

# **Consultation Report**

## **Peckham and Nunhead**

### **Area Action Plan**

#### **Towards a preferred option**

**May 2011**

## CONTENTS

<b>Section</b>	<b>Page</b>
<b>1. Introduction</b>	3
1.1 What is the Peckham and Nunhead Area Action Plan?	3
1.2 What is this consultation report?	3
1.3 How to find your way around this document?	4
1.4 Where to get more information	
<b>2. Stages of consultation</b>	
2.1 What stages of consultation have been carried out so far?	5
2.2 What was consulted on at each stage?	5
2.3 What happens next?	5
<b>3. Sustainability scoping and vision paper consultation</b>	
3.1 Who was consulted and how?	7
3.2 How many comments were received on the sustainability scoping and vision paper?	8
3.3 Summary of responses on sustainability scoping and vision paper	8
<b>4. Issues and options consultation</b>	
4.1 Informal consultation prior to the formal issues and options consultation	11
4.2 Who was consulted and how on the issues and options?	12
4.3 How many comments were received on the issues and options?	19
4.4 Summary of the responses on the issues and options	19
<b>5. Informal consultation on the towards a preferred option</b>	
5.1 Consultation prior to formal towards a preferred option consultation	22
<b>6. Monitoring our consultation</b>	
6.1 Why we monitor our consultation	25
6.2 How we monitor our consultation	25
<b>Appendix A</b>	
Responses and officer comments on the sustainability scoping report	
<b>Appendix B</b>	
Responses and officer comments on the vision paper	
<b>Appendix C</b>	
Issues and options mail out letter	
<b>Appendix D</b>	
List of consultees including statutory consultees	
<b>Appendix E</b>	
List of locations documents were made available	
<b>Appendix F</b>	
Issues and options statutory press notice	
<b>Appendix G</b>	
Summary of questionnaire responses on the issues and options	
<b>Appendix H</b>	
Responses and officer comments of the issues and options	

## 1. Introduction

### 1.1 What is the Peckham and Nunhead Area Action Plan?

The Peckham and Nunhead Area Action Plan (AAP) is a planning document that will help bring long-lasting improvements to Peckham and Nunhead. It does this by making sure that over the next fifteen years we get the right development needed to support a healthy, safe and prosperous community and a fairer future for all in Peckham and Nunhead.

The area action plan will change the planning policies for Peckham and Nunhead, and will control:

- The look and function of the town centre, including the mix of shops and other activities.
- The type of development on the key sites.
- The size and design of new buildings.
- The amount and type of new homes built and where they go.
- The impact of new development on the environment and traffic.
- The community facilities needed to support the increased population.

The area action plan will help fund improvements over the long term by making sure private developers contribute to things like improving public spaces, affordable homes, upgrading public transport and improving community facilities.

The process of developing and preparing area action plans needs to involve the local community, groups and businesses at each stage to ensure that the plan meets the needs of those living and working in Peckham and Nunhead. We are now at our fourth stage of consultation which we call towards a preferred option.

### 1.2 What is this consultation report?

This document explains the consultation that has been undertaken so far on preparing the area action plan and how these comments have been taken into account in preparing the towards a preferred option.

We consult at every stage of preparation of the document in accordance with our statement of community involvement. Our statement of community involvement (SCI) sets out how we will consult on all our planning policy documents and planning applications. It is important that we comply with the requirements in our SCI, and we show how we have met these requirements at each stage in this report. Our consultation plan for the towards a preferred option sets how we will meet the

### 1.3 How to find your way around this document?

Within this consultation report we set out the following:

- Section 1: Introduction to the Peckham and Nunhead AAP and this consultation report.
- Section 2: The stages of consultation we have carried out so far and what happens next
- Section 3: The consultation we carried out on the initial two stages of consultation (the sustainability scoping report and the Peckham Vision paper) and the comments we received.
- Section 4: The consultation we carried out on the third stage of consultation called the issues and options and the comments we received.
- Section 5: How and why we monitor our consultation.

- Appendices: We set out copies of consultation material such as press notices, and all the responses and our officer comments on each stage of consultation so far.

#### **1.4 Where to get more information**

The Peckham and Nunhead Area Action Plan (AAP) and all the documents which support the AAP including our consultation strategy, which explains how we will involve people in preparing the area action plan across all the stages of consultation can be viewed at our website:

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

Copies are also available by contacting the planning policy team at:

Email: [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk) or telephone 020 7525 5471

All the documents are also available to view in our libraries and one stop shops.

## 2. Stages of consultation

### 2.1 What stages of consultation have been carried out so far?

STAGE OF CONSULTATION	WHEN DID IT OCCUR?
Consultation on sustainability scoping report	November 2006 to February 2007
Consultation on Future Peckham vision paper	14 March to 25 April 2008
Consultation on issues and options	1 September to 25 May 2009

### 2.2 What was consulted on at each stage?

The first stage of consultation was the sustainability appraisal scoping report. This document set out the issues that the area action plan will need to address in order to create a sustainable community in Peckham and Nunhead. This has fed into our interim sustainability appraisal for the towards a preferred option, as well as informing the main consultation AAP.

The next stage involved consulting on the Future Peckham Vision paper, which explained the need for and process of preparing the action plan and invited comments on the issues we need to look at. We also consulted on our community involvement strategy (consultation strategy), the officer responses to the consultation on the scoping report and the equalities impact assessment scoping report.

The third stage of consultation was the issues and options consultation. This was the first major stage of consultation. This looked at the issues that need to be tackled in Peckham and Nunhead and ideas for dealing with them. Alongside the issues and options report we consulted on a consultation plan, a consultation report, our refined consultation strategy and our updated equalities and impact assessment scoping report

### 2.3 What happens next?

We are now consulting on the towards a preferred option. Consultation will close on 2 August 2011. We will then look at all the responses we have received and the further evidence and information we have gathered and prepare our next consultation document. Our timetable for the rest of the consultation and preparation of the AAP is set out below.

STAGE OF CONSULTATION	WHEN WILL IT OCCUR?
Consultation on the preferred options	December 2011 to February 2012
Consultation on the publication/submission	September 2012 to November 2012

Submit to the Secretary of State	December 2012
Examination in Public	March 2013
Adoption	October 2013

### 3. Sustainability appraisal scoping and vision paper consultation

#### 3.1 Who was consulted and how?

The following sets out the consultation that has been carried out each of the first two stages of consultation: our sustainability appraisal scoping report and our vision paper. It shows how we met our statutory requirements in and the additional consultation we carried out in accordance with our statement of community involvement.

		Stage in consultation	
		SA/SEA Scoping Report	Vision Paper
<b>Statutory requirement</b>	Mailout to statutory consultees	10 November 2006. We invited comments from Environment Agency, Natural England, English Heritage.	Mail-out 11 March 2008
	Displaying documents at council offices	The Scoping Report was made available at Southwark Town Hall, local libraries and local area housing offices	Vision Paper, EqIA, SA report distributed to all libraries, council offices, Town Hall, one stop shops, housing offices
	Advertisement in local press	An advertisement was published in the South London Press on Friday 29 December 2006.	No advertisement. This is not a statutory requirement.
	Putting document on council website	Made available on website in November 2006.	The Vision Paper, EqIA, Committee Report, Community Involvement Strategy and responses to the scoping report were put on the website in March 2008.
<b>Additional consultation</b>	Written notification to residents and interest groups	A letter explaining the purpose of the scoping report and how it fits into the Peckham and Nunhead Area Action Plan programme was sent to over 2,500 consultees on our mailing list including residents, schools, local traders, local businesses, community groups and voluntary organisations on 10 November 2006.	A letter explaining area action plans and dates for consultation was sent to over 2,500 consultees on our mailing list including residents, schools, local traders, local businesses, community groups and voluntary organisations on 11 March 2008.
	Presentations to community councils	We made announcements of the consultation at Nunhead and Peckham Rye Community Council: 19/9/07; Peckham Community Council: 20/9/07	Nunhead and Peckham Rye Community Council: 26/3/08
	Presentations to area housing offices	We presented to the Nunhead and Peckham Rye Area Forum on 21 September 2007	Peckham Area Housing Forum: 17/4/08, Dulwich Area Housing Forum: 1/5/08
	Presentations to Equalities and Diversity Panel	We attended to the EDP on 15 May 2007 during preparation of the equalities impact assessment scoping report.	
	Presentations to Planning Committee	14 November 2006	18 December 2007
	Translations of documents supplied	None undertaken	None undertaken

		Stage in consultation	
		SA/SEA Scoping Report	Vision Paper
	Consultation comments and officer responses made available	These were made available during consultation on the Vision paper.	These were made available during consultation on the issues and options. Everyone who submitted comments were sent a copy of officer responses in August.
	Follow up letter sent to responders advising of committee dates	N/A	We sent a letter to everyone who commented on 15 August 2008 informing them of the Planning Committee date
	Internal officer consultation	We worked with officers from the Peckham Programme to prepare the scoping report.	The project board was consulted, this included officers from Peckham Programme, Property, Transport, Development Control
	Member briefings	The Executive Member for Regeneration was briefed on the scoping report and approved it for consultation. Local ward councillors were briefed in October/November 2006	The Executive Member for regeneration was briefed on the vision paper and approved it for consultation. Local ward members were also briefed on the Peckham and Nunhead Area Action Plan.
	Attendance at public events	Stall at I Love Peckham Festival (2007 and 2008), Peckham Flavas Event (November 2007), Cossall Estate Spring Event (May 08), The Event (July 08), The Mix Youth Festival (August 2008) where we had leaflets about the projected and asked people to fill in a questionnaire about how they would like Peckham to change.	

### 3.2 How many comments were received on the sustainability scoping report and vision paper?

#### *The sustainability scoping report*

We had 11 groups/individuals responding to the scoping report, making 74 comments.

#### *The Peckham Vision Paper*

We had 24 groups/individuals responding to the Vision paper, making 118 comments.

### 3.3 Summary of responses

#### **Sustainability scoping report**

The responses we received in the sustainability scoping report are set out in full with our officer comments in appendix A. These fed into the preparation of the Vision Paper and the issues and options paper and we have already reported on these responses as part of the issues and options consultation in 2008/2009.

The table below sets out a summary of the responses received and how we took them into account in preparing the Vision Paper and the issues and options report. It has been summarised along the lines of key sections of the scoping report.



*Sustainability scoping report: Summary of comments and our officer responses.*

<b>Issue/Topic</b>	<b>Summary of comment</b>	<b>Our Response</b>
<b>Sustainability appraisal methodology and timetable</b>	It was suggested that we include a brief summary outlining of the purpose of sustainability appraisal at the beginning of the scoping report.	<p>We recognise the importance of technical explanations and have sought to outline the purpose of sustainability appraisal in appendix 1 of the scoping report. This outlines the legal and policy background for sustainability appraisal</p> <p>We have decided to put a lot of technical and background information in an appendix rather than the main document in an effort to help the document an easier and more pleasant read.</p>
<b>Relationship to other plans and programmes</b>	A number of plans were identified that appeared to be omitted in the initial review of relevant plans and programmes which, amongst others, included Planning Policy Statement (PPS) 1(climate change supplement), PPS10, PPS 15, PPS 17, PPS 25, health related planning documents and guidance produced by the Health Urban Development Unit.	<p>The majority of plans identified had not been omitted from the report. The main table in the document, included only a summary of the key plans and programmes whereas appendix 5 included the full list of relevant documents.</p> <p>We do, however, acknowledge that there were some documents not included in the full table, some of which were not available before the scoping report went out for consultation. These documents will be taken into account in the plan preparation process.</p>
<b>Social, economic and environmental context</b>	<p>Many comments were raised regarding the type and quality of baseline information. In particular, it was suggested that we develop the evidence base by reviewing:</p> <ul style="list-style-type: none"> <li>• The demand for retail</li> <li>• The quality and provision of community facilities</li> <li>• The need for larger housing in the Future Peckham Area.</li> </ul>	We will be carrying out research to inform the next stage in the plans development. The research will look at retail patterns and behaviour in the Future Peckham area. It will also improve the background information we currently have on the quality and condition of community facilities and local housing need.
<b>Key sustainability issues</b>	There was a general consensus that the issues identified in the scoping report were the main ones for the area. However it was perceived by some that health, open space and biodiversity issues, and	We recognise that there are a number of issues to be dealt with in Future Peckham. Health, open space and conservation issues, amongst other things will be explored in more detail in the forthcoming issues and options

	conservation issues were not given enough attention.	stage.
<b>Sustainability appraisal framework</b>	Comments were made regarding the style and structure of the scoping report. It was suggested that we include more explanatory information at the beginning of the sections, and where possible making clearer the links between the planning process and the strategic environmental assessment and sustainability appraisal process.	We agree that it was important to make the purpose of each section clear and easily understood. However we maintain that much of the technical information regarding the sustainability appraisal process is likely to remain in appendices to the main report. We will however, try to make it clearer where within documents further information can be found.
<b>Next steps</b>	No comments received.	No action need to be taken.

### **Vision paper**

The comments we received on the vision paper have already been set out in the consultation report for the issues and options consultation. We addressed these comments through the issues and options paper.

Appendix B sets out the full comments we received and our officer comments.

In summary the key points that people raised were:

- The need to not just focus on the area within the town centre, but to address the issues that affect the wider Peckham area.
- The need to improve shopping along Rye Lane and protect independent retailers.
- We need to consider alternative uses on the land around Copeland Road Industrial Estate (Site 71P in the Southwark Plan) as well as its need for a tram depot.
- We need to look at improving and creating public spaces, in particular in front of Peckham Rye Station.
- The importance of creative uses to the area and the need for space for enterprise and exhibitions. The need for affordable studios and work space.
- Importance of conserving heritage and that new development must be of a good design.
- Concern with congestion on local roads and on the quality of walking and cycling routes to different parts of Peckham.
- The need to improve the safety and look of streets, including planting more trees.
- The needs for places for people to meet, including community buildings and cafes.

## 4. Issues and options consultation

### 4.1 Informal consultation prior to the formal issues and options consultation

Between consulting on the Vision Paper and formally consulting on the issues and options paper, we consulted on a draft issues and options paper. We began informally consulting on the issues and options on 1 September 2008. During this time we carried out information consultation on the area action plan to raise awareness about the project and help people to better understand what it is all about, what topics it would cover and how it may affect them. It helped focus people on how they can get involved in the process to get them thinking about what sort of change they would like to see. This coincided with consultation on our core strategy issues and options

We then carried out formal consultation on the issues and options for 8 weeks from 30 March to 25 May 2009. This was 2 weeks longer than our usual 6 week statutory period to take into account the Easter holidays and ensure everyone had enough to comment on the report.

#### *Informal issues and options consultation*

This is the consultation we carried out informally on issues and options.

<b>Date</b>	<b>Event</b>
2007 and 2008	I Love Peckham Festival
November 2007	Peckham Flavas Event
20 September 2008	Stand at the Green Fair for Open House
24 September 2008	Attendance at Dulwich Community Council
September 2008	Peckham Fete
September 2008	Nunhead Family Day
1 October 2008	Nunhead and Peckham Rye Community Council
13 October 2008	Peckham Area Housing Forum
22 October 2008	RSLAG
18 October 2008	Annual Tenants Conference
23 October 2008	Somali Advisory Forum
20 October 2008	Well London
29 October 2008	Peckham Pride of Place and Community Council
30 October 2008	Nunhead and Peckham Rye Area Housing Forum
October 2008	2 page feature in SE15 magazine
October 2008	Peckham Voluntary Sector Forum (PVSF) newsletter article
October 2008	Flyer distributed with PVSF AGM agenda
October 2008	Southwark Life short article
6 November 2008	Stand at Peckham Rye Station
8 November 2008	Aylesham Centre
11 November 2008	Queens Road Station
12 November 2008	Nunhead Pride of Place and Community Council
13 November 2008	Nunhead and Peckham Rye Community Council
15 November 2008	Conversation Cafe in Peckham Pulse
18 November 2008	Peckham CRAG meeting
19 November 2008	Peckham Society
22 November 2008	Peckham Power Company
22 November 2008	Evolution Quarter Residents Association

November 2008	SE15 Magazine article
9 December 2008	Bellenden Road Neighbourhood Group meeting
10 December 2008	Astbury Road Area Residents Association meeting
December 2008	Southwark Life Magazine article
13 January 2009	Town centre walkabout with Benedict O’Looney and Eileen Conn
14 January 2009	Nunhead and Peckham Rye Community Council
20 January 2009	Choumert Grove residents question and answers session
17 January 2009	PNAAP Leaflets handed out at the AGM
24 January 2009	Sierra Leone Community Forum
4 February 2009	Peckham Town Centre Management meeting
Ongoing	Facebook
September 2008 to date	Southwark website
10 November 2006, 11 March 2008, 25 July 2008	Mail out to everyone on the planning policy mailing list.

#### 4.2 Who was consulted and how on the issues and options?

We met and exceeded the statutory requirements of our statement of community involvement. We carried out extensive consultation on the issues and options to try and engage as many people and different groups as possible.

We set out below the different types of consultation we carried out. We have split this into.

- Summary of consultation carried out to include our statutory requirements
- Specific outreach work we carried out in the AAP
- Press coverage on the AAP

##### *Summary of issues and options consultation*

	<b>Type of consultation</b>	<b>Further information</b>	<b>Date</b>
<b>Statutory consultation</b>	Mail out to statutory consultees	Mail out to planning policy mail list which includes all the statutory consultees. This included two page summary of issues and options and details of where to view documents. The letter is set out in appendix C. Appendix D sets out all our statutory consultees.	25 March 2009
	Displaying documents at council offices.	The AAP and supporting documents were displayed in all our council offices, libraries and one stop shops listed in E.	From 1 <sup>st</sup> September 2008 onwards.
	Advertisement in local press	We put a statutory notice in the Southwark News. A copy of this is provided in appendix F.	26 March 2009.
	Putting document on council website	We continually updated our website to always have most recent information about the AAP on our website and report	From 1 September 2008 onwards.

		and supporting documents.	
<b>Additional consultation</b>	Mail out to all consultees	Everyone on the planning policy mailing list. This includes over 2500 local residents, businesses and groups as well as statutory consultees. The letter is attached in appendix C.	25 March 2009
	Mail out to businesses in SE15 (from Southwark Business Directory	This was an additional mail out to everyone in Southwark Business Directory.	17 April 2009.
	Mail out to landowners of key development sites.	Within this mail out we set out a key guide to the options.	17 April 2009.
	16 Outdoor banners produced and installed in 16 different locations across Peckham and Nunhead.	These provided information on the AAP and how to get involved.	March to May 2009.
	A4 and A5 posters publicising the PNAAP consultation were put up on notice boards. across SE15, as well as at libraries, Peckham Pulse, council buildings and some surgeries, chemists where they would take them. We also had them up in some shop windows in Peckham town centre.	These provided information on the AAP and how to get involved.	March to May 2009.
	We prepared an 8 page newsletter summarising the PNAAP issues and options for distribution at events and public locations.	This provided information on the AAP and we distributed this at the events, stall and meetings we attended.	March to May 2009.
	Press release on March 16	This provides information on the AAP.	16 March 2009.
	Twitter.:	"The future of Peckham is in your hands - Send us your comments on the Peckham and Nunhead Area Action Plan. <a href="http://tinyurl.com/dxdf6m">http://tinyurl.com/dxdf6m</a> "	13 April 2009.
	The council's media bulletin.	We promoted the PNAAP consultation events twice in our media bulletin	27 March and first week of April 2009.
	Radio.	South City Radio documentary programme: broadcast 15th April 2009 (see outreach information)	15 April 2009
	Radio	Regular advert aired on South City Radio during April 2009	April 2009
	Radio interview	Cllr Noblet (Executive Member	21 May

		of Regeneration during the issues and options consultation gave an interview on South City Radio.	2009.
Other websites		<ul style="list-style-type: none"> <li>• We also had information about PNAAP and consultation dates/inviting comments on the following websites: <ul style="list-style-type: none"> <li>○ Peckham Voluntary Sector Forum (PVSF) advertised the PNAAP issues and options consultation</li> <li>○ Article on Whtvr website (with information on PNAAP and link to Represent website (encouraging young people to have their say))</li> </ul> </li> </ul>	March to May 2009.
Peckham Community Council		Took part in Pride of Place workshops on Regenerating Central Peckham	12 November 2008
Nunhead and Peckham Rye Community Council		5 minute presentation with questions on the Core Strategy and AAP as part of Pride of Place.	14 January 2009
Nunhead and Peckham Rye Community Council		Quick update on AAP, mentioning next meeting will be themed around AAP with workshops.	20 January 2009
Choumert Square Residents		Meeting to discuss PNAAP and emerging options.	25 February 2009
Nunhead and Peckham Rye Community Council		<p>10 minute presentation given outline of what PNAAP is, what it covers, timeframes etc. Followed by 20minute workshops in small groups, then a report back after the break.</p> <p>A written report was included in the agenda pack.</p>	16 March 2009
Peckham Community Council		<p>10 minute presentation giving outline of what PNAAP is, what it covers, timeframes etc.</p> <p>Followed by 20minute</p>	21 March 2009

		workshops in small groups, then a report back after the break.  A written report was included in the agenda pack.	
Evolution Quarter Residents Association		This was a local residents association at which we spoke for 5 minutes raising awareness of the document.	25 March 2009
Peckham Town Centre Management Group		Made a presentation to the members of the Peckham TC management group.	30 March 2009
Rye Lane Station flyering		Handing out leaflets to commuters during evening rush hour.	3 April 2009
Aylesham Centre stall		Stall outside Aylesham Centre with displays and leaflets.	6 April 2009
Nunhead and Peckham Rye Community Council		5 minute update on PNAAP. Update on consultation, issues and options report has been published. Mentioned upcoming events. Agenda pack included a report setting out how issues brought up in the workshops at previous community council have been covered in the issues and options report. It had quick guide to issues and options, information on upcoming events and where to view the documents.	9 April 2009
Rye Lane Station flyering		Handing out newsletter during evening rush hour.	15 April 2009
Rye Lane Station flyering		Handing out newsletter during morning rush hour.	16 April 2009
Nunhead and Peckham Area Housing Forum		Short presentation followed by discussion.	18 April 2009
Aylesham Centre stall		Stall outside Aylesham Centre with displays and leaflets.	20 April 2009
Unity Centre drop-in exhibition		Displays and leaflets to takeaway.	21 April 2009
Muslim Celebration event		Had a stall with displays and leaflets.	22 April 2009
Peckham Cinema stall		Had a stall in the foyer during the Silver Screen festival targeting seniors.	23 April 2009
Nunhead Business Association		Attended with Amanda Lloyd and highlighted the document was out for consultation.	27 April 2009
Peckham Community Council		Update on consultation, issues	29 April

	and options report has been published. Mentioned upcoming events. Agenda pack included a report setting out how issues brought up in the workshops at previous community council have been covered in the issues and options report. It had quick guide to issues and options, information on upcoming events and where to view the documents.	2009
Peckham Cinema stall	Had a stall in the foyer during the Silver Screen festival targeting seniors.	20 April 2009
Bellenden Residents Group	Displays and discussion on PNAAP.	30 April 2009
Nunhead Station flyering	Handing out newsletter to commuters.	2 May 2009
Energy themed workshop with Peckham Power	In partnership with Peckham Power about energy use, renewable energy and what might be achievable in Peckham. Had displays about PNAAP.	5 May 2009
Camberwell College of Arts stall	Stall with displays in student cafeteria. Had a scribble wall on which students could write comments and feedback.	5 May 2009
Business event at Peckham Library	Focussed on businesses within the Town Centre with displays.	6 May 2009
Camberwell College of Arts stall	Stall with displays in student cafeteria. Had a scribble wall on which students could write comments and feedback.	6 May 2009
Peckham Square POD event	For a few hours in the afternoon the Peckham Peace Pod was used to raise awareness of the PNAAP with people being interviewed inside the pod about Peckham while officer spoke with passerby's.	6 May 2009
Nunhead and Peckham Rye Community Council	15minute presentation on PNAAP and how it covers Nunhead area. Report included in agenda pack.	7 May 2009
Nunhead workshop at Old Nun's head	This was organised at request of community council. With displays and presentation followed discussion.	9 May 2009
Unity Centre drop-in	Displays and leaflets to	11 May



	exhibition	takeaway.	2009
	Nunhead Station flyering	Handing out newsletter to commuters.	12 May 2009
	Sumner TRA	Invited to present and talk about the PNAAP and development in the area.	12 May 2009
	Peckham Youth Forum	Met with Peckham Youth forum to discuss the PNAAP and what it meant for them.	16 May 2009
	Nunhead drop-in session at Nunhead Library	Drop in session with displays and leaflets.	19 May 2009

### **Outreach work**

To try and engage with as many groups as possible in Peckham and Nunhead we worked with some of our partners to try and reach more people and let them know about the AAP. In particular we tried to reach groups that we often find hard to reach and who historically do not usually comment on our planning documents. Examples of some of the work we did are set out below.

