Spread of non-native / invasive</p>	<p>Area favourable 30%</p> <p>Area unfavourable recovering 34%</p> <p>% area unfavourable no change 26%</p> <p>% area unfavourable declining 10%</p> <p>Reintroduction of pollarding and wood pasture management is helping to reverse the decline of the epiphytic bryophyte population.</p>	<p>Existing air pollution, particularly arising from traffic is thought to contribute to poor condition of parts of the site.</p> <p>Increasing recreational pressure could have an impact on heathland areas.</p>

		<p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <ul style="list-style-type: none"> <li>Northern Atlantic wet heaths with <i>Erica tetralix</i></li> <li>European dry heaths</li> </ul> <p>Annex II species that are a primary reason for selection of this site: <i>Lucanus cervus</i> (stag beetle)</p>	<p>(Biodiversity Action Plan categories)</p> <ul style="list-style-type: none"> <li>Lowland wood pastures and parkland</li> <li>Broadleaved, mixed and yew woodland</li> <li>Dwarf shrub heath</li> <li>Acid grassland</li> <li>Neutral grassland</li> <li>Standing open water and canals</li> <li>Fen, marsh and swamp</li> </ul>	<p>species</p> <p>Scrub encroachment</p> <p>Atmospheric pollution (nutrient deposition and acidification)</p> <p>Development pressure</p>		
<p>Lee Valley SPA / Ramsar (447.87 ha)</p>	<p>Partially within GLA boundary</p> <p>The following boroughs are within or adjacent to the European sites:</p> <ul style="list-style-type: none"> <li>Enfield</li> <li>Waltham Forest</li> <li>Haringey</li> <li>Hackney</li> </ul>	<p>SPA:</p> <p>Over winter:</p> <ul style="list-style-type: none"> <li><i>Botaurus stellaris</i> (bittern)</li> </ul> <p>Over winter:</p> <ul style="list-style-type: none"> <li><i>Anas strepera</i> (gadwall)</li> <li><i>Anas clypeata</i> (shoveler)</li> </ul> <p>Ramsar:</p>	<p>The conservation objectives for the European interest on the SSSI are to maintain, in favourable condition, the habitats for the populations of migratory bird species + of European importance, with particular reference to:</p> <ul style="list-style-type: none"> <li>open water and surrounding marginal habitats</li> <li>Gadwall, Shoveler</li> </ul> <p>*maintenance implies restoration if the feature is</p>	<p>Water quality - eutrophication is a threat, particularly from point source pollution (e.g. sewage outfalls) but also from surface run-off or groundwater pollution and atmospheric deposition</p> <p>Water levels – a high and stable</p>	<p>There are a number of SSSIs contained within the Lee Valley Ramsar site of which Walthamstow Reservoirs, Waltham Abbey and Turnford and Cheshunt Pits are 100% favourable. Walthamstow Marshes are 36% favourable and</p>	<p>Most of the site is in favourable condition, though an increase in recreational use could affect wintering wildfowl numbers.</p> <p>There are currently no factors having a</p>

		<p>The site also qualifies as a Ramsar Wetland of assemblage qualification: A wetland of international importance.</p>	<p>not currently in favourable condition.</p> <p>The Conservation Objectives for the Lee Valley SPA are, in accordance with para C 10 of PPG9 9, the reasons for which the SPA was classified.</p> <p>The SPA includes land within: Amwell Quarry SSSI, Rye Meads SSSI, Turnford and Cheshunt Pits SSSI and Walthamstow Reservoirs SSSI</p>	<p>water table is fundamental.</p> <p>Disturbance to bird feeding and roosting habitat (noise / visual)</p> <p>Siltation (e.g. excessive poaching of lake margins by stock, suspended sediments leading to transport of nutrients)</p> <p>Scrub or tree encroachment (leading to shading, nutrient and hydrological effects)</p> <p>Spread of introduced non-native species</p> <p>Recreational pressure / disturbance (particularly on-water activities with potential to disturb sediment and increase turbidity in lakes)</p> <p>Development pressure</p>	<p>63% unfavourable but recovering.</p>	<p>significant adverse effect on the site's character.</p>
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				Diffuse air pollution from traffic and agriculture.		
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## 6 Appraisal Framework

The policies within the New Southwark Plan: Area Visions and Site Allocation (preferred option) has been analysed to assess whether it would be likely to result in significant adverse impacts on European sites. The Natural England guidance<sup>4</sup> 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 (now abolished), not Development Plan Documents.