#### South City Radio (2009)

We commissioned South City Radio (previously Radio Peckham) to train students from the Harris Girls Academy. Six students were trained in radio production and journalism before undertaking a program of consultation for Southwark's PNAAP issues and options document. The result was "Peckham 2020: The Vision" a documentary that explores community need for redevelopment and regeneration.

- The documentary was broadcast on 15th April 2009 at 9pm on Rerezent and sister station South City Radio (which has an adult listenership).
- As part of the project the students interviewed their fellow students as well as members of the community.
- Over 100 residents contributing to the PNAAP
- High percentage of 'hard-to-reach' residents included in process (refugees, NEET young people and others)
- Broadcast documented process and encouraged further participation.
- The documentary was rebroadcast on 21 May 2009 (2-3pm) as part of South City Radio's 87.7FM license month (ie. larger audience). This was as part of a show which featured an interview with Cllr Paul Noblet to discuss the vision for Southwark, the PNAAP the comments that were raised in the documentary (we have a copy of this on the DVD from Eclectic productions).
- South City Radio also launched the Rerezent website, aimed at young people. The PNAAP was advertised on the website and there was a space for young people to leave messages (we have copies of these on the DVD from Eclectic productions).
- We also commissioned a short jungle advertising the PNAAP consultation that was played out 20 times over April 2009.

#### Covo – primary school students (2009)

- We engaged Covo to work with primary school children and get feedback on the proposals.
- They ran a series of workshops with 245 year 5 and 6 students from 10 schools.
- The workshops were designed to creatively engage students, get them to reflect on their experiences of living in Peckham, and provide meaningful feedback.

### BME groups (2009-2010)

- We commissioned Peckham Voluntary Sector Forum to undertake outreach work that targeted BME groups in Peckham. They ran a series of workshops tailored for different ethnic groups, explaining the AAP issues and options and using Planning for Real techniques to reflect on the area and how it may change. The workshops were designed to improve people's understanding of the AAP and get meaningful feedback, both through completed questionnaires and reports written up of each meeting.
- The following meetings took place:
  - Mixed meeting of community leaders from French and African speaking communities, refugees and asylum seekers, Turkish Cypriot, Kurdish and Middle Eastern women, Ghanaian, Nigerian, Sierra Leone and Caribbean – 1 July 2009
  - Parents forum with representative from Nigerian, Asian and Caribbean communities – 12 November 2009
  - Turkish Cypriot community – 25 October 2009
  - Ghanaian community – 24 November 2009
  - Sierra Leone communities
  - Caribbean communities
- We have put the response we received through the Peckham Voluntary Sector Forum into our consultation database and provided officer comments on the responses. These are set out in appendix G.

### Press coverage

In addition to the consultation set out above the AAP was covered by the press in the following articles:

- SE15 magazine article: October 2008 – had quick guide
- The Peckham Society News Winter 2008/09 – article on meeting held on 19 November 2008
- South London Press Article “How do you want your area to look?” 14 April 2009 – had details of website and consultation:
- PVSF Forum News April 2009 – article on PNAAP consultation and how to get involved with consultation dates
- Southwark News Article: 7 May 2009 – included interview of planning policy officer on PNAAP:
- Southwark Life May 2009– under events section were details of the consultation with link to website. Brief feature in the Regeneration article of May's Southwark Life
- SE22 magazine article: May 2009 article on PNAAP consultation with dates and website
- PVSF Forum News August 2009 – article about ethnic communities and concerns over sites
- PVSF Forum News March 2010 – “Southwark Council Says Thank You” Article about how comments will be taken into account, thanking people for their comments and where to from here. Also in same edition was an article about the PVSF outreach workshops.
- PVSF Forum News: Jan/Feb 2011 edition – there was a brief article on the latest consultation with revised timetable as well as details of events. Also there was an article/interview with Cllr Colley on Regeneration Nunhead and Peckham
- Whtvr.org magazine April 2009 – aimed at young people. Small section under events about PNAAP consultation and link to Represent website

### 4.3 How many comments were received on the issues and options?

We received:

- 105 questionnaire responses
- 28 letters/emails written responses
- Two outreach reports – COVO consultation and PVSF outreach consultation.

### 4.4 Summary of responses on the issues and options

Appendix F sets out a summary of the comments we received by questionnaire broken down into question. The key information the questionnaire responses showed is:

- 89% agreed with the vision
- 78% agreed with the issues we set out
- View on amount of housing growth was very mixed. 43% felt we should increase the amount, 57% felt we should limit housing but encourage renewal of existing housing
- 77% want more business space
- 72% want more retail space and bigger shop units
- 89% want more restaurant, cafes and non-food shops
- 62% want street markets moved to new locations
- 80% want the town centre one-way traffic reviewed
- Mixed view on the 3 conservation areas we suggested. Between 28% and 39% supported the different conservation areas
- 69% prefer high growth options, 18% low growth and 13% limited growth
- Opinions varied on the amount of growth on individual sites from high to low growth

#### Quality of the document

Photos of all development sites would be useful to provide clarity about the site and surrounding area. We have included these in towards a preferred option (TPO)

The options are difficult to interpret. We have made the options simpler in TPO

Document explaining links between the different Southwark planning documents. This will be in the background papers and is also available on the web [www.southwark.gov.uk](http://www.southwark.gov.uk) in the planning policy section.

#### Consultation

Suggestions for an event are being taken forward as an NLA conference.

Specific people were concerned about being consulted, we have followed these up individually.

There were concerns about the inclusivity of consultation. This has been addressed through the consultation plan.

#### Data

LAA targets comparisons have been included in the background papers.

Including Neighbourhood profile information has been taken forward in the PNAAP TPO and background papers where relevant.

## **Visions**

Comments on how areas should look and be are set out in the visions in section 3 and also in the design section of section 4.

## **Arts and culture**

Replication of the artistic features in Bellenden would improve Nunhead and Peckham. There were suggestions for sculptures and artistic street furniture. We will consider these at the preferred option stage when we choose an approach and set out how to implement our policies.

## **Shopping**

There were many comments about the shopping quality and types of shops in Peckham town centre and Rye Lane. Two options have been set out for further consultation to consider the issues raised.

Shop front improvements were popular amongst many of the comments. This has been included in section 4 as part of the policies.

Flexibility to change retail to housing has been considered and where appropriate included in section 4 as part of the policies.

Less takeaways were suggested. Options for hot food takeaways have been set out for consultation in section 4 for comment.

Comments about markets have been addressed through the markets policy in section 4.

Protection of shops outside town centres

## **Leisure**

There were many views about the location of the cinema. section 4 sets out options for further consultation.

Support for libraries has been taken forward through the leisure options in section 4.

Support for new hotels has been considered as part of the options for leisure and the town centre set out in section 4.

## **Community**

There was support for Nunhead Community Centre. This has been followed up in the site suggestions in section 5.

There were concerns and support for religious premises. The policy has been continued as set out in the core strategy in section 4.

Improving current medical centres has been addressed in the policy in section 4 through proposals to the Lister health centre.

Concerns about provision for young people and sports facilities have been addressed in section 4 policy on youth facilities and sports facilities.

Protect and improve green and open spaces for all users has been addressed through the open spaces and the sites of importance for nature conservation policies in section 4.

Improved leisure facilities generally has been addressed through the options in section 4.

## **Housing**

More family housing has been addressed through the policy option for more family housing in line with the core strategy in section 4.

More gardens has been addressed through a policy in section 4.

Supports for student housing on specific sites have been considered in section 5 as part of the site allocations.

### **Environmental quality**

There were many comments about improving Peckham High street and Rye Lane particularly where the dirt, noise, mess and general environment impacted on the shopping experience. We have set out visions and policies to address this. We will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies.

There were suggestions for sculptures and artistic street furniture. We will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies.

There were suggestions that we should be clearer on required and best practice environmental standards and also issues such as flooding. These are mainly covered in the core strategy so we have not repeated them in the PNAAP document as they are not area specific. Where they are area specific such as comments on energy and open space we have set out policies in section 4.

### **Transport**

More public transport and improvements to public transport both trains and buses, the bus station and smarter travel initiatives have been addressed through the visions and policies in sections 3 and 4. We will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies. It will be particularly important to work with TfL on many of these issues as they are responsible for many of the services and roads.

Improvements to Peckham Rye station were raised by many people. We have set out proposals in sections 3 and 4 and we will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies. It will be particularly important to work with TfL on many of these issues as they are responsible for many of the services.

Improvements to Nunhead station were raised. We have set out proposals in sections 3 and 4 and we will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies. It will be particularly important to work with TfL on many of these issues as they are responsible for many of the services.

Suggestions for different car parking provisions have been addressed through options in section 4. We will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies.

Speeding traffic will need to be considered at the preferred option stage when we choose an approach and set out how to implement our policies at a detailed level.

Accessibility and the streets being difficult to manage with a buggy will need to be considered at the preferred option stage when we choose an approach and set out how to implement our policies at a detailed level.

### **Design and heritage**

Suggestions for new conservation areas have been taken forward through the proposals and consultation on 2 new conservation areas.

There were comments about all of the density options. The low and medium options have been taken forward in section 4 with a few sites having taller buildings.

### **Site feedback**

Specific comments on sites have been addressed in the new site suggestions. There is a table linking the consultation on sites at the different stages in the background paper.

## 5. Informal consultation on the towards a preferred option

### 5.1 Consultation prior to formal towards a preferred option consultation

We continued to carry out consultation and increase aware of the Peckham and Nunhead AAP in the lead up to the towards a preferred option. The feedback and discussions we had have fed into the preparation of the towards a preferred option.

We did the following as part of this informal continuous consultation.

#### *Informal towards a preferred option consultation*

Updated our web pages	Throughout the process	Continuous
Flyers distributed at events	Flyers telling people about the AAP	Continuous
Unity Centre drop-in exhibition	Displays and leaflets to takeaway. Joint event with Licensing department.	1 July 2009
Nunhead and Peckham Rye Traffic and Transport Sub Group	Update on PNAAP, how it can address traffic management around the town centre.	12 October 2009
Atwell TRA AGM	Discussion on the AAP	18 October 2009
Rye Lane Station Action Group	Presentations around different issues to do with the station and surrounding land. Presentation on the station square and how it links in with wider strategy for the area and a presentation on the AAP.	10 September 2009
Nunhead and Peckham Rye Traffic and Transport Sub Group	Update on parking study and PNAAP.	17 November 2009
SE15 Creative Network	Presentation on PNAAP and role of creative industries followed by discussion.	16 December 2009
Peckham Town Centre Forum	There were PNAAP displays and then discussions on a range of issues including development and regeneration.	13 July 2010
Peckham Town Centre Forum	Continuation of discussions at previous events.	2 September 2010
Nunhead and Peckham Rye Traffic and Transport Sub Group	No specific agenda item.	18 September 2010
NLA Investing in Southwark event	Cllr Colley (Cabinet member for Regeneration) did presentation on Peckham and Nunhead as well as there being information in prospectus	7 October 2010
My City Too! Open House weekend event in Peckham Square	Discussion with young people and public on regeneration and the use of vacant and derelict sites.	14 October 2010
Futurama Talk at Peckham Space	Discussion about the AAP.	23 October 2010

Urban design town centre walkabout followed by Peckham Town Centre Forum	There was a walkabout through Peckham town centre looking at public realm, sites and development issues and ideas. This was followed by discussions at the Peckham Town Centre Forum.	15 November 2010
Cooperative House residents	Met and went through PNAAP, what it is, what it covers, timetable etc...	27 November 2010
Preview Peckham event, Bussey Building	Displays and discussion on regeneration and PNAAP. This was designed to introduce the emerging ideas that could be in the preferred options, to continue momentum due to delays in PNAAP consultation. Was an opportunity for early input into preferred options and prepare people for formal consultation.	30 November 2010
Preview Peckham event, Bussey Building	Displays and discussion on regeneration and PNAAP. This was designed to introduce the emerging ideas that could be in the preferred options, to continue momentum due to delays in PNAAP consultation. Was an opportunity for early input into preferred options and prepare people for formal consultation.	10 February 2011
Nunhead and Peckham Rye Traffic and Transport Sub Group	Feedback on preview Peckham workshops and suggest possibility of having next sub group meeting focussing on PNAAP traffic and transport issues.	19 February 2011
Sustainable Peckham event at Peckham Settlement	Drop in session with displays and 1-1 discussions. Focus on Peckham neighbourhoods north of the town centre.	2 March 2011
Peckham Community Council	5 minute presentation and some questions. Gave out event flyers.	3 March 2011
Nunhead and Peckham Rye Community Council	10minute presentation plus a series of questions, jointly with Cllr Colley and Eileen Conn. Regeneration themed meetings. Displays and discussions during the break.	10 March 2011
PVSF Forum meeting	There was a couple announcements/explanation of it and I had a display - spoke to about 4 people 1-1 and handed out flyers.	10 March 2011
Clifton TRA meeting	10 mins talk and 15mins questions. Was only item discussed.	17 March 2011
Enterprising Peckham (local economy seminar)	There were a series of brief presentations followed by grouped discussions. Display material on	19 March 2011

	PNAAP and related issues and emerging preferred options.	
Future Nunhead event	There were displays and a map on which people wrote their suggestions. Also comments forms.	31 March 2011
Peckham Society meeting, Old Waiting Room	Peckham Society organised. Series of talks about town centre heritage and historic buildings.	31 April 2011
Peckham Town Centre liaison meeting	Officers and traders coming together to discussion issues around town centre, short and long-term. Included brief overview of what PNAAP is and how fits in.	7 April 2011



## **6. Monitoring our consultation**

### **6.1 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 respondees. This is particularly important for an area such as Peckham and Nunhead which is very varied and includes many traditionally hard to reach groups such as young people. We want to ensure the final AAP policies meet the needs of those living, working and visiting Peckham and Nunhead.

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.

### **6.2 How we monitor our consultation**

After every stage of consultation we look at the different people and groups that have commented in the planning document and look back over the events and consultation activities we carried out to see whether we should have targeted more or different groups. We feed this into our planning for the next stage of consultation. We want to try and encourage people from all groups and areas to get involved in the AAP. This includes people across all nine protected characteristics groups including different ethnic, age and religious groups. It also includes involving people from different organisations to include local residents, local voluntary and community sector groups, local businesses and traders, landowners, statutory consultees such as the Environment Agency and developers.

As an example, at this stage of consultation we have identified that we need to involve local businesses, traders and landowners more in the preparation of the AAP. It is important that by the final stage of consultation on the document, we are confident that we can deliver the AAP vision including developing an implementation and infrastructure plan for all the key developments and proposals sites. Therefore we are holding an event in conjunction with New London Architecture to engage local landowners and developers to get involved with the AAP and help us to deliver it vision and objectives.

# **Towards a Preferred Option**

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

### **CONSULTATION STRATEGY**

**MAY 2011**

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

**For more information**

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

## Contents

Section	Page
1. Introduction	3
2. What is the process and when can I be involved?	4
3. Tailoring consultation to the Peckham and Nunhead area	9
4. How we will communicate with and listen to local people	15
5. What resources do we have to make it happen?	19
<b>Appendix A</b> What are the legal requirements for consultation?	20
<b>Appendix B</b> Who needs to be involved and how can we target them?	21
<b>Appendix C</b> List of local publications and websites	34
<b>Appendix D</b> Useful contacts and websites	35

## 1. Introduction

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

The area action plan will look at the long-term needs of the Peckham and Nunhead area and cover things like:

- improving transport so that Peckham and Nunhead are easier places to access and areas to move around
- improving the town centre so that it provides local people and visitors with a variety of shopping and leisure activities
- improving access to the range of training and skills on offer to residents to ensure they have opportunities to get jobs
- providing children and young people with quality places to learn and achieve the best of their ability
- providing a mix of new good quality and affordable homes
- strengthening the presence of creative and cultural industries
- conserving Peckham and Nunhead's important assets such as open spaces and buildings of special character
- improving the quality of the local environment

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

### What is this strategy for?

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

After reading this strategy you will know:

- the steps in preparing the Peckham and Nunhead Action Plan and when you can have your say (this is explained in section 2)
- how your involvement will influence decisions made on the Peckham and Nunhead Action Plan (this is explained in section 2)
- what is different about Peckham and Nunhead and how we will cater for this when involving local people (this is explained in section 3)
- who is likely to be affected by the Peckham and Nunhead Action Plan and how we will involve these groups and people (this is explained in section 3)
- the ways we will pass on information and listen to local people (this is explained in section 4)
- how we will provide you with feedback if you make comments (this is explained in section 4)
- how we will monitor our consultation to make sure it is effective and exceeds our legal requirements (this is explained in section 4)
- what resources we have to make this strategy happen (this is explained in section 5)

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

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

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

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

<p><b>Evidence gathering</b> September 2006 to January 2009</p> <p>This involved gathering information about the Peckham and Nunhead area and understanding the key issues affecting the area's future.</p>	<p><b>At this stage we prepared:</b></p> <ul style="list-style-type: none"> <li>• A scoping report for consultation setting out what needed to be considered by the plan to make sure it is sustainable</li> <li>• Tables setting out the information we have on the Peckham and Nunhead area and what this means for the future of the area</li> <li>• A Vision Paper outlining what it is we are trying to do</li> <li>• Consultation strategy (this document)</li> <li>• Reports to the Planning Committee and Executive Member for Regeneration</li> </ul>	<p><b>We have already:</b></p> <ul style="list-style-type: none"> <li>• Presented a Scoping Report at the February 2007 Peckham Community Council and Area Forum and Nunhead Peckham Rye Community Council and Area Forum</li> <li>• Presented the Vision Paper at the April 2008 Peckham Area Housing Forum, May 2008 Dulwich Area Housing Forum and the March 2008 Nunhead and Peckham Rye Community Council Meetings</li> <li>• Raised awareness about the action plan by having a stall at the Love Peckham Festival (2007 and 2008), Peckham Flavas Event (November 2007) and the Peckham Fete and Nunhead Family Day (September 2008)</li> <li>• Hosted a stall at the Green Fair as part of the Open House weekend (September 2008)</li> <li>• Raised awareness of the Issues and Options report at Annual Tenants meetings, Sierra Leone Community Group, and stalls at Aylesham Centre and outside Peckham train station (October – December 2008)</li> <li>• Held workshops at local schools</li> <li>• Started a consultation project with South City Radio</li> <li>• Put information about the project up on the council website</li> <li>• Written to everyone on our mailing list about the project on the 10<sup>th</sup> November 2006, 11<sup>th</sup> March 2008 and the 25<sup>th</sup> of July 2008.</li> </ul> <p><b>You have had your a say by:</b></p> <ul style="list-style-type: none"> <li>• Commenting on the scoping report</li> </ul>
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**What happens during this stage and how can you get involved?**

<p><b>Stage</b></p> <p>2011</p> <p>We have introduced this stage to ensure that we fully consult on the wide range of appropriate options before we select the preferred option.</p>	<p>have a preferred option or a number of options for each theme.</p> <p style="text-align: right;">↙</p> <p><b>What needs to be decided at this stage?</b></p> <ul style="list-style-type: none"> <li>• The Peckham and Nunhead and Peckham Rye Community Council and Planning Committee's make comment on the issues and options paper, which we will consider and respond to</li> </ul> <p>The Executive Member for Regeneration makes the final decision as to whether the issues and options paper is ready for consultation and will also agree the consultation strategy and the consultation plan for this stage</p>	<ul style="list-style-type: none"> <li>• Write to people, groups and organisations on our mailing list about the consultation</li> <li>• Hold events, exhibitions and/or workshops (see section 4)</li> </ul> <p><b>You can have your say by:</b></p> <p>Commenting on the issue and options by writing to us and/or attending a meeting or workshop where these are discussed</p>
<p><b>Preferred Option</b></p> <p>December 2011 to February 2012</p> <p>This involves identifying the best option for achieving the vision for Peckham and Nunhead based on the pros and cons of each possible option and feedback from local people.</p>	<p><b>At this stage we prepare:</b></p> <ul style="list-style-type: none"> <li>• A paper setting out the preferred option and the reasons for choosing it over other options</li> <li>• A report accompanying the issues and options paper setting out the sustainability issues</li> <li>• An equalities impact assessment (stage 2)</li> <li>• A report on the sustainability of the preferred options</li> <li>• A consultation plan for this stage</li> <li>• Reports to the Community Council, Planning Committee, Executive and Council Assembly on the preferred options and comments received on the issues and options together with our responses to them</li> <li>• A database of your comments and our responses</li> </ul> <p style="text-align: right;">↘</p>	<p><b>We will:</b></p> <ul style="list-style-type: none"> <li>• Present at the Peckham and Nunhead and Peckham Rye Community Councils and attend other meetings</li> <li>• Publicise the preferred options consultation</li> <li>• Write to people, groups and organisations on our mailing list about the consultation</li> <li>• Hold events, exhibitions and/or workshops (see section 4)</li> </ul> <p><b>You can have your say by:</b></p> <ul style="list-style-type: none"> <li>• Commenting on the issue and options by writing to us and/or attending a meeting or workshop where these are discussed</li> </ul> <p style="text-align: right;">→</p>
<p><b>Preferred Option</b></p> <p>The Executive decides whether to approve the preferred options for consideration by the council assembly, based on the reports presented to it and all comments that have been received through consultation</p> <p>Council assembly makes the final decision as to whether the preferred options are ready for consultation, based on the reports and all comments that have been made. It will also agree the consultation strategy and the consultation plan for this stage</p> <p style="text-align: right;">↓</p>	<p><b>What needs to be decided at this stage?</b></p> <ul style="list-style-type: none"> <li>• The Peckham and Nunhead and Peckham Rye Community Councils and Planning Committees will make comments, which we will consider and respond to</li> <li>• The Executive decides whether to approve the preferred options for consideration by the council assembly, based on the reports presented to it and all comments that have been received through consultation</li> <li>• Council assembly makes the final decision as to whether the preferred options are ready for consultation, based on the reports and all comments that have been made. It will also agree the consultation strategy and the consultation plan for this stage</li> </ul>	<p><b>We will:</b></p> <ul style="list-style-type: none"> <li>• Present at the Peckham and Nunhead and Peckham Rye Community Councils and attend other meetings</li> <li>• Publicise the preferred options consultation</li> <li>• Write to people, groups and organisations on our mailing list about the consultation</li> <li>• Hold events, exhibitions and/or workshops (see section 4)</li> </ul> <p><b>You can have your say by:</b></p> <ul style="list-style-type: none"> <li>• Commenting on the issue and options by writing to us and/or attending a meeting or workshop where these are discussed</li> </ul>



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

<p><b>Stage</b></p> <p><b>Publishing the draft plan</b></p> <p>September to November 2012</p> <p>Following feedback, the preferred option will be written up in detail as the area action plan for Peckham. This will be submitted to the Secretary of State and will be examined by an independent inspector who will decide whether or not we can adopt the plan and if any changes need to be made.</p>	<p><b>At this stage we prepare:</b></p> <ul style="list-style-type: none"> <li>• The draft area action plan for Peckham</li> <li>• A revised equalities impact assessment (stage 2)</li> <li>• A final report on the sustainability of the draft plan</li> <li>• A consultation plan for this stage</li> <li>• Reports to the Community Council, Planning Committee, Executive and Council Assembly on the draft plan and comments received on the preferred options together with our responses</li> <li>• A database of your comments and our responses</li> <li>• A statement which explains all the consultation undertaken and how this meets legal requirements</li> <li>• Send any comments you make on the draft plan to the Secretary of State for consideration by an independent inspector</li> </ul>	<p><b>We will:</b></p> <ul style="list-style-type: none"> <li>• Present at the Peckham and Nunhead and Peckham Rye Community Councils and attend other meetings</li> <li>• Publicise the draft plan consultation and dates of the Examination in Public, if one is held</li> <li>• Write to people, groups and organisations on our mailing list about the consultation and the Examination in Public, if one is held</li> <li>• Hold events, exhibitions and/or workshops (see section 4)</li> </ul> <p><b>You can have your say by:</b></p> <ul style="list-style-type: none"> <li>• Commenting on the draft plan by writing to us and/or attending a meeting or workshop where these are discussed.</li> <li>• Your written comments will be considered by an independent inspector.</li> <li>• Attending the Examination in Public, if the Secretary of State decides one should be held.</li> </ul>
<p><b>What needs to be decided at this stage?</b></p> <ul style="list-style-type: none"> <li>• The Peckham and Nunhead and Peckham Rye Community Councils and Planning Committees make comments, which we will consider and respond to</li> <li>• The Executive decides whether to approve the draft plan for consideration by the council assembly, based on the reports presented to it and all comments that have been received through consultation</li> <li>• Council assembly makes the final decision as to whether the draft plan is ready to be submitted to the Secretary of State, based on the reports and all comments that have been made. It will also agree the consultation strategy and the consultation plan for this stage</li> <li>• An independent inspector appointed by the Secretary of State will examine the draft plan and all comments received on it and decide whether or not it should be adopted and what changes need to be made to it.</li> </ul>		
<p><b>Adoption</b></p> <p>By October 2013</p> <p>Once the Secretary of State has approved the plan the council will adopt and start using it.</p>	<p><b>At this stage we prepare:</b></p> <ul style="list-style-type: none"> <li>• The final plan, making any final changes required by the independent inspector</li> <li>• Copies of the inspector's report on the draft plan</li> <li>• Reports to the Community Council, Planning Committee, Executive and Council Assembly on the outcomes of the examination of the draft plan by the inspector</li> <li>• An equalities impact assessment on any changes made</li> <li>• A sustainability assessment of any changes made</li> </ul>	<p><b>We will:</b></p> <ul style="list-style-type: none"> <li>• Present at the Peckham and Nunhead and Peckham Rye Community Council and attend other meetings</li> <li>• Publicise the adoption of the plan</li> <li>• Write to people, groups and organisations on our mailing list about the adoption of the plan</li> </ul> <p><b>You can have your say by:</b></p> <ul style="list-style-type: none"> <li>• Making comments to the Peckham and Nunhead and Peckham Rye Community Council, Planning Committee, Executive or Council</li> </ul>



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

		<p>Assembly.</p> <ul style="list-style-type: none"> <li>You will not be able to suggest changes to the plan at this stage.</li> </ul>
	<p style="text-align: center;">↓</p> <p><b>What needs to be decided at this stage?</b></p> <ul style="list-style-type: none"> <li>The council must make any changes the inspector requires. No further changes can be made.</li> <li>The final plan is presented to the Peckham and Nunhead and Peckham Rye Community Council and Planning Committee for comment</li> <li>The Executive decides whether to the final plan should be presented to the council assembly for formal adoption</li> <li>Council assembly makes the final decision to formally adopt the plan</li> </ul>	<p style="text-align: center;">↓</p>

### 3. Tailoring consultation to Peckham

#### What is different about Peckham?

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

The table below sets out information on people living within the Peckham and Nunhead and Peckham Rye Community Council Areas. In all, it is estimated that there are 61,814 people living in the area, almost 25% of the total borough population<sup>1</sup>.

Characteristic	Issues for consultation
<p><b>Age<sup>1</sup></b></p> <ul style="list-style-type: none"> <li>• Peckham has a young population compared to the rest of the borough and has the highest number of under 15 year olds than any other area.</li> <li>• Peckham has the lowest proportion of older residents.</li> <li>• Nunhead and Peckham Rye has the second highest proportion of older people in the borough.</li> </ul>	<ul style="list-style-type: none"> <li>• Younger people may be reluctant to attend meetings in the evening because of safety concerns, yet they are an important voice. Consultation will need to target youth, this could include attending schools and youth forums in the area and using techniques that would appeal to young people.</li> <li>• Older people may not feel safe to attend meetings in the evening or there may be a lack of respect for their views. Meetings should be held at accessible times and information be provided in easily accessed locations. Groups that represent the interests of older people should also be targeted.</li> </ul>
<p><b>Ethnicity</b></p> <ul style="list-style-type: none"> <li>• Peckham has the highest number of Black residents and the second highest proportion of Chinese residents in Southwark</li> <li>• Peckham has the lowest number of White British and Asian Residents in Southwark</li> <li>• Nunhead and Peckham Rye has the highest number of mixed groups in the borough and the second highest proportion of Black Caribbean residents</li> </ul>	<ul style="list-style-type: none"> <li>• Minority ethnic groups may need translators and interpreters if English is not their first language. Information should avoid jargon and legal terms. Groups that represent ethnic groups in the area should be targeted.</li> </ul>
<p><b>Country of birth</b></p> <ul style="list-style-type: none"> <li>• Peckham has the lowest number of people born in England</li> <li>• In Nunhead and Peckham Rye, over two-thirds were born in England, which is higher than average in Southwark</li> </ul>	<ul style="list-style-type: none"> <li>• At the very least, all written information will include details of the council's interpreter and translation service but in appropriate circumstances information will be translated into languages spoken locally.</li> </ul>
<p><b>Religion</b></p> <ul style="list-style-type: none"> <li>• About two-thirds of people in Peckham and Nunhead are Christians.</li> <li>• Nunhead and Peckham Rye has the second highest number of Jewish people</li> </ul>	<ul style="list-style-type: none"> <li>• The needs of different religious groups may not be well understood and there may be restrictions on how certain individuals can get involved. There may also be fear of discrimination preventing</li> </ul>

<sup>1</sup> ONS, mid year estimate 2006

Characteristic	Issues for consultation
<p>in Southwark but the lowest proportion of Sikh people.</p> <ul style="list-style-type: none"> <li>• Peckham has the highest number of Buddhists and second highest proportion of Muslims compared to other community councils.</li> <li>• At the 2001 Census, 65% of people identified as being Christian, which is close to the Southwark average.</li> <li>• 4% identified as being Muslim compared to 7% across Southwark,</li> <li>• There were a very small number of people identifying as Buddhist, Hindu or Jewish</li> </ul>	<p>people having their say. Contact with faith groups and forums will be important as well as holding events at accessible times and in appropriate venues.</p>
<p><b>Lone parents</b></p> <ul style="list-style-type: none"> <li>• At the 2001 Census, 8% of households in the area were lone parent households with dependent children, compared with 10% across Southwark.</li> </ul>	<ul style="list-style-type: none"> <li>• Lone parents may not be able to afford child minding to attend meetings. A variety of consultation techniques should be used. Another option is to provide childcare at meetings or reimburse part of the cost of childcare and travel for the low waged.</li> </ul>
<p><b>People with disabilities</b></p> <ul style="list-style-type: none"> <li>• At the 2001 Census, 13% of people in the area identified as being disabled (having a limiting long term illness). This compares to 16% across Southwark.</li> </ul>	<ul style="list-style-type: none"> <li>• Venues for meetings and exhibitions will need to be accessible. Information will need to be provided in a variety of formats such as audio, large print. Sign-language interpreters may also be needed at meetings.</li> </ul>
<p><b>Employment</b></p> <ul style="list-style-type: none"> <li>• At the 2001 Census, 4.5% of people identified as being unemployed, compared to 6% in Southwark.</li> <li>• Most of those in employment had full time jobs, however 6.5% of residents were in part-time work.</li> <li>• 10% of people identified as being students, compared to 13% across Southwark.</li> <li>• 27% of residents were not economically active, compared to 34% in Southwark.</li> <li>• 6% of people are retired, compared to 8% across Southwark.</li> <li>• May 2007 data from the Department of Works and Pensions reveals approximately 14% of residents in the area are claiming income benefits of some kind.</li> </ul>	<ul style="list-style-type: none"> <li>• The unemployed or low waged may not be able to afford to travel to meetings or obtain information. Information should be provided free of charge to all residents. An option is to reimburse residents for travel to meetings if they are low waged.</li> <li>• Shift workers may not be able to come to meetings during the evenings, a variety of meetings times should used. This could also include lunch time events for workers.</li> <li>• Information should be available outside business hours. Email will provide an effective way of communicating with people outside of business hours.</li> </ul>

### Who is likely to be affected by the Peckham and Nunhead Area Action Plan?

To make sure that the plan and vision for the future of the Peckham and Nunhead area is successful everyone that has an interest in the Peckham and Nunhead area needs to be involved. This is because we need to make sure that we include all of the issues, discuss all

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of the options and understand everyone's ideas for making the Peckham and Nunhead area a better place.

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

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

### **General barriers to involving people**

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

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

### **Considering other consultation carried out in the Peckham and Nunhead area**

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

- **The Southwark Plan and the Core Strategy:** these are the main planning documents setting out the rules that development across the borough needs to meet. This includes a vision for Peckham town centre;

- **Peckham Action Area Supplementary Planning Guidance:** this document looked at new development in Peckham should take place. It was not formally adopted after consultation as the area action plan is being prepared instead;
- **Peckham and Nunhead Area Action Plan:** this has so far been about identifying the main issues for the Peckham area and identifying a vision for Peckham;
- **Consultation on the Core Strategy:** we consulted on the Core Strategy from July 2008 to March 2010. This period overlapped with the Peckham and Nunhead Area Action Plan issues and options consultation which was carried out from September 2008 to May 2009. The Core Strategy has been formally adopted and replaces the Southwark Plan. This document sets out set out the kind of place we want Southwark to be in the future and affects everyone living, working and visiting Southwark.

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

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

As well as past consultation we need to consider what other projects will take place at the same time as the Peckham and Nunhead Area Action Plan and involve consultation. A number of other planning documents are being prepared at the same time, including the

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Core Strategy for Southwark. We need to coordinate consultation on these documents to avoid repetition and confusion. It is important that the area action plan is used as the tool for informing and involving local people in all decisions about the long-term future of the Peckham and Nunhead area.

Plans are being prepared for each community council area including Peckham and Nunhead and Peckham Rye Community Councils that will set out the priorities of the council and its partners for each area over a three year period.

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

### Our commitments to involving local people are to:

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

### We will be clear with local people about the following:

- How feedback will be used to make decisions and what has already been decided.
- What the outcomes of the area action plan will be; how these affect local people and change the local area (the wider Peckham and Nunhead area, not just Peckham town centre).
- The limitations of the area action plan and what it cannot do.
- How the area action plan will pull together projects to improve Peckham and Nunhead and make sure what's planned happens.
- How agreed or proposed developments yet to be built will be affected. The area action plan will build on change that is already happening in the area.
- How consultation on the area action plan will feed into preparing the core strategy for Southwark which is being prepared at the same time.

### What will happen at each stage of the process?

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

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

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

At each stage we will look at carrying out a variety of consultation exercises. These may include:

- Giving presentations at the Peckham and Nunhead and Peckham Rye Community Councils and Area Housing Forums, and where necessary meet other local groups and organisations such as youth forums, schools and multi-faith forums.



- Providing council's call centre with up-to-date information and the community with accurate phone numbers so that key information can be given over the phone.
- Taking part in local public events and exhibitions.
- Putting articles in local newsletters and press, including SE15.
- Publishing information on our website and other local websites.
- Producing and distributing summary leaflets and flyers.
- Displaying all documents in libraries, one-stop-shops and local council offices.
- Briefing and keeping community involvement officers and other council officers up to date.
- Sending out letters (or email if preferred) to our mailing list explaining what is happening, where people can get information from, who to contact for more information and how they can have their say.
- Contacting key local groups, organisations, agencies by phone if necessary to encourage their involvement.
- Providing support on how to make written comments. Using questionnaires along side more formal comment forms has been shown to improve the number and range of people responding.

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

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

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

- Training workshops for the public and council officers on planning.
- Placing information and notices in public buildings, local notice boards, pubs, bars, shops, bus stops and tube stations.
- Having a regularly updated display, such as in a shopping centre, library or leisure centre.
- Arts programme especially with young people.
- Family fun day.
- Historical walks.
- Cycling tours.
- Make video booth to record people's views.
- Film/video by local college to be screened at events.
- Computer generated film showing how the Peckham area may look in the future that can then be given away on DVD.
- Working with schools to get children and young people involved in the area action plan process as part of the curriculum.
- Drawing and writing competitions with schools, describing the Peckham area in the future. Prizes awarded at consultation events, design competition at local groups, leaflet.
- Having virtual notice boards, virtual forums, on line representation forms and questionnaires on our website.
- Using text messaging service.
- Conversation cafe's

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## Other ways of hearing people

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

### **ACTION!! If you:**

**Know about local meetings where people want to know about the Peckham and Nunhead Area Action Plan**

**Know about any events and/or exhibitions that are being held in and around the Peckham and Nunhead area**

**Know about any local publications or websites that are used by local people**

**Have any other ideas about how we can consult with local people about the Peckham and Nunhead Area Action Plan**

**Let us know about it!!**

## How we will provide you with feedback if you make comments

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

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

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

We will make sure that:

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

## Monitoring our consultation

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

We will do this by collecting information on:

- the number of people who attend meetings, events and send in written comments.
- their gender, age, ethnicity, disability, sexual orientation and religion/belief (this will be done anonymously).
- How satisfied you are with your involvement and what you thought about the different techniques we used.

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

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

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

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

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

### Staff

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

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

- Community Involvement and Development Unit on how to target hard to reach groups
- Social Policy Unit on to ensure equality issues are addressed in the preparation of the action plan
- Community engagement officers working group on how to contact hard to reach groups
- Communications officers from within the council
- Housing and resident involvement officers on how to involve local residents

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

### Existing meetings, events and publications

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

- Peckham and Nunhead and Peckham Rye Community Councils and Area Housing Forums
- Publications such as Southwark Life and SE15 newsletter (see **Appendix C** for a full list)
- Websites such as “whatever” (see **Appendix C** for a full list)
- Existing networks such as Peckham Voluntary Forum (PVSF), Youth Providers Network and Multi-Faith Forum (see **Appendix B** for a full list)

### Other resources

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

## Appendix A – What are our legal requirements?

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

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

The minimum we must do by law is:

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

*(Regulation 25, of the Town and Country Planning (Local Development) (England) Regulations 2004).*

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

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

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

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

### To find out more go to:

PPS 12

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

Southwark’s Statement of Community Involvement

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

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

Type of Consultee	Name of Consultee	How we target them	Target
<ul style="list-style-type: none"> <li>• Neighbouring boroughs</li> </ul>	<ul style="list-style-type: none"> <li>• London borough of Lambeth</li> <li>• London borough of Lewisham</li> <li>• London borough of Croydon</li> <li>• London borough of Bromley</li> </ul>	<ul style="list-style-type: none"> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from Lewisham at the issues and options stage and/or preferred options stage.</li> <li>• Meet with Lewisham Council about the area action plan before the end of the preferred options stage</li> </ul>
<ul style="list-style-type: none"> <li>• National and local heritage associations and groups</li> </ul>	<ul style="list-style-type: none"> <li>• English Heritage</li> <li>• Southwark Heritage Association</li> <li>• Peckham Society</li> </ul>	<ul style="list-style-type: none"> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from English Heritage and the Peckham Society at the issues and options and/or preferred options stage.</li> </ul>
<ul style="list-style-type: none"> <li>• National, regional and local environmental associations and groups</li> </ul>	<ul style="list-style-type: none"> <li>• Natural England</li> <li>• Environment Agency</li> <li>• Southwark Friends of the Earth</li> <li>• Wildlife Trust</li> </ul>	<ul style="list-style-type: none"> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from Natural England and the Environment Agency before the end of the preferred options stage.</li> </ul>
<ul style="list-style-type: none"> <li>• Regional government and regional governmental bodies</li> </ul>	<ul style="list-style-type: none"> <li>• Government Office for London</li> <li>• Greater London Authority</li> <li>• London Development Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from each of these groups before the end of the preferred options stage.</li> </ul>

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Type of Consultee	Name of Consultee	How we target them	Target
<ul style="list-style-type: none"> <li>National and regional transport agencies and providers</li> </ul>	<ul style="list-style-type: none"> <li>Highways Agency</li> <li>Transport for London</li> </ul>	<ul style="list-style-type: none"> <li>To meet and involve these groups at Issues and Options and Preferred Options Stages.</li> <li>Send Email and letter updates to our mailing list.</li> <li>Send progress update at least before the beginning of each consultation period.</li> <li>An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> </ul>	<ul style="list-style-type: none"> <li>To receive comments from each of these groups at issues and options stage and preferred options stage.</li> </ul>
<ul style="list-style-type: none"> <li>Regional and local health authorities and partnerships</li> </ul>	<ul style="list-style-type: none"> <li>Southwark Primary Care Trust</li> <li>Healthy Southwark Partnership</li> <li>Southwark Public Involvement Group</li> </ul>	<ul style="list-style-type: none"> <li>Send Email and letter updates to our mailing list.</li> <li>Send progress update at least before the beginning of each consultation period.</li> <li>An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> </ul>	<ul style="list-style-type: none"> <li>To receive comments from the Primary Care Trust (PCT) at the issues and options and/or preferred options stage.</li> <li>Meet with the Primary Care Trust at the issues and options and preferred options stage.</li> </ul>
<ul style="list-style-type: none"> <li>Regional emergency services and local crime and safety groups</li> </ul>	<ul style="list-style-type: none"> <li>Metropolitan police authority</li> <li>British Transport Police</li> <li>London Fire and Emergency Planning Authority</li> <li>London Fire Brigade</li> <li>London Ambulance Service</li> <li>Southwark Police Consultative Group</li> <li>Crime Concern Trust</li> <li>Safer Community</li> <li>Safer Southwark Partnership</li> </ul>	<ul style="list-style-type: none"> <li>Send Email and letter updates to our mailing list.</li> <li>Send progress update at least before the beginning of each consultation period.</li> <li>An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> </ul>	<ul style="list-style-type: none"> <li>To receive comments from to Southwark police consultative forum and the Safer Southwark Partnership at issues and options stage and preferred options stage.</li> </ul>
<ul style="list-style-type: none"> <li>Utility providers</li> </ul>	<ul style="list-style-type: none"> <li>Thames Water Property Services</li> </ul>	<ul style="list-style-type: none"> <li>Send Email and letter updates to our mailing list.</li> </ul>	<ul style="list-style-type: none"> <li>To receive comments from Thames Water Property Services at issues and options stage and</li> </ul>

Type of Consultee	Name of Consultee	How we target them	Target
		<ul style="list-style-type: none"> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> </ul>	preferred options stage.
<ul style="list-style-type: none"> <li>• Housing providers and housing groups</li> </ul>	<ul style="list-style-type: none"> <li>• Southwark Housing Association Group</li> <li>• House Builders Federation</li> <li>• Family RSL</li> <li>• Guinness Trust</li> <li>• Hexagon RSL</li> <li>• Hyde RSL</li> <li>• London Quadrant Housing Trust</li> <li>• Metropolitan Housing Trust</li> <li>• Cambridge House</li> <li>• Peabody Trust</li> <li>• Presentation RSL</li> <li>• South London Family RSL</li> <li>• Ujima</li> <li>• Wandle RSL</li> <li>• ARHAG</li> <li>• Housing for Women</li> <li>• Central and Cecil Housing Trust</li> <li>• Lambeth and Southwark Housing Society</li> <li>• Samuel Lewis Knights Court</li> <li>• Habinteg</li> <li>• Octavia Hill Housing trust</li> <li>• Southwark and London Diocesan Housing Association</li> <li>• Anchor Sheltered Housing</li> <li>• ABC Southwark Housing Co-op</li> </ul>	<ul style="list-style-type: none"> <li>• To meet with each RSL owning land in the Peckham and Nunhead area at Issues and Options Stage.</li> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Make presentations and conduct workshops at the Area Housing Forum.</li> </ul>	<ul style="list-style-type: none"> <li>• To raise awareness of the Peckham and Nunhead AAP.</li> <li>• To receive comments from the Southwark Housing Association Group at Issues and Options Stage and Preferred Options Stage.</li> </ul>
<ul style="list-style-type: none"> <li>• Local residents and residents groups</li> </ul>	<ul style="list-style-type: none"> <li>• Peckham Vision</li> <li>• Peckham and Nunhead and</li> </ul>	<ul style="list-style-type: none"> <li>• Inform through local newsletters and press (a list of local publications and websites is</li> </ul>	<ul style="list-style-type: none"> <li>• To raise awareness of the Peckham and Nunhead AAP.</li> </ul>



Type of Consultee	Name of Consultee	How we target them	Target
	Peckham Rye Area Housing Forums • Southwark Group of Tenants Association • Bellenden Residents Group • Peckham Residents' Network	contained within Appendix C) • Email Peckham Residents' Network • Participate at local events • To host a stall at the annual Tenants Conference. • Place information on community noticeboards. • Meet with Resident Involvement Officers to discuss how we involve residents • Make presentations and conduct workshops at the Peckham and Nunhead and Peckham Rye Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Send progress update at least before the beginning of each consultation period. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers • Carry out Exhibitions and produce displays in local public assembly areas and buildings and at local events. • Each document that is produced will be displayed in libraries, one-stop shops and local council offices. • At least one leaflet or flyer for the Issues and Options Stage, Preferred Options Stage and Publishing the Draft Plan Stage will be produced and distribute to	• To receive comments from the local residents such as the Bellenden Residents Group, Peckham Area Housing Forum and Nunhead and Peckham Rye Area Housing Forum at Issues and Options Stage and/or Preferred Options Stage. • To host a workshop or series of workshops that meaningfully involves local residents before the end of the Preferred Options Stage.