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).

<b>Coding used for recording effects/impacts on European Sites</b>
<b>Reason why policy will have no effect on a European Site</b>
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.
<b>Reason why policy could have a potential effect</b>
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.
<b>Reason why policy would be likely to have a significant effect</b>
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 integrity of the site.

A Habitat Regulations Assessment (HRA) screening (stage 1) has been undertaken to assess the impact of the guidance in the New Southwark Plan: Area Visions and Site Allocation (preferred option). This is set out below. The preparation of the plan is considered likely to have no significant adverse effect on the European sites therefore it is deemed to require no further HRA (stages 2 and 3) to be undertaken.

<sup>4</sup> The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations' (2006).

## 7 Screening Analysis of the New Southwark Plan: Area Visions and Site Allocation (preferred option)

This section screens the New Southwark Plan: Area Visions and Site Allocation (preferred option) policy guidance for impacts on Natura 2000 sites. Each area vision and the related sites within the plan has been assessed against the criteria provided in section 6 which itself is based on 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.'

### Analysis

New Southwark Plan Area	Related Site Allocation reference	Why policy will have no impact on Natura 2000 sites	Likely to have an impact	Essential recommendations to avoid potential negative effects on European sites
Bankside and The Borough	NSP01 NSP02 NSP03 NSP04 NSP05 NSP06 NSP07	4, 7	No	None
Bermondsey	NSP08 NSP09 NSP11 NSP12	4, 7	No	None
Blackfriars Road	NSP13	4, 7	No	None

	NSP14 NSP15 NSP16 NSP17 NSP19 NSP20 NSP21 NSP22			
Camberwell	NSP23 NSP24 NSP25 NSP26 NSP27 NSP28 NSP29 NSP30 NSP31 NSP32 NSP33 NSP34	4, 7	No	None
Dulwich	NSP35 NSP36	4, 7	No	None
East Dulwich	NSP37 NSP38 NSP39 NSP40	4, 7	No	None

Elephant and Castle	NSP41 NSP42 NSP43 NSP44 NSP45 NSP46 NSP47 NSP48 NSP49	4, 7	No	None
Herne Hill	NSP50	4, 7	No	None
London Bridge	NSP51 NSP52 NSP53 NSP54	4, 7	No	None
Nunhead	N/A	4, 7	No	None
Old Kent Road	N/A	4, 7	No	None
Peckham	NSP55 NSP56 NSP57 NSP58			

Rotherhithe	NSP59 NSP60 NSP61 NSP62	4, 7	No	None
Walworth	NSP63 NSP64	4, 7	No	None

## **8 Conclusion**

None of the area visions or site allocations within the New Southwark Plan: Area Visions and Site Allocation (preferred option) is likely to have any significant discernible adverse impact on European sites therefore stage 2 (appropriate assessment and ascertaining the effect on site integrity) and stage 3 (mitigation and alternative solutions) of the HRA process are not considered necessary.

### **References**

Habitats Regulations Assessment Screening Report – Consultation replacement London Plan (Spatial Development Strategy for Greater London), October 2009

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Planning for the Protection of European Sites: Appropriate Assessment Guidance for Regional Spatial Strategies and Local Development Documents, DCLG, August 2006.

The Conservation of Habitats and Species Regulations (England and Wales) Regulations DEFRA 2010.

Tyldesley and Associates - prepared for Natural England Guidance - The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations 2006.