Type of Consultee	Name of Consultee	How we target them	Target
<ul style="list-style-type: none"> <li>Local businesses</li> </ul>	<ul style="list-style-type: none"> <li>Southwark Education Business Alliance</li> <li>SEBA Enterprise Forum (SEF)</li> <li>Nunhead Business Association</li> <li>Local traders</li> </ul>	<p>local libraries, one-stop shops and area housing offices and other public venues</p> <ul style="list-style-type: none"> <li>Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>Participate at local events</li> <li>Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> <li>Contact local businesses and traders and involve them at the Issues and Options Stage and Preferred Options Stage</li> <li>Send Email and letter updates to our mailing list.</li> <li>Send progress update at least before the beginning of each consultation period.</li> <li>An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers</li> </ul>	<ul style="list-style-type: none"> <li>To receive comments from local businesses and business groups such as the Nunhead Business Forum at the Issues and Options Stage and/or Preferred Options Stage.</li> <li>To host a workshop or series of workshops that meaningfully involves local businesses and traders before the end of the Preferred Options Stage.</li> </ul>
<ul style="list-style-type: none"> <li>Local environmental and amenity groups</li> </ul>	<ul style="list-style-type: none"> <li>CRISP</li> <li>Groundwork Southwark</li> <li>London Wildlife Trust</li> <li>Southwark Biodiversity Partnership</li> <li>The Rye Land and Station Action Group</li> </ul>	<ul style="list-style-type: none"> <li>Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>Participate at local events</li> <li>Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> <li>Send Email and letter updates to our mailing list.</li> <li>Send progress update at least before the beginning of each consultation period.</li> </ul>	<ul style="list-style-type: none"> <li>To receive comments from local environmental and amenity groups at the Issues and Options Stage and/or Preferred Options Stage.</li> </ul>

Type of Consultee	Name of Consultee	How we target them	Target
		<ul style="list-style-type: none"> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers.</li> </ul>	
<ul style="list-style-type: none"> <li>• Local black and minority ethnic community</li> </ul>	<ul style="list-style-type: none"> <li>• African Heritage Association</li> <li>• African Regeneration Association</li> <li>• African Root Men's Project (ARMPRO)</li> <li>• Aylesbury Turkish Women's Group</li> <li>• Association of Minority</li> <li>• Black Elderly Group Southwark</li> <li>• Caribbean Ecology Forum</li> <li>• International Ass of African Women</li> <li>• Educational Alliance Africa</li> <li>• Ethno News</li> <li>• Multi-lingual Community Rights Shop</li> <li>• Sierra Leone Community Forum</li> <li>• Somali Health and Education Project</li> <li>• South Asian Elderly Organisation</li> <li>• South East Asian Elderly</li> <li>• South East Muslim Association</li> <li>• South London Arab</li> <li>• Southwark Bhagini Samaj</li> <li>• Southwark Black Elderly Group</li> <li>• Southwark</li> </ul>	<ul style="list-style-type: none"> <li>• Attend equalities and diversity panel at issues and options and preferred options stages.</li> <li>• Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>• Participate at local events</li> <li>• Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers.</li> <li>• Make information available in alternative languages</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from local black and minority ethnic groups identified at Issues and Options Stage and Preferred Options Stage.</li> </ul>

Type of Consultee	Name of Consultee	How we target them	Target
	Cypriot & Turkish Cultural Society <ul style="list-style-type: none"> <li>• Southwark Cypriot Day Centre &amp; Elders Group</li> <li>• Southwark Cypriot Turkish Association</li> <li>• Southwark Ethnic Business Partnership</li> <li>• Southwark Muslim Pensioners Group</li> <li>• Southwark Muslim Womens Association</li> <li>• Southwark Race and Equalities Forum</li> <li>• Southwark Turkish &amp; Cypriot Group</li> <li>• Southwark Turkish Education Group</li> <li>• Southwark Turkish Elderly</li> <li>• Southwark Vietnamese Chinese Community</li> <li>• Southwark Vietnamese Refugee Association</li> <li>• Vietnamese Women's Group</li> </ul>		
<ul style="list-style-type: none"> <li>• Local faith groups</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-faith Forum/local faith area network</li> <li>• Local faith centres</li> </ul>	<ul style="list-style-type: none"> <li>• Attend multi-faith forum at issues and options and preferred options stages.</li> <li>• Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>• Participate at local events</li> <li>• Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> <li>• Send Email and letter updates to</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from local faith groups identified at Issues and Options Stage and or Preferred Options Stage.</li> </ul>

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Type of Consultee	Name of Consultee	How we target them	Target
		<p>our mailing list.</p> <ul style="list-style-type: none"> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers.</li> <li>• Make information available in alternative languages</li> </ul>	
<ul style="list-style-type: none"> <li>• Local educational establishments</li> </ul>	<ul style="list-style-type: none"> <li>• Learning and Skills Council</li> <li>• Southbank University</li> <li>• Southwark College</li> <li>• Goldsmiths University</li> <li>• University of Arts (Camberwell)</li> <li>• Schools</li> </ul>	<ul style="list-style-type: none"> <li>• Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>• Participate at local events</li> <li>• Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers.</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from local educational establishments, such as University of the Arts Camberwell, at the Issues and Options Stage and/or Preferred Options Stage.</li> </ul>
<ul style="list-style-type: none"> <li>• Local leisure and entertainment providers</li> </ul>	<ul style="list-style-type: none"> <li>• Peckham Pulse</li> <li>• Peckham Library</li> </ul>	<ul style="list-style-type: none"> <li>• To meet and involve leisure and entertainment providers at Issues and Options and Preferred Options Stages.</li> <li>• Inform through local newsletters and press (a list of local</li> </ul>	<ul style="list-style-type: none"> <li>• To raise awareness of the Peckham and Nunhead AAP.</li> </ul>

Type of Consultee	Name of Consultee	How we target them	Target
		<p>publications and websites is contained within Appendix C)</p> <ul style="list-style-type: none"> <li>• Participate at local events</li> <li>• Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers.</li> </ul>	
<ul style="list-style-type: none"> <li>• Local gay, lesbian, bisexual and transgender community</li> </ul>	<ul style="list-style-type: none"> <li>• Southwark LGBT Network</li> </ul>	<ul style="list-style-type: none"> <li>• Seek comment from the Southwark LGBT network and equalities and diversity panel</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from the Southwark LGBT Network at Issues and Options Stage and /or Preferred Options Stage.</li> </ul>
<ul style="list-style-type: none"> <li>• Local disability groups</li> </ul>	<ul style="list-style-type: none"> <li>• Southwark Disabilities Forum</li> <li>• Action for Blind People (Training Centre)</li> </ul>	<ul style="list-style-type: none"> <li>• Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>• Participate at local events</li> <li>• Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from the Southwark Disabilities Forum at Issues and Options Stage and /or Preferred Options Stage.</li> </ul>

Type of Consultee	Name of Consultee	How we target them	Target
		<ul style="list-style-type: none"> <li>• Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers.</li> <li>• Make information available in alternative formats as needed</li> </ul>	
<ul style="list-style-type: none"> <li>• Local older population</li> </ul>	<ul style="list-style-type: none"> <li>• Southwark Pensioners Forum</li> <li>• Age Concern Southwark Community Support</li> <li>• Southwark Muslim Pensioners Group</li> </ul>	<ul style="list-style-type: none"> <li>• Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>• Participate at local events</li> <li>• Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers.</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from the Southwark Pensioners Forum at Issues and Options Stage and Preferred Options Stage.</li> </ul>
<ul style="list-style-type: none"> <li>• Local youth groups and young people</li> </ul>	<ul style="list-style-type: none"> <li>• Youth Forum/Youth Council</li> <li>• Young Southwark</li> <li>• Community Youth Provision Ass.</li> <li>• Youth Concern UK</li> <li>• Springboard for Children</li> <li>• Springboard Southwark Trust</li> <li>• Youth Providers Network</li> <li>• NSPCC</li> <li>• Safe Shop and Unity Centre</li> <li>• Schools</li> </ul>	<ul style="list-style-type: none"> <li>• Attend Youth Forums/Youth Council once they have been formalised and established. Meet Youth Providers Network and other organisations working with young people including Safe Shop, Unity Centre and NSPCC at Sojourner Centre</li> <li>• Work with schools to carry out consultation through national curriculum</li> <li>• Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>• Participate at local events</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from local youth groups and students at Issues and Options Stage and Preferred Options Stage.</li> </ul>

Type of Consultee	Name of Consultee	How we target them	Target
		<ul style="list-style-type: none"> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers.</li> </ul>	
<ul style="list-style-type: none"> <li>• Local traveller and gypsy population.</li> </ul>	<ul style="list-style-type: none"> <li>• Southwark Travellers Action Group</li> </ul>	<ul style="list-style-type: none"> <li>• Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>• Participate at local events</li> <li>• Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers.</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from the Southwark Travellers Action Group at Issues and Options Stage and Preferred Options Stage.</li> </ul>
<ul style="list-style-type: none"> <li>• Local refugee and asylum seeker population</li> </ul>	<ul style="list-style-type: none"> <li>• Southwark Day Centre for Asylum Seekers</li> <li>• Southwark Refugee Artists Network</li> <li>• Southwark Refugee Education Project</li> <li>• Southwark Refugee Project</li> </ul>	<ul style="list-style-type: none"> <li>• Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>• Participate at local events</li> <li>• Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from the Southwark Refugee Project at Issues and Options Stage and/or Preferred Options Stage.</li> </ul>



Type of Consultee	Name of Consultee	How we target them	Target
		<ul style="list-style-type: none"> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Provide the Southwark call centre with up-to-date information and the community with accurate phone numbers.</li> <li>• Make information available in different languages</li> </ul>	
<ul style="list-style-type: none"> <li>• Land owners</li> </ul>	<ul style="list-style-type: none"> <li>• Tiger Developments</li> </ul>	<ul style="list-style-type: none"> <li>• Meet with land owners at both Issues and Options and Preferred Options Stages and actively involve key land owners who can help deliver improvements in the Peckham and Nunhead area.</li> <li>• Inform through local newsletters and press (a list of local publications and websites is contained within Appendix C)</li> <li>• Participate at local events</li> <li>• Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings</li> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> <li>• Provide the Southwark call centre with up-to-date information and</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from local landowners at the Issues and Options Stage and/or Preferred Options Stage.</li> </ul>

Type of Consultee	Name of Consultee	How we target them	Target
<ul style="list-style-type: none"> <li>• Voluntary and community sector</li> </ul>	<ul style="list-style-type: none"> <li>• Community Action Southwark</li> <li>• Peckham Voluntary Sector Forum</li> </ul>	<p>the community with accurate phone numbers.</p> <ul style="list-style-type: none"> <li>• Meet with CAS and PVSF at both Issues and Options and Preferred Options stages.</li> <li>• Place information in CAS newsletter and other voluntary sector newsletters.</li> <li>• Participate at local events</li> <li>• Send Email and letter updates to our mailing list.</li> <li>• Send progress update at least before the beginning of each consultation period.</li> <li>• An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</li> </ul>	<ul style="list-style-type: none"> <li>• To receive comments from PVSF and other voluntary sector groups</li> </ul>

### Appendix C – List of local publications and possible websites we could use

Name of website/publication	Contact	Frequency
Southwark Life	All residents	Bimonthly
Southwark Housing News	Council tenants	Quarterly
SE15	Residents in living in or near SE15	Monthly
Street Leader	Street Leaders	Quarterly
E-News for Schools	Schools staff (e-bulletin)	Fortnightly
SAVO News	Voluntary Organisations	Not known
Willowbrook Newsletter	Willowbrook mailing list	Quarterly
<a href="http://www.southwark.gov.uk/futurepeckham">www.southwark.gov.uk/futurepeckham</a>		
<a href="http://www.peckhamvision.org/">http://www.peckhamvision.org/</a>		
<a href="http://www.southcityradio.org/">http://www.southcityradio.org/</a>		
<a href="http://www.peckhamsociety.org.uk/">http://www.peckhamsociety.org.uk/</a>		
<a href="http://www.whtvr.org/">http://www.whtvr.org/</a>		
<a href="http://www.facebook.com">www.facebook.com</a>		
<a href="http://en.wikipedia.org/">http://en.wikipedia.org/</a>		
<a href="http://yoodoo.org.uk/">http://yoodoo.org.uk/</a>		

## Appendix D - Useful contacts and websites

These contacts are useful in providing information on the Future Peckham project and consultation generally.

### Planning Policy Team

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

Officers: Alison Squires, Rumi Bose or Jeremy Gill

Email – [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)

Tel - 020 7525 5471

160 Tooley Street, London SE1 5LX

### Community Engagement team

The community engagement division works to bring the council's services closer to the people it serves, and to put local people at the heart of everything the council does. This service offers information and advice to local residents on where to get training, support and information about community issues, and to the rest of the council on how best to consult communities.

Kevin Dykes – [kevin.dykes@southwark.gov.uk](mailto:kevin.dykes@southwark.gov.uk)

Tel: 020 7525 5601

Communities, Law and Governance Dept

160 Tooley Street, London, SE1 5LX

### Peckham and Nunhead and Peckham Rye Community Council

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

Pauline Bonner - [getinvolvedinpeckham@southwark.gov.uk](mailto:getinvolvedinpeckham@southwark.gov.uk)

Tel: 020 7525 1021

Sumner House, Sumner Road, Peckham, London SE15 5QS

### Your Local Ward Councillor

Tel: 020 7525 7469,

The Members Room, Southwark Town Hall, Peckham Road

London, SE5 8UB

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

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

### Useful documents and websites

Government advice on consultation PPS 12

<http://www.communities.gov.uk/publications/planningandbuilding/pps12isp>

Southwark's Community Strategy:

[http://www.southwark.gov.uk/Uploads/FILE\\_25753.pdf](http://www.southwark.gov.uk/Uploads/FILE_25753.pdf)

Southwark's Statement of Community Involvement

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

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

[http://www.southwark.gov.uk/uploads/file\\_16070.pdf](http://www.southwark.gov.uk/uploads/file_16070.pdf)

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

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



LOCAL DEVELOPMENT FRAMEWORK

# **CONSULTATION PLAN:**

**Peckham and Nunhead Area Action Plan: Towards a preferred option**

**Peckham Hill Street and Rye Lane Peckham Conservation Areas**

**May 2011**

London Borough of Southwark

# 1. Introduction

The Peckham and Nunhead Area Action Plan (AAP) is a planning document that will help bring long-lasting improvements to Peckham and Nunhead. It does this by making sure that over the next fifteen years we get the right development needed to support a healthy, safe and prosperous community and a fairer future for all in Peckham and Nunhead.

The area action plan will change the planning policies for Peckham and Nunhead, and will control things like:

- The look and function of the town centre, including the mix of shops and other activities.
- The type of development on the key sites.
- The size and design of new buildings.
- The amount and type of new homes built and where they go.
- The impact of new development on the environment and traffic.
- The community facilities needed to support the increased population.

The area action plan will help fund improvements over the long term by making sure private developers contribute to things like improving public spaces, affordable homes, upgrading public transport and improving community facilities.

The process of developing and preparing area action plans needs to involve the local community, groups and businesses at each stage to ensure that the plan meets the needs of those living and working in Peckham and Nunhead. We are now at our fourth stage of consultation which we call towards a preferred option.

Alongside the AAP we are also consulting on two new conservations for Peckham: Peckham Hill Street and part of Peckham Town Centre. The new conservation areas will ensure we protect the valuable historic buildings on Rye Lane and Peckham Hill Street whilst also facilitating new development. This will assist and guide all those involved in development and change in the area.

## 2. How we are consulting on the area action plan (AAP) and conservation areas

This consultation plan sets out the consultation we are planning to carry out the Peckham and Nunhead Area Action Plan Towards a preferred option and the new conservation areas. This is in accordance with our adopted Statement of Community Involvement (2008), which explains how we will consult the community in the preparation of planning policy documents. For best practice we are also following these requirements for the consultation on the new conservation areas. The following section set out how we plan to meet the minimum statutory consultation requirements and how we will exceed these requirements where appropriate.

We are inviting people to provide us with comments on the draft AAP and conservation areas. We will provide officer comments on all the responses we receive which will set out how the comments have informed our preparation of the next stage of the AAP. At the next stage of consultation these comments and our officer comments will be put on our website and in our libraries, and Cabinet will be provided with these comments to consider when agreeing the next version of the AAP for consultation. At each stage of consultation we will also set out within our consultation report how we have met the requirements of our Statement of community involvement.

This consultation plan should be read alongside the following documents:

- The Peckham and Nunhead Area Action Plan Towards a preferred option  
This is the main document we are consulting on. It sets out our likely preferred option where possible, and sets out options to feed into the preferred option where we currently have less information.
- The consultation strategy  
This sets out our strategy for consulting throughout the whole Peckham and Nunhead AAP preparation period. It sets out how people can get involved, what we do with people's comments, and the many groups we hope to involve in our consultation.
- The interim sustainability appraisal  
The sustainability appraisal looks at the economic, environmental and social impacts of the AAP.
- The Equalities Impact Assessment scoping report.  
This assesses the likely impact of the AAP on the nine protected characteristics groups (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). It looks at the impact of the AAP in relation to equality, diversity and social cohesion.
- The background papers



Our background papers set out further information on the evidence, facts and figures which have informed the preparation of this AAP.

All of these documents can be found on our website at:  
<http://www.southwark.gov.uk/futurepeckham>

They will also be available in all of our libraries and locations listed in appendix A after Cabinet have agreed to draft AAP for formal consultation on the 17<sup>th</sup> May 2011.

The draft conservation area appraisals and boundary maps can be found on our website at:  
[http://www.southwark.gov.uk/downloads/download/2451/draft\\_conservation\\_area\\_appraisals](http://www.southwark.gov.uk/downloads/download/2451/draft_conservation_area_appraisals)

The documents will also be available in all of our libraries and locations listed in appendix A after the Nunhead and Peckham Rye and Peckham Community Council's have agreed to the draft conservation appraisals and boundaries for formal consultation, on 11<sup>th</sup> and 12<sup>th</sup> May 2011.

## 3. The timetable and methods of consultation

### *Consultation timeframe*

We have found that the statutory six weeks consultation period is too short for effective consultation on planning policy documents. We will therefore carry out a period of minimum of six weeks informal consultation in addition to the statutory six week formal consultation period. This is set out in our Statement of Community Involvement. We do this in order to make sure there is enough time for you to read the AAP and new conservation areas and submit comments. Informal consultation begins five working days before the AAP goes to Cabinet for adoption for consultation as this is when the AAP is made publically available on our website.

Informal consultation begins on the 10 May and ends on the 20 June 2011.

Formal consultation begins on the 21 June and ends on the 2 August 2011.

**All responses must be received by 5pm on Monday 2 August 2011.**

Formal consultation on the conservation areas begins on the 12 May and ends on the 4 August 2011

**All responses must be received by 5pm on Wednesday 4 August 2011.**

### *Consultation methods*

The tables below set out the different consultation methods we propose to use. We hope to consult with as many people as possible, from a range of groups, organisations and areas in Southwark. We aim to engage with many different groups and individuals within Southwark so that the final AAP and conservation reflects the needs and aspirations of our diverse community. If you would like us to attend your community meeting to discuss the AAP or the conservation areas please let us know.

We set out the statutory minimum required to meet Government regulations and the further methods additional to the statutory requirements that we propose to carry out. We set out dates where we have meetings confirmed. We also set out the key consultee group that the consultation method is aimed at.

The list of events and consultation activity in this plan is not exhaustive and we are in the process of organising further consultation. We will update this continually on our website at:

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

We have already carried out some informal consultation on the AAP towards a preferred option to increase local people's awareness of what the AAP is. This is set out in section 5 of our consultation report.

**Table 1**  
**Statutory consultation**

<b>METHOD OF CONSULTATION</b>	<b>CONSULTEE</b>	<b>DATE</b>	<b>COMMENTS</b>
Place AAP, conservation areas and supporting documents on the council's website.	All	10 May 2011	Our website will continually be updated. The final Towards a preferred option (with any changes from Cabinet if necessary) will be available on our website by the start of the formal consultation period.
Put the AAP, conservation areas and supporting documents in libraries, one stop shops, area housing offices and the Town Hall. List of places to view the documents is set out in appendix A.	All	By 21 June 2011	
Press notice in local newspaper advertising consultation beginning of formal consultation on the AAP and conservation areas. .	All	By 21 June 2011	This will be in the Southwark News.
Mail-out to all statutory consultees on planning policy database	All on planning policy consultee database (see list in appendix B.)	By 21 June 2011	

**Table 2**  
**Additional consultation**

<b>METHOD OF CONSULTATION</b>	<b>CONSULTEE</b>	<b>DATE</b>	<b>COMMENTS</b>
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 AAP and conservation areas. It will also set out events planned so far. The letter will also invite local groups to contact us if they would like us to attend their community	All on planning policy consultee database (see list in appendix B.)	By 21 June 2011	

meeting to discuss the AAP. Attend planning committee	All councillors who attend planning committee	Between 17 May and 2 August 2011.	The most up-to-date agendas, venues and dates for planning committee can be found at: <a href="http://modern.gov.southwarksites.com/ieListMeetings.aspx?CId=119&amp;Year=2011">http://modern.gov.southwarksites.com/ieListMeetings.aspx?CId=119&amp;Year=2011</a>
Attend all the two community councils which the AAP and conservation area affects.	All who attend community councils.	Nunhead and Peckham Rye Community Council Peckham Community Council	The most up-to-date agendas, venues and dates for these community councils can be found at: <a href="http://modern.gov.southwarksites.com/ieDocHome.aspx?bcr=1">http://modern.gov.southwarksites.com/ieDocHome.aspx?bcr=1</a>
Presentation and discussion at Southwark Housing Association Group (SOUHAG)	Registered Providers operating in Southwark.	15 June 2011	
Presentation and discussion at Southwark Strategic Housing Partnership (SSHP). This is a sub-group of Southwark Alliance (our Local Strategic Partnership)	Members of SSHP which include Registered Providers, private landlords and leaseholders.	19 July 2011	
Southwark Reborn: Part 2. This is an event for landowners and developers that we are holding to discuss planning and regeneration across the whole of Southwark.	Landowners and developers within Southwark.	10 May 2011	
Peckham and Nunhead landowner and developers event. We are planning to hold an informal session/workshop in conjunction with New London Architecture (NLA) to discuss future development in Peckham and Nunhead.	Landowners and developers within Peckham and Nunhead	Date to be confirmed.	
Attend local community events	Community groups and individuals	Between 10 May and 2 August 2011.	Please contact us if you would like us to attend one of your community meetings.
Public Meeting on the proposed Rye Lane Peckham and Peckham Hill Street conservation area	All	Date to be confirmed.	

<p>Open Spaces Strategy. We are preparing an Open Spaces Strategy which will inform the next stage of the AAP. As part of this we will be running workshops looking at open spaces in Peckham and Nunhead.</p>	<p>All</p>	<p>Date to be confirmed.</p>
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## 4. How to comment on the AAP and conservation areas

We welcome your comments on the AAP, conservation areas and supporting documents. Please contact us if you would like to know more about the AAP and conservation areas or to find out more about our consultation.

All comments must be received by **5pm on Monday 1 August 2011**.

Representations should be made using our online response form found at our website: <http://www.southwark.gov.uk/ahspd>

If you do not have internet access, representations can be made using the standard response form sent to:

Alison Squires  
 Team Leader  
 Planning Policy  
 Regeneration and neighbourhoods  
 FREEPOST SE1919/14  
 London SE17 2ES  
[planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

Tel: 0207 525 5471  
 Fax: 0207 084 0347

Tracy Chapman  
 Senior Design and Conservation Officer

Design, Conservation and Archaeology Team  
Development Management  
PO Box 64529  
London SE1P 5LX

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

Tel: 0207 525 2289

Fax: 0207 084 0347

## 5. What happens next

### Area Action Plan

This is the fourth stage of consultation on the AAP. Further information on our previous stages of consultation and the responses we received at each stage are set out in our consultation report. We have a further two stages of consultation on the AAP after this stage. The table below sets out the proposed timetable for consultation and adoption.

<b>Stage of consultation</b>	<b>Consultation timescale</b>
Sustainability scoping report	November 2006 to February 2007
Future Peckham vision paper	14 March to 25 April 2008
Issues and options	30 March to 25 May 2009
<b>Towards a preferred option</b>	<b>10 May to 1 August 2011</b>
Preferred options	December 2011 to February 2012
Publication/submission	September 2012 to November 2012
Submit to the Secretary of State	December 2012
Examination in Public	March 2013
Adoption	October 2013

### Conservation areas

The table below sets out the proposed timetable for consultation and adoption.

<b>Stage of consultation</b>	<b>Consultation timescale</b>
Draft appraisal to Community Council's	May 2011
Report back to Community Council's on consultation	September 2011
Adoption	October 2011



# Appendix A

## List of locations where the SPD and supporting documents can be viewed

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

Town Hall - Peckham Road, London, SE5 8UB

### **Libraries (Opening times listed individually below)**

Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ

(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)

Brandon Library - Maddock Way, Cooks Road, SE17 3NH

(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)

Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR

(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)

Dulwich Library - 368 Lordship Lane, SE22 8NB

(Monday, Wednesday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)

East Street Library - 168-170 Old Kent Road, SE1 5TY

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Grove Vale Library - 25-27 Grove Vale, SE22 8EQ

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

John Harvard Library - 211 Borough High Street, SE1 1JA

(Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm)

Kingswood Library - Seeley Drive, SE21 8QR

(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm)

Newington Library - 155-157 Walworth Road, SE17 1RS

(Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 10am to 4pm)

Nunhead Library - Gordon Road, SE15 3RW

*(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)*

Peckham Library - 122 Peckham Hill Street, SE15 5JR

*(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)*

Rotherhithe Library - Albion Street, SE16 7HY

*(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)*

### **Area Housing Offices**

#### ***(Open 9am- 5pm Monday - Friday)***

Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ

Dulwich - 41-43 East Dulwich Road, SE22 9BY

Borough and Bankside - Library Street Borough, London, SE1 0RG

Camberwell - Harris Street, London, SE5 7RX

Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

#### ***(Open Saturday, 9am to 1pm)***

Peckham -122 Peckham Hill Street, London SE15 5JR

#### ***(Open 8.30am to 4.45pm Monday - Friday, Saturday 8.30am to 2.45pm)***

Walworth - The Municipal Buildings, 151 Walworth Road, London SE17 1RY

### **One Stop Shops**

#### ***(Open 9am-5pm Monday – Friday)***

Peckham - 122 Peckham Hill Street, London, SE15 5JR ***(Saturday 9am to 1pm Peckham only)***

Walworth - 151 Walworth Road, London, SE17 1RY

Bermondsey -17 Spa Road, London, SE16

# **APPENDIX B- LIST OF CONSULTTEES**

\* Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur.

## **Statutory**

We must consult the following specific consultation bodies in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

- British Telecommunications
- Bromley Council
- Corporation of London
- English Heritage (London Region)
- Environment Agency
- Government Office for London
- Greater London Authority
- Lambeth Council
- Lewisham Council
- LFEDA
- London Development Agency
- Natural England
- Secretary of State
- Secretary of State for Transport
- Thames Water Property Services
- The Coal Authority
- Southwark Primary Care Trust
- Any of the bodies from the following list who are exercising functions or a function in the borough:
  1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
  2. Sewage undertakers
  3. Water undertakers.
- Any person to whom the electronic communalisation code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the borough,

## **Local consultees**

All Councillors

- Liberal
- Labour
- Conservatives
- Green Party

## **Voluntary organisations and community groups**

- Aaina Women's Group
- Abbeyfield Society
- ABC Southwark Housing Co-op
- Aborigine
- ACAPS
- Access London
- Action Southwark
- ADDACTION - Maya Project
- Adult Education
- Advice UK London Region
- AFFORD
- Agenda for Community Development
- Albert Academy Alumni Association
- Albert Association
- Albrighton Cricket Club
- Alcohol Counselling & Prevention Services - 1
- Alcohol Counselling & Prevention Services - 2
- Alcohol Recovery Project
- Alcohol Recovery Project
- Alleyn Community Centre Association
- Alone in London
- Anada Fund
- Anchor Sheltered Housing
- Apex Charitable Trust Ltd
- Art in the Park
- ARTLAT
- Artsline
- Artstree / Oneworks
- Ashbourne Centre
- Association of Waterloo Groups
- ATD Fourth World
- Aubyn Graham (The John Graham Group)
- Aylesbury Academic Grassroots
- Aylesbury Day Centre

- Aylesbury Everywomen's Group
- Aylesbury Food and Health Project
- Aylesbury Healthy Living Network
- Aylesbury Learning Centre
- Aylesbury NDC
- Aylesbury Nutrition Project
- Aylesbury Plus SRB
- Aylesbury Plus Young Parent Project
- Aylesbury Sure Start
- BAKOC
- Beacon Project
- Bede Café Training
- Bede House Association and Education Centre
- Bede House Community Development Womens Project
- Bells Garden Community Centre
- Beorund Community Centre
- Bermondsey and Rotherhithe Development Partnership
- Bermondsey Artists Group
- Bermondsey Citizens Advice Bureau
- Bermondsey St Area Partnership
- Bermondsey St Community Association
- Bermondsey Street Area Partnership
- Bermondsey Street Association
- Blackfriars Advice Centre
- Blackfriars Settlement (Community Care Team)
- Blackfriars Work Centre
- Blue Beat Community Centre
- Blue Beat Police Centre
- Blue Elephant Theatre Company
- Book-Aid International
- Borough Community Centre
- Borough Music School
- Borough Partnership Team, Southwark Police Station
- Bosco Centre
- Bradfield Club in Peckham
- Breast Cancer Campaign
- Bredinghurst (day and residential)
- British Film Institute
- Brook Advisory Centre
- Bubble Youth Theatre & Adult Drama
- Burgess Park (Colts) Cricket Club
- Camberwell Advocacy Office
- Camberwell Arts Week
- Camberwell Community Forum
- Camberwell Credit Union
- Camberwell Green Magistrates Court
- Camberwell Grove
- Camberwell ME Support Group
- Camberwell Police Station 212a
- Camberwell Rehabilitation Association
- Camberwell Society
- Camberwell Supported Flats
- Camberwell Working Party
- Cambridge House & Talbot
- Cambridge House Advocacy Team
- Cambridge House Legal Centre
- Canada Water Campaign
- Canada Water Consultation Forum
- Carers Support Group
- Cares of Life
- Carnival Del Pueblo
- Castle Day Centre
- CDS Co-operatives
- Centre Point (40)
- Chair - Dulwich Sector Working Group
- Charterhouse - in- Southwark
- Cheshire House(Dulwich)
- Cheshire House(Southwark)
- Childcare First
- Childcare Support
- Childminding Project
- Children's Rights Society
- Choice Support Southwark
- Choices
- Chrysalis
- Citizen Advice Bureau - Peckham
- Clublands
- Coin Street Community Builders
- Coin Street Festival and Thames Festival
- Colby Road Daycare Project
- Colombo Street Sports and Community Centre
- Committee Against Drug Abuse
- Communicate User Group
- Community Alcohol Service

- Community Care Choices
- Community Drug Project
- Community Metamorphosis
- Community Music Ltd
- Community of DIDA in the UK
- Community Radio Station
- Community Regeneration
- Community Support Group
- Community TV Trust
- Confederation of Passenger Transport UK
- Connect
- Consumers Against Nuclear Energy
- Contact A Family In Southwark
- Cooltan Arts
- Corazon Latino
- Cornerstone Community Project
- Council of Igbo Communities
- CRISP / LSE / Balance for Life
- Crooke Green Centre Association
- Crossways Centre
- Crossways Housing
- CWS Southeast Co-op
- Delfina Studios Trust
- Detainee Support & Help Unit
- Diamond Project
- Divine Outreach Community Care Group
- Dockland Settlement
- Dominica Progressive Charitable Association
- Drugs Apogee
- Drum
- Dulwich Credit Union
- Dulwich Festival
- Dulwich Hamlet Supporters Trust
- Dulwich Helpline
- Dulwich Orchestra
- Dulwich Society
- East Dulwich Society
- East Dulwich Womens Action
- ECRRG
- Education 2000 Project
- Education Action Zone
- Education Links
- Education Support Centre
- Elephant Enterprises
- Elephants Links Project Team
- Elibariki Centre
- Employing People Responsibly
- Empowerment Projects Trust
- Encore Club
- Environmental Computer Communications
- Equinox
- ESOL Project
- Evelina Children's Hospital Appeal
- Evelyn Coyle Day Centre
- EYE (Ethio Youth England)
- Faces in Focus (TIN)
- Fair Community Housing Services
- Fairbridge in London
- Fairbridge South London
- Families Experiencing Drug Abuse
- Fast Forward
- First Place Children and Parents Centre
- First Tuesday Club
- Five Bridges Centre
- Five Steps Community Centre
- Flex-Ability
- Fortress Charitable Trust
- Foundation for Human Development/ Free Press Europe
- Friends of East Dulwich Station
- Friends of Fast Forward
- Funding Advice Consultancy & Training Service
- Garden House Project
- Gateway Project
- Gateway Training Centre
- GEMCE
- Globe Education Centre
- Gloucester Grove Community Association
- Goose Green Centre
- Goose Green Lunch Club
- Grange Rd Carers Support Group
- Greenhouse Trust
- Gye Nyame for Performing Arts
- Habitat for Humanity Southwark
- Herne Hill Society

- Holmhurst Day Centre (Social Services)
- HOURBank
- Ideas 2 Vision
- ILETO
- In Tolo Theatre
- Independent Adoption Service
- Independent Advocacy Service
- Inner City Link
- Inspire
- Integratus
- International Family Welfare Agency
- International Shakespeare Globe Centre Ltd
- Isigi Dance Theatre Company
- JAA
- Jennifer Cairney Fundraiser
- John Paul Association
- Joshua Foundation Superkid
- Jubilee Renewal Projects
- Jump
- Juniper House Co-op
- Kairos Community Trust
- Kaizen Initiative
- Keyworth
- Kick Start
- Kite
- Lady of Southwark
- Lambeth Crime Prevention Trust
- Lambeth MIND
- Laura Orsini (New Group)
- Levvel Ltd
- Lewisham & Southwark Jobshare Project
- Liberty Club
- Life Builders
- Lighthouse Informal Learning & Support Project
- Lighthouse Developments Ltd.
- Linden Grove Community Centre
- Links Community Hall
- Living in Harmony
- Local Accountability Project (LAP)
- London Roses Community Services
- London Thames Gateway Forum
- London Voluntary Service Council
- Lorels Broadcasting Service
- Lorraine Drop - In
- M. Hipro Words
- Magdalen Tenants Hall
- Manna Group
- Manna Society and Day Centre
- Marsha Phoenix Memorial Trust
- Mecower
- Media Action
- Meeting Point
- Members of Elephant Links
- Milewalk Project
- Millennium Reachout
- Mine Watch
- Morena
- Moses Basket Charity Care Organisation
- Multiskills Training & Recruitment
- MultisoSoc
- Myasthenia Gravis Association
- NAS International Charity
- New Generation Drug Agency
- New Peckham Varieties @ Magic Eye Theatre
- New Unity Centre Association (NUCA)
- Next Step Project
- North Lambeth Day Centre (BEDS)
- North Peckham Project
- North Southwark Community Care Support Project
- North Southwark Community Development Group
- North Southwark EAZ
- North-West Quadrant Community Development Network
- Nouvel Act
- Nunhead Community Forum
- Oasis Mentoring
- Oasis Trust
- OFFERS
- Old Kent Road Community Training Centre
- Omolara Sanyaolu Open Arms Foundation
- Only Connect
- Opendoor
- Opendoor Community Support Team
- OTDOGS
- Outset

- Outset Jobsearch Project
- Oval House Workshop
- Oxford and Bermondsey Club Forum
- Pachamama
- Panda London
- Papa Mandela London Project
- Parent Talk
- Parents Association
- Patchwork HA
- Pathways Trust
- Peckham Area
- Peckham Befrienders
- Peckham CAB
- Peckham Day Centre
- Peckham Open Learning Centre
- Peckham Pop-In
- Peckham Society
- People Care Association
- People to People
- Peoples Association in Southwark
- Phoenix House
- Pierres Vivantes Charity
- Pitt Street Association
- Plunge Club
- Pneumonia Community Link
- Pool of London Partnership
- Positive Education Learning Centre
- Premier Self Defence
- Prisoners Families & Friends Service
- Psychosynthesis and Education Trust
- Publication
- Pumphouse Educational Museum
- Queens Road Parents & Carers Support Group
- Queensborough Community Centre
- Radiant Idea
- RAP Academy
- Realise IT Network
- Redriff Community Association
- Right Lines
- Rimin Welfare Charity Association
- Rise and Shine
- Rockingham Community Association
- Rockingham Community Centre
- Rockingham Management Committee
- Rockingham Women's Project
- Rolston Roy Art Foundation
- Rotela Tech Ltd
- RPS Rainer Housing
- RSPCA
- Ruban Educational Trust
- S.E. Lions Football Club
- Saffron Blue Promotions
- Sarcoidosis & Interstitial Lung Association
- SASS Theatre Company
- SAVO
- SCA Renew
- Scoglio Arts @ Community Centre
- SCOPE
- SCREEN
- SE5 Alive
- SELAH Social Action Network
- Seicops
- SETAA, Aylesbury Learning Centre
- Seven Islands Leisure Centre
- Seven Islands Swimming Club
- SGI-UK
- Shaka
- Shakespeare's Globe
- Shep-Su Ancestral Design
- Sicklenemia
- Silwood Family Centre
- Sirewa Project
- SITRA
- SKILL
- South Bank Employers' Group
- South Bermondsey Partnership
- Southside Rehabilitation Association
- Southwark Adult Education
- Southwark Alarm Scheme
- Southwark Alliance Partnership Team
- Southwark Arts Forum
- Southwark CABX (Citizens Advice Bureaux) Service
- Southwark Carers
- Southwark Cares Incorporated

- Southwark Caring Housing Trust
- Southwark Community Care Forum
- Southwark Community Development Agency
- Southwark Community Drugs Project
- Southwark Community Team
- Southwark Community Youth Centre & Arts Club
- Southwark Congolese Centre
- Southwark Consortium
- Southwark Co-op Party
- Southwark Co-operative Development Agency
- Southwark Council Benefits Campaign
- Southwark Dial-a-Ride
- Southwark Domestic Violence Forum
- Southwark Education & Training Advice for Adults (SETAA)
- Southwark Education and Cultural Development
- Southwark Education Business Alliance
- Southwark Habitat for Humanity
- Southwark Heritage Association
- Southwark Law Centre
- Southwark Libraries
- Southwark LSP/Alliance
- Southwark Mediation Centre
- Southwark Mind
- Southwark Model Railway Club
- Southwark Mysteries Drama Project
- Southwark Park Day Centre
- Southwark Park Group
- Southwark Playhouse
- Southwark Police & Community Consultative Group
- Southwark Social Services
- Southwark Trade Union Council
- Southwark Trade Union Support Unit
- Southwark Unity
- Southwark User Group
- Southwark Victim Support
- Southwark Women's Support Group
- SPAM
- Speaking Up
- Sports Action Zone
- Sports Out Music In
- Spreading Vine
- Springboard Southwark Trust
- Springboard UK
- Springfield Lodge
- St Clements Monday Club
- St Georges Circus Group
- St Jude's Community Centre
- St Matthew's Community Centre
- St. Martins Property Investment Ltd.
- Starlight Music Project
- STC Working Party
- Stepping Stones
- Surrey Docks Carers Group
- Sustainable Energy Group
- Swanmead
- Tabard Community Committee
- Tai Chi UK
- TGWU Retired
- Thames Reach
- The Black-Eyed Peas Project
- The British Motorcyclists Federation
- The Livesey Museum
- The Prince's Trust
- The Shaftesbury Society
- The Southwark Mysteries
- Three R's Social Club
- Thresholds
- Tideway Sailability
- Tokei Martial Arts Centre
- Tomorrow's Peoples Trust
- Tower Bridge Magistrates Court
- Trees for cities
- Trios Childcare Services
- Turning Point
- Unite
- United Colour & Naylor House Crew
- Urban Research Lab
- URBED
- Vauxhall St Peters Heritage Centre
- Victim Support Southwark
- Voice of Art
- Voluntary Sector Support Services
- Volunteer Centre Southwark
- Volunteers in Action



- Volunteers in Action Southwark
  - Wakefield Trust
  - Walworth Triangle Forum
  - Waterloo Breakaway
  - Waterloo Community Counselling Project
  - Waterloo Community Regeneration Trust
  - Waterloo Sports and Football Club
  - Waterloo Time Bank
  - Way Forward
  - WCDG
  - Welcare Mothers Group
  - West Bermondsey '98
  - West Bermondsey Community Forum
  - Wickway Community Association
  - Wild Angels
  - Willowbrook Centre
  - Windsor Walk Housing
  - Woman of Peace Counselling Group
  - Women Development Programme
  - Women in Harmony
  - Women's Ivory Tower Association
  - Women's Self-Development Project
  - Womens Worker
  - Woodcraft Folk
  - Workers Educational Ass.
  - Working with Men
  - XL Project
  - Young Carers Project
  - Young Womens Group AAINA
- Major landowners and development partners in the borough**
- Businesses**
- 7 Star Dry Cleaners
  - A & J Cars
  - A J Pain
  - A R London Builders
  - ABA (International) Ltd
  - Abbey Rose Co Ltd
  - Abbey Self Storage
  - Abbeyfield Rotherhithe Society Ltd
  - ABS Consulting
  - Academy Costumes Ltd
  - Accountancy Business Centre
  - Ace
  - Ace Food
  - Addendum Ltd
  - Albany Garage
  - Alex Kennedy
  - Alfa Office Supplies
  - Alpha Employment Services
  - Alpha Estates
  - Alpha Logistics & Securities Ltd
  - AM Arts
  - AMF Bowling Lewisham
  - Anchor at Bankside
  - Andrews & Robertson
  - Angie's Hair Centre
  - Anthony Gold, Lerman & Muirhead
  - Archer Cleaners
  - Architype Ltd
  - Archival Record Management plc
  - Argent Environmental Services
  - Argos Distributors Ltd
  - Arts Express
  - ARUP - Engineering Consultants
  - ATAC Computing
  - Auditel
  - Austins
  - Australia and New Zealand Banking Group Ltd
  - Azhar Architecture
  - Bankside Business Partnership
  - Bankside Theatre
  - Bankside Traders Association
  - Barclays Bank PLC
  - Barratt East London
  - Barrie Howard Shoes
  - Barton Willmore
  - Baxhor Travel Ltd
  - BBI
  - BBW Solicitors
  - Beaumont Beds Ltd
  - Bedford Hill Gallery & Workshops Ltd
  - Bells Builders Merchants (Dulwich) Ltd

- Bells Play Group
- Bellway Homes
- Bermondsey Goode Foods
- Bert's Fish Bar
- Big Box Productions Ltd
- Big Metal
- Bims African Foods
- Black Business Initiative
- Blackfriars Wine Bar/Warehouse
- Blakes Menswear
- Bloy's Business Caterers
- Boots the Chemist
- Boyson Car Service
- Bramah Museum
- Brian O'Connor & Co
- Britain at War Experience
- Brixton Online Ltd
- Brockwell Art Services
- Brook Advisory Centre
- Brook Street Bureau
- Brunel Engine House Exhibition
- BTA
- BTCV Enterprises Ltd
- Bubbles
- Burnet, Ware & Graves
- Bursand Enterprises
- C Demiris Laboratory Services Ltd
- C Hartnell
- C S M L (Computer Systems & Network Solutions)
- Caitlin Wilkinson MLIA (Dip)
- Calafield Ltd
- Camberwell Arts
- Camberwell Traders Association
- Cap UK, Confederation of African People
- Capital Careers
- Capital Carers
- Cascade Too Florist
- CB Richard Ellis Ltd
- CD Plumbers
- CGMS Consulting
- Charterhouse in Southwark
- Childsplay
- Choice Support
- Chris Thomas Ltd
- Cicely Northcote Trust
- Citiside Plc
- City Central Parking
- City Cruises PLC
- CityLink
- Claybrook Group Ltd
- Clean Up Services
- Cleaning Services (South London) Ltd
- Clearaprint
- Club Copying Co Ltd
- Cluttons
- Colliers CRE
- Colorama Processing Laboratories Limited
- Colworth House Ltd
- Community Radio Broadcasting
- Consultants at Work
- Consumers Food and Wine
- Continental
- Continental Café
- Copy Copy
- Copyprints Ltd
- Cosmic Training & Information Services
- CTS Ltd (Communication & Technical Services Ltd)
- Cuke Bar
- Cyclists Touring Club
- Cynth-Sinclair Music Venue
- Cyril Silver & Partners LLP Surveyors
- D E Cleaning Service
- David Trevor- Jones Associates
- Davis Harvey & Murrell Ltd
- Davy's of London (WM) Ltd
- Delta Security UK Limited
- Development Planning Partnership
- Dickens Developments
- District Maintenance Ltd
- Doble, Monk, Butler
- Dolland and Aitchison
- Dolphin Bay Fish Restaurant
- Donaldsons
- Donaldson's Planning

- Douglas Jackson Group
- DPDS Consulting Group
- Dr J Hodges
- Dransfield Owens De Silva
- Driscoll House Hotel
- Drivers Jonas
- Drivers Jonas
- Dulwich Books
- Dulwich Chiropody Surgery
- Dulwich Hamlet Football Club
- Dulwich Sports Club
- Dulwich Village Traders Association
- Duncan Vaughan Arbuckle
- Duraty Radio Ltd
- Dynes Self-Drive Cars
- Eagle Speed Car Services
- East Street Traders
- Easyprint 2000 Ltd
- ECRRG
- Edita Estates
- Edwardes of Cambenwell Ltd
- Elephant Car Service
- Eminence Promotions
- Emma & Co Chartered Accountants
- EMP plc
- Employment Service
- English Partnerships (London and Thames Gateway)
- Equinox Consulting
- Etc Venues Limited
- Euroclean Services
- Euro-Dollar Rent-a-Car
- Express Newspapers/United Media Group Services Ltd
- Ezekiel Nigh Club
- F & F General Merchants
- F A Albin & Sons Ltd
- F W Woolworth plc
- Feltbrook Ltd
- Field & Sons
- Fillocraft Ltd
- Finishing Touches
- Firstplan
- Flint Hire & Supply Limited

- Florence Off-Licence & Grocery
- Focus Plant Ltd
- Foster-Berry Associates
- Franklin & Andrews
- Friends Corner
- Fruiters & Florist
- G Baldwin & Co
- G M Imber Ltd
- G Worrall & Son Ltd
- GAAD Support Services
- General Commercial Enterprises
- George Yates Estate Office Ltd
- GH Commercial
- Gisella Boutique & Design Workshop
- Glaziers Hall Ltd
- Glenn Howells Architects
- Godwin Nede & Co
- Golden Fish Bar
- Gowers Elmes Publishing
- Grace & Mercy Fashion
- Graphic House
- Gregory Signs
- Grettton Ward Electrical Ltd
- Guy's & St Thomas' NHS Foundation Trust
- Haime & Butler
- Hair and Beauty
- Hair Extension Specialist
- Hairports International
- Hall & Dougan Management
- Harvey's Catering & Equipment Hire Ltd
- Hayward Brothers (Wines) Ltd
- HCS Building Contractors
- Heartbeat International
- Hepburns
- Herne Hill Traders Association
- Hollywood Nails
- Home Builders Federation
- Hopfields Auto Repairs
- Hopkins, Williams, Shaw
- HSBC PLC (Southwark Area)
- Hygrade Enterprises
- Hygrade Foods Ltd

- Iceland Frozen Foods Plc
- Icenl Projects Ltd
- Imperial War Museum
- Implement Construction Ltd
- Indigo Planning
- IPC Magazines Ltd
- Isaac & Co
- Isambard Environmental
- JK Computers Ltd
- J R Davies Associates
- J Sainsbury plc
- Jade Catering Services
- Jani-King (GB) Ltd
- Jay Opticians
- Jet Reproprint
- JETS
- JK Computers
- Jones Yarrell & Co Ltd
- Juliets
- Kalmars
- Kalpna Newsagent
- Kamera Obscura
- Kellaway's Funeral Service
- Ken Creasey Ltd
- King Sturge
- Knight Office Supplies Ltd
- Kumasi Market
- L Tagg Sewing Machines
- Lainco, Lainco
- Lambert Smith Hampton
- Lambrucus Ltd
- Land Securities
- Lane Heywood Davies
- Lanes Butchers Ltd
- Leslie J Sequeira & Co
- Lex Volvo Southwark
- Life Designs
- Light Projects Ltd
- Lloyds Bank plc
- Local Recruitment Brokerage Ltd
- Londis & Jamaica Road Post Office
- London & City Central
- London Bridge Dental Practice
- London Bridge Hospital
- London Builders Merchants
- London Dungeon
- London Self-Storage Centre
- London Tile Warehouse
- London West Training Services
- London's Larder Partnership
- Look Good Design
- Lord Nelson
- Louise Moffatt Communications
- Lovefinders
- Lucy's Hairdressing Salon
- LWTS Ltd
- M & D Joinery Ltd
- M Armour (Contracts) Ltd
- M H Associates
- M H Technical Services
- M V Biro / Bookbiz
- Mackintosh Duncan
- Magreb Arab Press
- Malcolm Judd & Partners
- MARI
- Marks and Spencer Plc
- Marrs & Cross and Wilfred Fairbairns Ltd
- Matthew Hall Ltd
- Mayflower 1620 Ltd
- McCarthy & Stone
- MCQ Entertainments Ltd
- Metrovideo Ltd
- Michael Dillon Architect & Urban Designer
- Minerva PLC
- Ministry of Sound
- Miss Brenda Hughes DMS FHCIMA FBIM Cert. Ed.
- MK1 Ladies Fashion
- Mobile Phone World Ltd
- Mono Consultants Limited
- Montagu Evans
- Motability Operations
- movingspace.com
- Mulcraft Graphics Ltd
- Myrrh Education and Training

- Nabarro Nathanson
- Nandos
- Nathaniel Lichfield & Partners Ltd
- National Provincial Glass Co Ltd
- National Westminster Bank plc
- Neil Choudhury Architects
- Network Rail
- Nevins Meat Market
- New Dome Hotel
- New Future Now
- New Pollard UK
- New Start Up
- Ngomatiya Gospel Record Production
- Nicholas D Stone
- Nichols Employment Agency
- Norman W Hardy Ltd
- Nutec Productions
- & S Builders
- OCR (Quality Meats) Ltd
- Office Angels
- Oliver Ashley Shoes
- Olley's Traditional Fish & Chips
- On Your Bike Ltd
- Over-Sixties Employment Bureau
- P J Accomodation
- Panache Exclusive Footwear
- Patel, K & S (Amin News)
- Paul Dickinson & Associates
- Peabody Pension Trust Ltd
- Peabody Trust
- Peacock & Smith
- PEARL
- Peppermint
- Peterman & Co
- Phil Polglaze
- Philcox Gray & Co
- Pillars of Excellence
- Pizza Hut
- Planning & Environmental Services Ltd
- Planning Potential
- Pocock Brothers Ltd
- Port of London Authority
- Potter & Holmes Architects
- Precision Creative Services
- Premier Cinema
- PricewaterhouseCoopers
- Primavera
- Prodigy Ads
- Prontaprint
- Purser Volkswagen
- Q2 Design
- Quarterman Windscreens Ltd
- Quicksilver
- R B Parekh & Co
- R J Parekh & Co
- R Woodfall, Opticians
- Rajah Tandori and Curry
- Ranmac Employment Agency
- Ranmac Security Ltd
- Rapleys LLP
- Red Kite Learning
- Redder Splash
- Reed Employment
- Richard Harrison Architecture, Trafalgar Studios
- Richard Hartley Partnership
- Rive Estate Agents
- Rizzy Brown
- RK Burt & Co Ltd
- Robert O Clotley & Co
- Rodgers & Johns
- Rodney Radio
- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail
- RPS Planning Transport and Environment
- Rusling, Billing, Jones
- S & S Dry Cleaners
- S C Hall & Son
- S T & T Publishing Ltd
- Sainsbury's plc

- Salon 3A Unisex Hairdressing
- Samuel Brown
- Savages Newsagents
- Savills Commercial Limited
- SCEMSC
- Scenic Art
- SEA / RENUÉ
- Sea Containers Services Ltd
- SecondSite Property Holdings
- Service Point
- Sesame Institute UK
- SETAA
- Shalom Catering Services
- Shopping Centres Ltd (Surrey Quays)
- Simpson Millar (incorporating Goslings)
- Sinclair Robertson & Co Ltd
- Sitec
- Skalps
- Smile Employment Agency
- Softmetal Web Designer
- South Bank Employers Group
- South Bank Technopark
- South Central Business Advisory Centre
- South East Cars
- South Eastern Trains
- South London Press Ltd
- Southern Railway
- Southwark & Kings Employees Credit Union Ltd.
- Southwark Association of Street Traders
- Southwark Chamber of Commerce
- Southwark Credit Union
- Southwark News
- Spaces Personal Storage
- Spacia Ltd
- St. Michael Associates
- Stage Services (London) Ltd
- Start Consulting
- Stephen Michael Associates
- Steve Cleary Associates
- Stitches Marquee Hire
- Stream Records
- Stroke Care
- Studio 45
- Studio 6
- Sumner Type
- Superdrug Stores Plc
- Supertec Design Ltd
- TA Property Consultants
- Tangram Architects & Designers
- Tate Modern
- Taxaccount Ltd
- Terence O'Rourke
- Tesco Stores Ltd
- Tetlow King Planning
- The Bakers Oven
- The Chapter Group PLC
- The Clink & Bankside Co Ltd
- The Clink Prison
- The Design Museum
- The Dulwich Estates
- The Edge Couriers
- The Financial Times
- The Hive
- The Mudlark
- The New Dome Hotel
- The Old Operating Theatre
- The Peckham Experiment
- The Stage Door
- The Surgery
- Thermofrost Cryo plc
- Thomas & Co Solicitors
- Thrifty Car Rental/Best Self Drive Ltd
- Timchart Ltd
- Tito's
- TM Marchant Ltd
- Tola Homes
- Tom Blau Gallery
- Toucan Employment
- Tower Bridge Travel Inn Capital
- Trade Winds Colour Printers Ltd
- Trigram Partnership
- Turning Point - Milestone
- Two Towers Housing Co-Op
- United Cinemas International (UCI)

- United Friendly Insurance PLC
- Unity Estates
- Venters Reynolds
- Victory Stores
- Vijaya Palai
- Vinopolis
- W Uden & Sons Ltd
- Wallace Windscreens Ltd
- Walsh (Glazing Contractors) Ltd
- Walter Menteth Architects
- Wardle McLean Strategic Research Consultancy Ltd
- Watson Associates
- West & Partners
- Wetton Cleaning Services Ltd
- WGI Interiors Ltd
- White Dove Press
- Whitehall Clothiers (Camb) Ltd
- Wilkins Kennedy
- William Bailey, Solicitors
- Wing Tai Super Market
- Workspace Group
- Workspace Ltd (C/o RPS PLC)
- Xysystems Ltd
- Yates Estate
- Yinka Bodyline Ltd

### Environmental

- Bankside Open Spaces Trust
- Dawson's Hill Trust
- Dog Kennel Hill Adventure
- Dulwich Allotment Association
- Dulwich Society Wildlife Committee
- Friends of Belair Park
- Friends of Burgess Park
- Friends of Geraldine Mary Harmsworth Park
- Friends of Guy Street Park
- Friends of Honor Oak Recreation Ground
- Friends of Nunhead Cemetery
- Friends of Nursery Row Park
- Friends of Peckham Rye
- Friends of Potters Field Park
- Friends of Southwark Park

- Groundwork Southwark
- Lamdash Allotment Association
- Lettsom Garden Association
- London Wildlife Trust
- National Playing Fields Association
- Nature Park
- North Southwark Environmental Network
- One Tree Hill Allotment Society
- Rotherhithe & Bermondsey Allotment Society
- Southwark Biodiversity Partnership
- Southwark Friends of the Earth
- Surrey Docks City Farm
- Victory Community Park Committee
- Walworth Garden Farm

### Black and Minority Ethnic groups

- Afiya Trust
- African Research & Information Bureau (ARIB)
- African Child Association
- African Children and Families Support
- African Community Development Foundation
- African Community Link Project
- African Elders Concern
- African Foundation For Development
- African Graduate Centre
- African Heritage Association
- African Inform
- African Root Men's Project (ARMPRO)
- African Regeneration Association
- African Research
- African's People's Association
- African Women's Support Group
- Afro-Asian Advisory Service
- Afro-Caribbean Autistic Foundations
- Ahwazi Community Association
- AKWAABA Women's Group
- Alliance for African Assistance
- Amannagwu Community Association UK
- Anerley French & Swahili Club
- Anti-Racist Alliance
- Anti-Racist Integration Project
- Arab Cultural Community

- Arab Cultural Community
- Asian Society
- Asra Housing Association
- Association of Minority
- Association of Sri Lankans in UK
- Association of Turkish Women
- Aylesbury Turkish Women's Group
- Aylesbury Turkish Women's Project
- Bangladeshi Women's Group
- Bengali Community Association
- Bengali Community Development Project
- Bengali Women's Group
- Bhagini Samaj Women's Group
- Birlik Cemiyet Centre
- Black Awareness Group
- Black Cultural Education
- Black Elderly Group Southwark
- Black Elders Mental Health Project
- Black Organisation for Learning Difficulties
- Black Parents Network
- Black Training Enterprise Group
- Cara Irish Housing Association
- Caribbean Ecology Forum
- Caribbean Women's Network
- Carr-Gomm Society Limited
- Centre for Inter-African Relations
- Centre for Multicultural Development and Integration
- Charter for Non-Racist Benefits
- Chinese/Vietnamese Group
- Confederation of Indian Organisations (U.K.)
- Daryeel Somali Health Project
- Educational Alliance Africa
- Eritrean Community Centre
- Eritrean Education and Publication Trust
- Ethiopian Refugee Education & Careers Centre
- Ethno News
- French Speaking African General Council
- Ghana Refugee Welfare Group
- GHARWEG Advice, Training & Careers Centre
- Great Lakes African Womens Network
- Greek Community of South London
- Gulu Laity Archdiocesan Association
- Here & There - Somali Training Development Project
- Igbo Tutorial School
- Integration Project for the Francophone African Community
- International Ass of African Women
- International Association for Sierra Leoneans Abroad
- Irish Families Project
- Irish in Britain Representation Group
- Istrinsabbha-Sikh Women's Group
- Ivorian Social Aid Society
- Mauritiuis Association
- Mauritius Association of Women in Southwark
- Mercylane Africa Trust (UK)
- Mitali Asian Women's Project
- Multi- Lingual Community Rights Shop
- RCA/ Southwark Irish Pensioners Project
- Rockingham Somali Support
- Rondalya Phillipino-UK
- Sidama Community in Europe
- Sierra Leone Muslim Women Cultural Organisation
- Sierra Leone Muslim Women Cultural Organisation
- Society of Caribbean Culture
- Somali Community
- Somali Community Association in Southwark
- Somali Counselling Project
- Somali Group
- Somali Health and Education Project
- Somali Mother Tongue & Supplementary Class
- Somali Project
- Somali Women & Children's Project
- South East Asian Elderly
- South London Arab Community Group
- Southwark African Support Services
- Southwark Asian Association
- Southwark Bhagini Samaj
- Southwark Chinese Women's Group
- Southwark Cypriot & Turkish Cultural Society
- Southwark Cypriot Day Centre & Elders Group
- Southwark Cypriot Turkish Association
- Southwark Ethnic Alliance
- Southwark Ethnicare Project
- Southwark Irish Festival
- Southwark Irish Forum



- Southwark Multicultural Link in Education
  - Southwark Race and Equalities Forum
  - Southwark Somali Advisory Forum c/o CIDU
  - Southwark Somali Refugee Council
  - Southwark Somali Union
  - Southwark Travellers Action Group
  - Southwark Turkish & Cypriot Group
  - Southwark Turkish Association and Community Centre
  - Southwark Turkish Education Group
  - Southwark Turkish Perkunlunler Cultural Ass.
  - Southwark United Irish Community Group
  - Southwark Vietnamese Chinese Community
  - Southwark Vietnamese Refugee Association
  - Strategic Ethnic Alliance
  - Sudanese Welfare Association
  - Suubi-Lule African Youth Association
  - The Burrow & Carragher Irish Dance Group
  - Uganda Refugee Art & Education Development Workshop
  - UK Ivorian Space
  - Union of Ivorian Women
  - Urhobo Ladies Association Ltd
  - Vietnamese Women's Group
  - Vishvas
  - Walworth Bangladeshi Community Association
  - West African Community Action on Health & Welfare
  - West Indian Standing Conference
  - Women of Nigeria International
  - Yemeni Community Ass.
- Religious**
- Apostolic Faith Mission
  - Bermondsey Methodist Central Hall
  - Bethel Apostolic Ministerial Union
  - Bethnal Apostolic Ministerial Union
  - Brandon Baptist Church
  - British Red Cross
  - Celestial Church of Christ
  - Christ Church (Barry Road)
  - Christ Church Southwark
  - Christ Intercessor's Network
  - Christian Caring Ministries Trust
  - Christian Life Church
  - Christway Community Centre
  - Church of St John the Evangelist
  - Churches Community Care Project
  - Crossway United Reformed Church
  - Daughters of Divine Love Training Centre
  - Dulwich Islamic Centre
  - Elephant & Castle Mosque
  - English Martyrs Church
  - Finnish Church in London
  - Fountain of Life Ministries
  - Gospel Faith Mission
  - Grove Chapel
  - Herne Hill Methodist Church
  - Herne Hill United Reformed Church
  - Holy Ghost Temple
  - Jamyang Buddhist Centre
  - Mary's Association
  - Metropolitan Tabernacle
  - Muslim Association of Nigeria
  - New Peckham Mosque & Muslim Cultural Centre
  - Norwegian Church
  - Our Lady of La Salette & St Joseph
  - Pakistan Muslim Welfare
  - Peckham St John with St Andrew
  - Pembroke College Mission
  - Salvation Army
  - Sasana Ramsi Vihara
  - Seal of Rastafari
  - Single Parents Holistic Ministry
  - Sisters Community Delivery Health
  - Sisters of the Sacred Heart
  - South East Catholic Organisation
  - South East London Baptist Homes
  - South East Muslim Association
  - South London Industrial Mission
  - South London Tabernacle Baptist Church
  - South London Temple
  - Southwark Cathedral
  - Southwark Churches Care
  - Southwark Diocesan Housing Association
  - Southwark Hindu Centre
  - Southwark Islam Cultural Trust

- Southwark Multi-Faith Forum c/o CIDU
  - Southwark Muslim Council & Dulwich Islamic Centre
  - Southwark Muslim Forum
  - Southwark Muslim Womens Association
  - Southwark Muslim Youth Project
  - Southwark Salvation Army
  - St Anne's Church, Bermondsey
  - St Anthony's Hall
  - St Christopher's Church (Pembroke College Mission)
  - St Georges Roman Catholic Cathedral
  - St Giles Church
  - St Giles Trust
  - St Hughs Church
  - St John's Church, Peckham
  - St Mary Magdalene Church - Bermondsey
  - St Mary's Greek Orthodox Church
  - St Matthews at the Elephant
  - St Peters Church
  - St. Johns Church, Goose Green
  - St. Jude's Community Centre
  - St. Matthew's Community Centre
  - St. Michael's Vicarage
  - Sumner Road Chapel
  - Swedish Seaman's Church
  - Taifa Community Care Project
  - The Church Commissioners
  - The Church of the Lord (Aladura)
  - The Rectory
  - Tibetan Buddhist Centre
  - Trinity In Camberwell
  - Vineyard Community Church
  - Walworth Methodist Church
- Residents and resident's groups**
- Abbeyfield T&RA
  - Acorn T&RA
  - Adams Gardens T&RA
  - Alberta T&RA
  - Alvey T&RA
  - Applegarth House T&RA
  - Applegarth TMO
  - Astbury Road T&RA
  - Atwell T&RA
  - Aylesbury T&RA
  - Baltic Quay Residents and Leaseholders
  - Barry Area T&RA
  - Bellenden Residents Group
  - Bermondsey Street T&RA
  - Bermondsey Street TA.
  - Bonamy & Bramcote Tenants Association
  - Borough and Scovell T&RA
  - Brandon T&RA
  - Brayards Rd Estate TRA
  - Brencley Gardens T&RA
  - Bricklayers Arms T&RA
  - Brimtonroy T&RA
  - Brook Drive T&RA
  - Browning T&RA
  - Brunswick Park T&RA
  - Buchan T&RA
  - Camberwell Grove T&RA
  - Canada Estate T&RA
  - Caroline Gardens T&RA
  - Castlemead T&RA
  - Cathedral Area RA
  - Champion Hill T&RA
  - Comus House T&RA
  - Conant T&RA
  - Congreve and Barlow T&RA
  - Consort T&RA
  - Cooper Close Co-op T&RA
  - Cossall T&RA
  - Crawford Road T&RA
  - Crosby Lockyer & Hamilton T&RA
  - Croxted Road E.D.E.T.R.A
  - Delawyck Residents Association
  - Delawyck T&RA
  - D'Eynsford Estate T&RA
  - Dickens T&RA
  - Dodson & Amigo T&RA
  - Downtown T&RA
  - Draper Tenants Association
  - East Dulwich Estate T&RA
  - East Dulwich Grove Estate T&RA

- Elephant Lane Residents Association
- Elizabeth T&RA
- Elmington T&RA
- Esmeralda T&RA
- Four Squares T&RA
- Gateway T&RA
- Gaywood Estate TA
- Gaywood T&RA
- George Tingle T&RA
- Gilesmead T&RA
- Glebe North and South T&RA
- Gloucester Grove T&RA
- Goschen T&RA
- Grosvenor T&RA
- Grove Lane Residents Association
- Haddonhall Residents TMO
- Haddonhall Tenants Co-op
- Halimore TA
- Harmsworth Mews Residents Association
- Hawkstone T&RA
- Hayles T&RA
- Heygate T&RA
- House Buildings T&RA
- Juniper House T&RA
- Keetons T&RA
- Kennington Park House T&RA
- Kinglake T&RA
- Kipling T&RA
- L T&RA
- Lant T&RA
- Lawson Residents Association
- Lawson T&RA
- Leathermarket JMB
- Ledbury T&RA
- Lettsom T&RA
- Library Street Neighbourhood Forum
- Longfield T&RA
- Lordship Lane & Melford Court T&RA
- Magdalene Tenants & Residents Association
- Magdalen T&RA
- Manchester House T&RA
- Manor T&RA
- Mardyke House T&RA
- Mayflower T&RA
- Meadow Row T&RA
- Metro Central Heights RA
- Millpond T&RA
- Neckinger Estate T&RA
- Nelson Square Gardens T&RA
- Nelson Square Community Association
- New Camden T&RA
- Newington T&RA
- Northfield House T&RA
- Nunhead Residents Association
- Oliver Goldsmith T&RA
- Osprey T&RA
- Parkside T&RA
- Pasley Estate T&RA
- Pedworth T&RA
- Pelier T&RA
- Penrose T&RA
- Plough and Chiltern T&RA
- Puffin T&RA
- Pullens T&RA
- Pullens Tenants Association
- Redriff Tenants Association (Planning)
- Rennie T&RA
- Rochester Estate T&RA
- Rockingham Management Committee
- Rockingham TRA
- Rodney Road T&RA
- Rouel Road Estate T&RA
- Rye Hill T&RA
- Salisbury Estate T&RA
- Sceaux Gardens T&RA
- Setchell Estate T&RA
- SHACCA T&RA
- Silwood T&RA
- Southampton Way T&RA
- Southwark Group of Tenants Assc
- Southwark Park Estate T&RA
- St Crispins T&RA
- St James T&RA
- Styles House T&RA

- Sumner Residents T&RA
- Surrey Gardens T&RA
- Swan Road T&RA
- Sydenham Hill T&RA
- Tabard Gardens Management Co-op
- Tappesfield T&RA
- Tarney Road Residents Association
- Tenant Council Forum
- Thorburn Square T&RA
- Thurlow T&RA
- Tooley Street T&RA
- Trinity Newington Residents Association
- Two Towers T&RA
- Unwin & Friary T&RA
- Webber and Quentin T&RA
- Wendover T&RA
- West Square Residents' Association
- Wilsons Road T&RA
- Winchester Estate TA
- Wyndam & Comber T&RA

## Housing

- Affinity Sutton
- Central & Cecil Housing Trust
- Dulwich Right to Buy
- Excel Housing Association
- Family Housing Association Development
- Family Mosaic
- Habinteg
- Hexagon - Southwark Women's Hostel
- Hexagon Housing
- Hexagon RSL
- Home-Start
- Housing for Women
- Hyde RSL
- Lambeth & Southwark Housing Society
- London & Quadrant Housing Trust
- Love Walk Hostel
- Metropolitan Housing Trust
- Octavia Hill Housing Trust
- Peabody Estate (Bricklayers)

- Pecan Limited
- Rainer South London Housing Project
- Sojourner Housing Association
- South East London Housing Partnership
- Southern Housing Group
- Southwark & London Diocesan HA
- Southwark Park Housing
- Stopover Emergency & Medium Stay Hostels
- Wandle RSL

## Education/young persons

- 8th East Dulwich Brownies
- Active Kids Network
- After School Clubs
- All Nations Community Nursery
- Alliance for African Youth
- Amott Road Playgroup
- Anti-Bullying Campaign
- Aylesbury Early Years Centre
- Aylesbury Plus SRB Detached Project: Youth Club
- Aylesbury Youth Centre
- Aylesbury Youth Club
- Bede Youth Adventure
- Bermondsey Adventure Playground
- Bermondsey Community Nursery
- Bermondsey Scout Group
- Bethwin Road Adventure Playground
- Blackfriars Housing for Young
- Blackfriars Settlement Youth Club
- British Youth Opera
- Camberwell After-School Project
- Camberwell Choir School
- Camberwell Scout Group
- Cambridge House Young People's Project
- Camelot After School Club
- Caribb Supplementary School and Youth Club
- Caribbean Youth & Community Association
- CASP Playground
- Charles Dickens After School Clubs
- Chellow Dene Day Nursery
- Child and Sound

- Children's Day Nursery
- Community Education Football Initiative
- Community Youth Provision Ass.
- Copleston Children's Centre
- Dyason Pre-School
- Early Years Centre
- Early-Birds Pre-School Playgroup
- East Dulwich Adventure Playground Association
- East Dulwich Community Nursery
- Ebony Saturday School
- Emmanuel Youth & Community Centre
- First Steps Montessori Playgroup
- Founder Union of Youth
- Future Generation Youth Club
- Garden Nursery
- Geoffrey Chaucer Youth Club
- Goose Green Homework Club
- Grove Vale Youth Club
- Gumboots Community Nursery
- Guys Evelina Hospital School
- Half Moon Montessori Playgroup
- Happy Faces Playgroup Under 5's
- Hatasu Students Learning Centre
- Heartbeat After School Project
- Heber After School Project
- Hollington Youth Club
- Joseph Lancaster After School Club
- Justdo Youth Network
- Ketra Young Peoples Project
- Kids Are Us Play centre
- Kids Company
- Kinderella Playgroup
- Kingsdale Youth Centre
- Kingswood Elfins
- Lawnside Playgroup
- Linden Playgroup
- Louise Clay Homework Club
- Millwall Community Sports Scheme
- Mint Street Adventure Playground
- Mission Youth Centre
- Mother Goose Nursery
- NCH Action for Children Eye to Eye Meditation
- Nunhead Community Education Service
- Nunhead Green Early Years
- Odessa Street Youth Club
- Peckham Drop in Creche
- Peckham Park After School Club
- Peckham Rye After School Care
- Peckham Settlement Nursery
- Peckham Town Football Club
- Pembroke House Youth Club
- Pickwick Community Centre & Youth Club
- Playshack Playgroup
- Rainbow Playgroup
- Reconcillors Childrens Club
- Riverside After School Club
- Rockingham Asian Youth
- Rockingham Community Day Nursery
- Rockingham Estate Play
- Rockingham Playgroup
- Rotherhithe Community Sports Project
- Sacred Heart Pre-School Day Care
- Salmon Youth Centre
- Save the Children Fund
- Scallywags Day Nursery
- Scarecrows Day Nursery
- Sesame Supplementary School
- Sheldon Health Promotion Toddlers Group
- Sixth Bermondsey Scout Group
- Somali Youth Action Forum
- South London Children's Scrap Scheme
- South London Scouts Centre
- Southwark Catholic Youth Service
- Southwark Childminding Association
- Southwark Children's Foundation
- Southwark Community Planning & Education Centre
- Southwark Opportunity Playgroup
- Southwark Schools Support Project
- Southwark Somali Homework Club
- Springboard for Children
- St Faiths Community & Youth Association
- St Giles Youth Centre
- St John's Waterloo YC
- St Marys Pre-School

- St Peters Monkey Park
- St. George's Youth Project
- St. Peter's Youth & Community Centre
- Surrey Docks Play Ass.
- Tabard After School Project
- Tadworth Playgroup
- Tenda Road Early Years Centre
- The Ink Tank Arts and Crafts After School Kids Club
- Trinity Child Care
- Tykes Corner
- Union of Youth
- Upstream Children's Theatre
- Westminster House Youth Club
- YCGN UK (Youth Concern Global Network)
- YHA Rotherhithe
- Youth Concern UK
- Anando Pat Community School
- Archbishop Michael Ramsey Sixth Form Centre
- Beornund School
- Boutcher CoE School
- British School of Osteopathy
- Brunswick Park Primary
- Cathedral School
- Cobourg Primary School
- Crampton Primary
- Crampton School (Parents)
- Dachwyng Supplementary School
- Dulwich College
- Dulwich Hamlet Junior School
- Dulwich Village CE Infants School
- Dulwich Wood School
- Emotan Supplementary School
- English Martyrs RC School
- Eveline Lowe School
- Friars School
- Gabriel Garcia Marquez School
- Geoffrey Chaucer School
- Gharweg Saturday School
- Gloucester Primary
- Goodrich Primary
- Grange Primary
- Institute of Psychiatry
- James Allen's Girls School
- Kingsdale School
- Kintmore Way Nursery School
- Lighthouse Supplementary School
- Little Saints Nursery School Ltd
- London College of Printing
- London School of Law
- London South Bank University
- Morley School
- Mustard Seed Pre-School
- Nell Gwynn School
- Notre Dame RC
- Pui-Kan Community Chinese School
- Robert Browning Primary School
- Sacred Heart School
- South Bank University
- Southwark College (Southampton Way)
- Southwark College (Surrey Docks)
- Southwark College (Waterloo)
- Southwark College Camberwell Centre
- St Anthony's RC
- St Francesa Cabrini RC
- St Francis RC
- St George's Cathedral
- St George's CE
- St John's CE School
- St Josephs Infants School
- St Josephs RC School
- St Judes CE School
- St Olave's & St Saviour's Grammar School Foundation
- St Paul's Primary School
- St Peter's Walworth CE School
- St Saviour's & St Olave's CE
- St. George the Martyr School
- Surrey Square Infant and Junior School
- The Archbishop Michael Ramsey Technology College
- The Charter School
- Townsend Primary School
- Victory Primary School
- Walworth Lower School
- Walworth Upper School
- Waverley Upper School

- Whitefield Pre-school
  - Whitstable Early Years Centre
- Health**
- Alzheimer's Disease Society
  - Bermondsey & Rotherhithe Mental Health Support Group
  - Community Health South London
  - Daryeel Health Project
  - Dyslexia Association of London
  - Guys and St. Thomas' Hospital Trust
  - Health Action Zone
  - Health First
  - Hospital and Prison Action Network
  - London Dyslexia Association
  - London Ecumenical Aids Trust
  - LSL Health Alliance
  - Maudsley Befrienders & Volunteers
  - Maudsley Social Work Team
  - Maudsley Volunteers
  - Mental Health Project
  - Oasis Health Centre
  - Phoenix Women's Health
  - Southwark Health Alliance
  - Southwark HIV & Aids Users Group
  - Southwark Phoenix Women's Health Organisation
  - St Christopher's Hospice
  - Terence Higgins Trust
  - Aylesbury Health Centre
  - Aylesbury Medical Centre
  - Bermondsey & Lansdowne Medical Mission
  - Blackfriars Medical Centre
  - Borough Medical Centre
  - Camberwell Green Surgery
  - CHSL NHS Trust
  - Elm Lodge Surgery
  - Falmouth Road Group Practice
  - Guy's and St Thomas' NHS Foundation Trust
  - Maudsley Hospital
  - Old Kent Road
  - Parkside Medical Centre
  - Princess Street Health Centre
  - SHA Strategic Health Authority Southside

- The Diffley Practice
  - The Grange Road Practice
  - Townley Clinic
  - Walworth Clinic
  - Walworth Road Health Centre
- Transport**
- Green Lanes & REPA
  - Lambeth and Southwark Community Transport (LASCOT)
  - Living Streets
  - London Cycling Campaign
  - London Transport Users Committee
  - Southwark Community Transport
  - Southwark Cyclists
  - Southwark Living Streets
  - Southwark Pedestrian Rights Group
  - Southwark Transport Group
  - SUSTRANS

**Pensioners/older people**

- Age Concern Carers Support Group
- Age Concern Southwark Community Support
- Age Concern Southwark Primary Care Project
- Age Concern Southwark: Head Office
- Association of Greater London Older Women (AGLOW)
- Aylesbury Pensioners Group
- Bermondsey Care for the Elderly
- Bermondsey Pensioners Action Group
- East Dulwich Pensioners Action Group
- East Dulwich Pensioners Group
- Fifty+ Activity Club
- Golden Oldies Club
- Golden Oldies Community Care Project
- Golden Oldies Luncheon Club
- Local Authority Elderly Home
- Old Age Directorate
- Over 50's Club
- Pensioners Club
- Pensioners' Forum
- Pensioners Pop-In (Borough Community Centre)
- Rockingham Over 50's

- Rotherhithe Pensioners Action Group
- South Asian Elderly Organisation
- Southwark Black Elderly Group
- Southwark Irish Pensioners
- Southwark Muslim Pensioners Group
- Southwark Pensioners Action Group
- Southwark Pensioners Centre
- Southwark Pensioners Forum
- Southwark Turkish Elderly

#### **Disability**

- Action for Blind People
- Action for Blind People (Training Centre)
- Action for Dysphasic Adults
- Age Concern Southwark Black Elders Mentally Frail
- Bede Learning Disabilities Project
- Cambridge House Literacy Project
- Handicapped Playground Ass
- IBA for Children & Adults with Mental & Physical Disabilities
- Kesidee Arts for Disabled People
- Latin American Disabled People's Project
- Organisation of Blind African Caribbeans
- Sainsbury's Centre for Mental Health
- Sherrie Eugene Community Deaf Association
- Southwark Disabilities Forum c/o CIDU
- Southwark Disablement Association
- Southwark Multiple Sclerosis Society
- Southwark Phoenix and Leisure Club for People with Disabilities

#### **Refugee Groups/Recent Immigrants**

- Refugee Housing Association
- Refugee Youth
- South London Refugee Youth
- Southwark Day Centre for Asylum Seekers
- Southwark Refugee Artists Network
- Southwark Refugee Communities Forum
- Southwark Refugee Education Project
- Southwark Refugee Project
- The Refugee Council

- Lesbian, gay, bisexual and transgender Southwark LGBT Network

#### **Other Consultees**

- Age Concern
- British Waterways, Canal owners and navigation authorities (Port of London)
- Centre for Ecology and Hydrology
- Southwark Chamber of Commerce
- Church Commissioners
- Commission for Architecture and the Built Environment
- Commission for New Towns and English Partnerships
- Crown Estate Office
- Civil Aviation Authority
- English Partnerships
- Commission for Racial Equality
- Department of the Environment, Food and Rural Affairs
- Southwark Primary Care Trust
- Regional Public Health Group - London
- Diocesan Board of Finance
- Disability Rights Commission
- Disabled Persons Transport Advisory Committee
- H.M Prison Service
- Highways Agency
- Home Office
- Electricity, Gas, Telecommunications Operators
- National Grid
- Council for the Protection of Rural England
- London Wildlife Trust
- Royal Society for the Protection of Birds
- Equal Opportunities Commission
- Fire and Rescue Services
- Friends of the Earth Southwark
- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- Help the Aged
- Housing Corporation
- Learning and Skills Council
- Southwark Equalities Council
- Regional Housing Boards
- Railfreight Group



- Road Haulage Association
- House Builders Federation
- Traveller Law Reform Coalition
- London Transport Buses
- London Underground
- National Disability Council Secretariat
- National Grid Company Plc.
- National Playing Fields Association
- Network Rail
- Police/Crime Prevention
- Port of London Authority
- Post Office Property Holdings
- Southern Railway
- Sport England - London Region
- Thameslink Trains
- Transport for London
- Women's National Commission
- Southwark Volunteer Centre

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

### **Towards a Preferred Option** Interim Sustainability Appraisal Report

**PROPOSED TIMETABLE FOR CONSULTATION AND HOW TO COMMENT**

<b>CONSULTATION</b>	<b>TIMETABLE</b>
Consultation on Issues and Options Report and Interim Sustainability Appraisal Report	30 March to 25 May 2009
Consultation on the Towards a Preferred Option Report and Sustainability Appraisal of the options	10 May to 2 August 2011
Consultation on the Preferred Options Report and Sustainability Appraisal of the Preferred Option	December 2011 to February 2012
Consultation on the publication version of the Peckham and Nunhead Area Action Plan and sustainability report	September – November 2012
Publish final version of the Peckham Area Action Plan accompanied by a final Sustainability Statement	October 2013

**HOW TO COMMENT ON THIS REPORT**

If you have any queries regarding this document please contact the Planning Policy team: Email: [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)  
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Comments can be returned by post or email to:

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Formal consultation on this document begins 21 June 2011. All comments must be received by 5pm 2 August 2011.

**CONTENTS****PAGE****Non Technical Summary****1. Introduction**

- 1.1 What is this document?
- 1.2 Why do we need to carry out a Sustainability Appraisal?
- 1.3 Strategic Environmental Assessment Directive
- 1.4 Structure of the report
- 1.5 Why do we need and Area action Plan for Peckham?

**2. Sustainability Appraisal Methodology**

- 2.1 Purpose of the Sustainability Appraisal
- 2.2 Planning and Sustainable Development
- 2.3 Sustainability Appraisal (SA) Process
- 2.4 SA stages
- 2.5 Timetable
- 2.6 Consultation
- 2.7 Any difficulties undertaking the SA
- 2.8 Compliance with the SEA Directive

**3. Area Action Plan Objectives**

- 3.1 The purpose of the Area Action Plan
- 3.2 The vision and objectives
- 3.3 Relationship of the vision to the AAP and SA

**4. Context and Baseline**

- 4.1 Links to other policies, plans and programmes
- 4.2 Summary Baseline Information

**5. Sustainability Issues and Objectives**

- 5.1 Sustainability Issues
- 5.2 Sustainability Objectives
- 5.3 Any limitations of the information

**6. The Sustainability Appraisal Framework**

- 6.1 What is the SA Framework?
- 6.2 The SA Framework

**7. The Area Action Plan Issues and Options**

- 7.1 What options have been considered and why?
- 7.2 Comparison of the Sustainability Objectives against the Plan objectives
- 7.3 How do the options compare in sustainability terms?
- 7.4 How have likely negative effects been avoided or reduced?
- 7.5 How should the area action plan be implemented?
- 7.6 Proposals for monitoring

## APPENDICES

Appendix 1	The SEA Directive Requirements
Appendix 2	Consultation Responses
Appendix 3	Relevant Plans, Strategies and Programmes
Appendix 4	Compatibility Assessment
Appendix 5	Issues and Options Summary of Results
Appendix 6	Sustainability Appraisal of the Towards a Preferred Option Peckham and Nunhead Area Action Plan
Appendix 7	Glossary
Appendix 8	Abbreviations

## ABBREVIATIONS

AAP	Area Action Plan
AQMA	Air Quality Management Area
CABE	Commission for Architecture and the Built Environment
DETR	Department for Environment, Transport, and the Regions
DfT	Department for Transport
DPD	Development Plan Documents
GLA	Greater London Authority
IMD	Index of Multiple Deprivation
LDD	Local Development Documents
LDF	Local Development Framework
ODPM	Office of the Deputy Prime Minister
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
PTAL	Public Transport Accessibility Level
SA	Sustainability Appraisal
SINC	Sites of Importance for Nature Conservation
SCI	Statement of Community Involvement
SDO	Sustainable Development Objective
SEA	Strategic Environmental Assessment
SOA	Super Output Areas
AAP	Area Action Plan
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
UDP	Unitary Development Plan

## NON TECHNICAL SUMMARY

### Background

Section 19 (5) of the Planning and Compulsory Purchase Act 2004, requires Sustainability Appraisals of plans to be carried out. Under the requirements of the act, Sustainability Appraisal (SA) of all Local Development Documents is now mandatory. A Sustainability Appraisal has, therefore, been carried out as part of preparing the Area Action Plan. The appraisal tests how well the planning document considers social, economic and environmental issues in order to achieve sustainable development.

In addition, the SEA Directive (2001/42/EC), implemented in the UK by the SEA Regulations 2004, requires Strategic Environmental Assessment or 'SEA' to be undertaken on all plans and programmes where they are likely to have significant environmental impacts. A Sustainability Appraisal (SA) has been carried out to predict the likely social, economic and environmental impacts of different planning options for Peckham and Nunhead (including the requirements of the SEA Directive). The appraisal has assessed the extent to which different planning options will contribute towards the borough's objectives for achieving a sustainable community.

### What planning documents are being tested?

The council is preparing an Area Action Plan (AAP) for Peckham and Nunhead, which will set out a vision for the future of the area and provide the planning policies to help achieve this vision. The AAP is a Development Plan Document (DPD) which forms part of the Local Development Framework for the borough. The Local Development Framework is made up of a collection of Development Plan Documents (DPDs), which will be used to guide development in the area including the Core Strategy, Area Action Plans and Supplementary Planning Documents. The Core Strategy sets out the strategic vision and overall spatial policies that will guide all the other documents in the LDF.

Some of the issues the area action plan will consider include promoting the area's status as a creative hub, providing homes, affordable business space, providing community facilities, things for people to do and places to visit in the town centre.

A copy of the Towards a Preferred Option document can be downloaded from council's website: [www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham).

A paper copy can be requested from the Planning Policy team

### What process has been taken to test the likely impacts of the plan?

The process has so far consisted of:

- Collection of baseline information on the environmental, social and economic characteristics of the area and its context
- Identification of sustainability issues, objectives and indicators to be used in the SA to assess the likely impacts of the policies and to enable monitoring of progress in the future
- The preparation of a Scoping report, which set out the proposed method of assessment for the SA, issued for consultation from 10 November 2006 to 9 February 2007.
- An Interim SA of the Issues and Options for growth in the area, issued for consultation from 30 March 2009 to 25 May 2009. This stage in the process tested the likely impact of different options for growth in the area

- An interim SA that tests the likely impacts of the Towards a Preferred Option policies for development (this document), issued for consultation from 10 May 2011 to 2 August 2011.

Once the plan has been agreed (adopted), its social, economic and environmental impacts will then be monitored through the council's annual monitoring report.

**Section XX of this report provides more detail on the appraisal process.**

### **What sustainability issues are relevant to the area?**

The key sustainability issues relevant to Peckham and Nunhead, which this plan needs to address, are:

- **Relatively high levels of deprivation**  
Peckham has the highest proportion and of people receiving Income Support compared to Southwark and all other Community Councils. Nunhead and Peckham Rye has the third highest proportion of people receiving Income Support compared to all other Community Councils.
- **Employment inequalities and employment opportunities**  
Peckham Community Council has the highest proportion of people who are unemployed compared to Southwark and all other Community Councils.
- **Education, skills and training deprivation**  
The Indices of Multiple Deprivation measures amongst other things deprivation in terms of education, skills and training. The core area covered by the proposed area action plan falls within the 10-20% most deprived areas in the England in relation to education, skills and training.
- **Health inequalities and noise nuisances**  
In terms of health deprivation the proposed action area falls within the 20-30% most deprived areas in the country.
- **High levels of crime and fear of crime**  
A MORI survey carried out in 2005 identified a number of priority concerns for people in Peckham of which one was mugging and theft. The same survey highlighted a trend from those interviewed that indicated people felt less safe in the day and at night in Peckham than they have done previous years.
- **Accessibility**  
Little comprehensive data has been identified relating to this issue. A recent review of tenants halls in Southwark found that of the samples surveyed, none were fully compliant with the Disability and Discrimination Act.
- **Energy efficiency and use of renewables**  
The average household in Southwark consumes 21% more energy and produces 12% more CO2 than a standard 3 bedroom semi-detached house built to 1995 Building Regulations.
- **Poor air quality**  
The entire AAP area is located in an Air Quality Management Area. This means that air quality needs to be improved to achieve air quality targets.
- **Need to minimise waste arisings and increase recycling rates**  
Despite recent improvements in the borough's recycling rate (7% in 2003/4 to just under 15% in 2005/6), the rate of recycling in Peckham needs to be improved as Southwark has fallen short of its mandatory recycling targets over consecutive years.

- **Need for sustainable use of water resources**  
Water scarcity is a particularly acute problem in the South East region. Research has estimated that the average daily water consumption in Southwark is 160litres per capita. This is higher than the European average.
- **Need to maintain and enhance open space and promote biodiversity.**  
Open spaces are considered important in Southwark, as they provide a valuable resource to those living in, working in and visiting the borough. The action area has a number of open spaces that are currently not protected from being developed upon.
- **Need to preserve and enhance built heritage and the archaeological environment**  
Peckham Village is an archaeological priority zone within the action area. Key regeneration development sites are too located in this zone. This means consideration should be given to ensure that development takes place without irreversibly damaging the integrity of archaeological features of interest.
- **Need to improve accessibility by public transport and minimize the need to travel by car**  
There are proposals to significantly improve public transport infrastructure in Peckham such as the Cross River Tram and the extension of the East London Line. It is therefore important to ensure that any planning policies in the AAP does not jeopardise the implementation of these transport improvements.

### **What sustainability objectives were used to appraise the options?**

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

The objectives set out below were presented in the Scoping Report (stage one of the SA process). Comments were received on the objectives during the consultation process, which have been taken into account. The objectives reflect the current social, economic and environmental issues affecting the borough and are the same objectives used in the Sustainability Appraisal of the Core Strategy.

### **Sustainable Development Objectives (SDOs)**

- |       |   |
|-------|---|
| SDO 1 | To tackle poverty and encourage wealth creation   |
| SDO 2 | To improve the education and skill of the population  |
| SDO 3 | To improve the health of the population   |
| SDO 4 | To reduce the incidence of crime and the fear of crime  |
| SDO 5 | To promote social inclusion, equality, diversity and community cohesion                         |
| SDO 6 | To reduce contributions to climate change and adapt to climate change that is already happening |
| SDO 7 | To improve the air quality in Southwark   |
| SDO 8 | To avoid waste and maximise, reuse or recycle waste that does occur                             |
| SDO 9 | To reduce use of water and source water as locally as possible and protect water quality        |
| SDO10 | To maintain and enhance soil quality  |
| SDO11 | To protect and enhance the look and character of places   |
| SDO12 | To protect and improve the historic value of places   |



- SDO13 To protect and improve open spaces, green corridors and biodiversity  
 SDO14 To reduce vulnerability to flooding  
 SDO15 To provide everyone with the opportunity to live in a decent home  
 SDO16 To increase walking, cycling, public transport and reduce car journeys  
 SDO17 To provide the necessary infrastructure to support existing and future development

**Section XX** of this report sets out the stages in the development of the Area Action Plan including details of the different steps in the SA process.

## What were the findings of the appraisals?

### Issues and Options

The Peckham and Nunhead issues and options paper set out a number of different options for growth in the area. The following tables summarises the possible impacts of the each set of options;

### The big decisions

“✓” = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not uncertain

Options – The Big Decisions	Sustainability Objectives															
	1. Poverty and wealth	2. Education and skills	3. Crime and fear of crime	4. Health	5. Equality and cohesion	6. Climate Change	7. Air quality	8. Waste	9. Water	10. Quality land and soils	11. Landscape and townscape quality	12. Heritage	13. Green spaces and biodiversity	14. Flooding	15. Decent homes	16. Sustainable Transport
<b>Housing</b>																
A If major transport improvements	✓	o	o	?	✓	?	?	?	?	✓	?	?	?	?	✓	✓
B If no major transport improvements	?	o	o	?	✓	o	o	o	o	o	✓	o	✓	o	?	✓
<b>Business Space</b>																
A If major transport improvements	✓	✓	o	o	✓	?	?	?	?	o	o	o	o	o	o	✓
B If no major transport improvements	✓	o	o	o	✓	o	o	o	o	o	o	o	o	o	o	✓
<b>Shopping and town centre uses</b>																
A If major transport improvements	✓	o	?	o	o	?	?	?	?	o	?	?	?	?	o	o
B If no major transport improvements	✓	o	o	o	o	o	o	o	o	o	?	o	o	o	o	o
<b>Peckham and Nunhead's Heritage</b>																
Introduce a conservation area	o	o	o	o	o	o	o	o	o	o	✓	✓	✓	o	o	o

### Growth dependent options

Options – Growth Dependent	Sustainability Objectives															
	1. Poverty and wealth	2. Education and skills	3. Crime and fear of crime	4. Health	5. Equality and cohesion	6. Climate Change	7. Air quality	8. Waste	9. Water	10. Quality land and soils	11. Landscape and townscape quality	12. Heritage	13. Green spaces and biodiversity	14. Flooding	15. Decent homes	16. Sustainable Transport
<b>Scale of development</b>																
A High Growth	✓	o	?	?	✓	x	x	x	x	o	?	?	?	?	o	✓
B Low Growth	✓	o	o	o	o	?	?	?	?	o	?	o	o	?	o	✓
C Limited growth	?	o	o	o	o	?	o	o	o	o	o	o	o	o	o	o

Options – Growth Dependent	Sustainability Objectives															
	1. Poverty and wealth	2. Education and skills	3. Crime and fear of crime	4. Health	5. Equality and cohesion	6. Climate Change	7. Air quality	8. Waste	9. Water	10. Quality land and soils	11. Landscape and townscape quality	12. Heritage	13. Green spaces and biodiversity	14. Flooding	15. Decent homes	16. Sustainable Transport
<b>Affordable business space</b>																
A High Growth	✓	o	o	o	✓	o	o	o	o	o	o	o	o	o	o	o
B Low Growth	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
C Limited growth	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
<b>Traffic and deliveries</b>																
A High Growth	✓	o	o	?	o	x	x	o	o	o	?	?	o	o	o	✓
B Low Growth	✓	o	o	o	o	?	?	o	o	o	?	o	o	o	o	?
C Limited growth	✓	o	o	o	o	?	?	o	o	o	?	o	o	o	o	?
<b>Better streets and public spaces</b>																
A High Growth	✓	o	✓	✓	✓	?	o	o	o	o	✓	✓	✓	?	o	✓
B Low Growth	✓	o	✓	✓	✓	o	o	o	o	o	?	?	?	?	o	✓
C Limited growth	o	o	?	o	o	o	o	o	o	o	x	o	x	o	o	x
<b>The natural environment</b>																
A High Growth	✓	o	o	✓	✓	✓	?	o	✓	✓	✓	o	✓	✓	o	o
B Low Growth	?	o	o	o	o	✓	?	o	o	o	✓	o	✓	✓	o	o
C Limited growth	o	o	o	o	o	✓	?	o	o	o	o	o	o	o	o	o

No negative impact was identified for any of the options set out under the ‘big decisions’ set out in the issues and option report. Option A generally scored more positively against the objectives for both housing and business space. Shopping and town centres identified more uncertain impacts with option A than option B. Option B scored slightly less positively overall however there were less uncertain impacts identified for this option. The introduction of a conservation area scored positively against objectives 11, 12 and 13.

The growth dependent options identified a wider range of impacts. Negative impacts were identified for the high growth option in terms of the scale of development and impact on the environment and the impact of traffic and deliveries on climate change and air quality. Negative impacts were also identified for the limited growth option for better streets and public spaces.

Large developments sites were also assessed against the high growth, low growth and limited growth options. Generally, the high growth option had both more positive impacts and more negative impacts than the other two options.

**Section XX** of this report sets out the detailed result of the sustainability appraisal carried out at issues and options stage.

### Response to consultation

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

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

In summary, the responses suggested additional indicators and baseline data should be included within the SA. Recommendations were also made for the inclusion of additional plans and strategies within the list of documents that have been referenced for information in the preparation of the area action plan. Further details can be found in [Appendix 2](#)

## SA of the Towards a Preferred option document

Since the issues and options stage was carried out we have identified a number of further options for policies in the area action plan. These are set out in the Towards a Preferred Option report. We have tested these options in the sustainability appraisal (this document) alongside our preferred option where we have already identified a policy as our preferred approach.

### Policies assessed

<b>Policy 1</b>	Peckham Town Centre Option 1
	Peckham Town Centre Option 2
<b>Policy 2</b>	Culture, tourism and the evening economy option 1
	Culture, tourism and the evening economy option 2
<b>Policy 3</b>	Hot food takeaways Option 1
	Hot food takeaways Option 2
	Hot food takeaways Option 3
<b>Policy 4</b>	Space above shops
<b>Policy 5</b>	Markets
<b>Policy 6</b>	Local shopping centres, parades, protected shopping frontages and individual shops
<b>Policy 7</b>	Small scale shops, restaurants and cafes outside the town centre, local centres and protected shopping frontages
<b>Policy 8</b>	Business space option 1
	Business space option 2
<b>Policy 9</b>	Open Spaces
<b>Policy 10</b>	Community facilities
<b>Policy 11</b>	Schools
<b>Policy 12</b>	Young People
<b>Policy 13</b>	Health
<b>Policy 14</b>	Leisure and sports facilities
<b>Policy 15</b>	Walking and cycling
<b>Policy 16</b>	Public transport
<b>Policy 17</b>	Safeguarding land for further future public transport development option 1
	Safeguarding land for further future public transport development option 2
<b>Policy 18</b>	The road network
<b>Policy 19</b>	Parking for town centre uses in the town centre Option 1
	Parking for town centre uses in the town centre Option 2
	Parking for town centre uses in the town centre Option 3
<b>Policy 20</b>	Residential Parking Option A
	Residential Parking Option B
<b>Policy 21</b>	Providing new homes
<b>Policy 22</b>	Density
<b>Policy 23</b>	Affordable homes
<b>Policy 24</b>	Private homes
<b>Policy 25</b>	Family homes
<b>Policy 26</b>	Dwelling sizes
<b>Policy 27</b>	Wheelchair housing and lifetime homes

<b>Policy 28</b>	Sites of importance for nature conservation
<b>Policy 29</b>	Energy
<b>Policy 30</b>	Design
<b>Policy 31</b>	Building Heights
<b>Policy 32</b>	Heritage Conservation
<b>Policy 33</b>	Locally listed buildings

The principal findings of the appraisal are summarised below.

The result of the Towards a Preferred option appraisal showed that the overall impact was positive especially for Policy 5 Markets and Policy 9 Open Spaces. Whilst there were uncertain impacts identified, overall, the appraisal indicated that the policies are likely to have a positive contribution to directing development in Peckham and Nunhead, the area action plan policies in particular will help to achieve sustainable development objectives:

- SDO1 To tackle poverty and wealth creation
- SDO3 To improve the health of the population
- SDO4 To reduce the incidence of crime and the fear of crime
- SDO5 To promote social inclusion, equality, diversity and community cohesion
- SDO15 To provide everyone with the opportunity to live in a decent home

Some negative impacts were identified in relation to policies 8b, 17b, 19a, 19c, 20b, 21 and 22, however these were in relation to the environmental impacts of development. Mitigation measures have been identified which will need to be put in place to minimise impacts. A negative impact was identified for Policy 19b Parking for town centre uses in the town centre Option A on SDO 4 to reduce the incidence of crime and fear of crime. This will need to be reviewed and appropriate mitigation measures will need to be identified if this option is carried forward as the preferred option.

A summary table is set out on the next page.

Peckham and Nunhead Area Action Plan – Summary of Towards a Preferred Option SA results

Sustainability Objectives		Peckham and Nunhead Area Action Plan Policies													
		1a	1b	2a	2b	3a	3b	3c	4	5	6	7	8a	8b	9
SDO 1	To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	?	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓
SDO 2	To improve the education and skill of the population	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SDO 3	To improve the health of the population	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	✓	✓
SDO 4	To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	✓	✓
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	?	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓
SDO 6	To reduce contributions to climate change	✓	✓	✓	✓	?	?	✓	✓	✓	✓	✓	?	X	✓
SDO 7	To improve the air quality in Southwark	✓	✓	✓	✓	?	?	✓	✓	✓	✓	✓	?	X	✓
SDO 8	To reduce waste and maximise use of waste arising as a resource	?	?	-	-	-	-	-	-	-	-	-	?	X	-
SDO 9	To encourage sustainable use of water resources	?	?	-	-	-	-	-	-	-	-	-	-	✓	✓
SDO 10	To maintain and enhance the quality of land and soils	✓	✓	-	-	-	-	-	-	-	-	-	-	✓	✓
SDO 11	To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	?	✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	✓
SDO 12	To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	-	-	✓	✓	?	✓	✓	✓	✓	✓
SDO 13	To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	-	-	✓	✓	?	✓	✓	✓	✓	✓
SDO 14	To reduce vulnerability to flooding	?	?	?	?	-	-	-	-	-	-	-	?	?	✓
SDO 15	To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
SDO 16	To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓✓	✓✓	?	?	✓	✓	✓✓	✓✓	✓	✓	?	✓
SDO17	To provide the necessary infrastructure to support existing and future development	✓	✓✓	✓	✓	?	✓	✓	✓	✓	✓	✓	?	X	✓

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

Sustainability Objectives		Peckham and Nunhead Area Action Plan Policies															
		10	11	12	13	14	15	16	17 a	17 b	18	19 a	19 b	19 c	20a		
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	-	-	-	-	10 Community facilities	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	-	-	-	-	11 Schools	
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	-	-	-	-	12 Young People	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	✓	13 Health	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	✓	14 Leisure and sports facilities	
SDO 6 To reduce contributions to climate change	✓	✓	-	✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	✓	15 Walking and cycling	
SDO 7 To improve the air quality in Southwark	✓	✓	-	✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	✓	16 Public transport	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17a Safeguarding land for further future public transport development option 1	
SDO 9 To encourage sustainable use of water resources	✓	✓	-	?	✓	-	-	-	?	-	-	-	-	-	-	17b Safeguarding land for further future public transport development option 2	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	-	✓	✓	-	-	-	?	✓	-	-	-	-	-	18 The road network	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	-	✓	✓	?	?	?	?	?	?	?	?	?	?	19a Parking for town centre uses in the town centre Option 1	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	-	?	?	?	?	?	?	?	?	?	?	19b Parking for town centre uses on the town centre Option 2	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	-	?	?	?	?	?	?	?	?	?	?	19c Parking for town centre uses in the town centre Option 3	
SDO 14 To reduce vulnerability to flooding	?	?	?	?	?	-	-	-	-	-	-	-	-	-	-	20a Residential Parking Option A	
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	?	✓	✓	✓	✓	✓	✓	✓	-	
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	✓	-	
SDO 17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	?	-	

Sustainability Objectives		Peckham and Nunhead Area Action Plan Policies														
		20 b	21	22	23	24	25	26	27	28	29	30	31	32	33	
SDO 1	To tackle poverty and encourage wealth creation	-	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	-	✓	✓	20b Residential Parking Option B
SDO 2	To improve the education and skill of the population	-	✓	-	-	-	-	-	✓	✓	✓	✓	-	✓	✓	21 Providing new homes
SDO 3	To improve the health of the population	-	✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	-	✓	✓	22 Density
SDO 4	To reduce the incidence of crime and the fear of crime	-	✓	✓	✓✓	✓✓	✓✓	✓✓	✓	-	-	✓✓	✓✓	✓✓	✓✓	23 Affordable homes
SDO 5	To promote social inclusion, equality, diversity and community cohesion	-	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	24 Private homes
SDO 6	To reduce contributions to climate change	X	X	X	-	-	-	-	✓	✓✓	✓✓	?	-	-	-	25 Family homes
SDO 7	To improve the air quality in Southwark	X	X	X	-	-	-	-	✓	✓✓	✓✓	?	-	-	-	26 Dwelling sizes
SDO 8	To reduce waste and maximise use of waste arising as a resource	-	X	X	-	-	-	-	-	✓	✓	?	-	-	-	27 Wheelchair housing and lifetime homes
SDO 9	To encourage sustainable use of water resources	-	✓	✓	-	-	-	-	?	✓	✓	✓	-	-	-	28 Sites of importance for nature conservation
SDO 10	To maintain and enhance the quality of land and soils	-	✓	✓	-	-	-	-	✓	✓	✓	✓	-	-	-	29 Energy
SDO 11	To protect and enhance the quality of landscape and townscape	-	✓✓	✓✓	?	?	?	?	✓	✓	✓	✓	✓	✓	✓	30 Design
SDO 12	To conserve and enhance the historic environment and cultural assets	-	?	?	-	-	-	-	?	?	?	?	✓	✓	✓	31 Building Heights
SDO 13	To protect and enhance open spaces, green corridors and biodiversity	-	?	?	-	-	-	-	?	?	?	?	✓	✓	✓	32 Heritage Conservation
SDO 14	To reduce vulnerability to flooding	-	X	?	-	-	-	-	✓	✓	✓	?	-	-	-	33 Locally listed buildings
SDO 15	To provide everyone with the opportunity to live in a decent home	-	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	-	✓	✓	✓	✓	✓	✓	
SDO 16	To promote sustainable transport and minimise the need to travel by car	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	
SDO17	To provide the necessary infrastructure to support existing and future development	✓	?	✓	?	?	?	?	✓	✓	✓	?	-	-	-	

**What difference has the appraisal process made?**

The sustainability appraisal process has helped to identify the environmental, social and economic issues that the area action plan needs to address and any links between the issues. It is also an important way of checking to see how well the Area Action Plan has addressed these issues. This is very important, as the most effective approach will be one that can address the issues in a coordinated way.

The sustainability appraisal has informed the decision making process to facilitate the evaluation of alternatives and has helped to demonstrate which policies are the most appropriate given the reasonable alternatives. This will help to ensure that the final approach taken forward in the area action plan will be the approach considered to be the most effective at achieving sustainable development. The appraisal process has also provided the opportunity to consider how the area action plan should be monitored to keep track of how well it is actually performing

**Next Steps**

Consultation on the Towards a Preferred Option document will finish on 2 August 2011.

Preparation of a preferred options report will then take place alongside the preparation of a draft sustainability appraisal assessing the preferred option policies.

**How to comment on this report**

This report is being published for formal public consultation from the 10 May until 2 August 2011. You will be able to comment on this report during this period.

Comments should be addressed by letter to:

Alison Squires  
Planning Policy  
Fifth Floor, Hub 3  
160 Tooley Street  
London  
SE1 2TZ

By email: [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)

**The closing date for comments is 5pm, 2 August 2011.**



Peckham and Nunhead Area Action Plan: Towards a Preferred Option

**Interim Sustainability Appraisal Report**  
May 2011

# 1 INTRODUCTION

## 1.1 What is this document?

1.1.1 This document reports on the interim Sustainability Appraisal of the Peckham and Nunhead Area Action Plan, Towards a Preferred Option report. The area action plan is being prepared to set out what sort of place Peckham and Nunhead will be like in fifteen years and how that vision will be achieved. The AAP will set out the council's requirements for the type of development that should take place in the area. Once agreed by the council the AAP will be a major consideration when making decisions on planning applications in the Peckham and Nunhead area.

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

- **Local Development Scheme** – this is a timetable for the preparation of the LDF, setting out what documents will be produced and when the key stages will take place.
- **Statement of Community Involvement (SCI)** – this sets out how interested people and organisations can be involved in preparation of the LDF and in future planning decisions.
- **Core Strategy** – this is a key element of the LDF, setting out the spatial vision for the borough and including a set of key strategic policies from which all other documents flow. Together with the other DPDs, it will replace the Southwark Plan 2007. Southwark's Core Strategy will also identify particular locations in the borough and outline what types of development would be appropriate there in the future.
- **Area Action Plans (AAPs)** – these provide spatial strategies for key areas of the borough. AAPs for Canada Water and Peckham and Nunhead are being prepared and consulted upon. An area action plan for Aylesbury was adopted in January 2010.
- **Development Management Policies** - this document will build upon the Core Strategy setting out specific policies to manage development across the borough and ensuring it contributes to the overall aims of the council.
- **Supplementary Planning Documents (SPDs)** – provide additional detail around particular priority policies such as affordable housing and sustainable construction.

1.1.3 This report does the following:

- Sets out the background to the requirement for the SA for the documents and plans within the LDF
- Identifies plans and policies that will be relevant to undertaking the SA
- Identifies relevant baseline data and any data gaps
- Sets out key sustainability issues in Peckham and Nunhead
- Provides the SA framework
- Addresses the range of comments made during the consultation on the interim Sustainability Appraisal of the Issues and Options stage
- Tests the Peckham and Nunhead AAP objectives against the SA framework
- Predicts and evaluates the likely significant effects of the options of the AAP
- Identifies potential mitigation measures or ways in which positive impacts can be maximised.

## 1.2 Why do we need to carry out a Sustainability Appraisal (SA)?

- 1.2.1 Section 19 (5) of the Planning and Compulsory Purchase Act 2004, requires Sustainability Appraisals of plans to be carried out. Under the requirements of the act, Sustainability Appraisal (SA) of all Local Development Documents is now mandatory. A Sustainability Appraisal has therefore been carried out as part of preparing the Peckham and Nunhead area action plan. The appraisal tests how well the planning document considers social, economic and environmental issues in order to achieve sustainable development.

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

PPS1: Delivering Sustainable Development (paragraph 24)

## 1.3 Strategic Environmental Assessment Directive

- 1.3.1 Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is required when preparing new or revised DPDs.
- 1.3.2 The Government guidance on sustainability appraisal can be found in ‘*A Practical Guide to the Strategic Environmental Assessment Directive, 2005*’ the ‘*Plan Making Manual*’ and ‘*PPS12 Local Spatial Planning, 2008*’. The Government guidance on SA incorporates the requirements of the SEA Directive within the SA process. It is also stated in the guidance that provided the sustainability appraisal is carried out following the guidelines in the Practical Guide to the Strategic Environmental Assessment Directive and the Plan-Making Manual there will be no need to carry out a separate SEA. For the purposes of simplicity, the term sustainability appraisal (SA) is used throughout this document to include both the SA and SEA processes. Further details on the legislative and policy background to sustainability appraisal are set out in [Appendix 1](#).

## 1.4 Structure of the report

This report is divided into 7 sections:

<b>Section 1</b>	Provides an overview of the need for the area action plan and why we have prepared a sustainability appraisal report.
<b>Section 2</b>	Sets out the methodology used to undertake the SA.
<b>Section 3</b>	Outlines the purpose of the AAP and plan’s objectives
<b>Section 4</b>	Provides information on: the context, other policies, plans and programmes and a summary of the baseline information
<b>Section 5</b>	Presents the sustainability issues and objectives relevant to the AAP.
<b>Section 6</b>	Explains the Sustainability Appraisal Framework
<b>Section 7</b>	Examines the issues and options considered and compares the plan’s objectives against the sustainability objectives. It looks at the effects of the plan policies including any significant positive or negative effects, proposed mitigation and uncertainties and risks. It sets out sets out the next stages in the plan preparation, implementation and future monitoring.

## 1.5 Why do we need an area action plan for Peckham and Nunhead?

There is a need for more to be done in Peckham to improve the area and address important issues like crime, health and wellbeing. These issues have been identified as identified as a result of the consultation exercises that the Council held on the scoping report (November 2006-February 2007) and the Future Peckham issues and options document (March 2009 – May 2009). Nunhead is also an area where development pressures are leading to concerns over building scale and how this may impact on the quality of the built environment.

The area action plan brings together the projects of the council and its partners including the Primary Care Trust, police, community groups, local businesses, land owners and developers to achieve long lasting benefits in the area. In bringing together the plans of various organisations and sectors working in Peckham and Nunhead we can ensure that we address issues in collaborative way.

## 1.6 What are the boundaries of the area action plan?

The area action plan tackles issues across the Peckham Community Council and Nunhead and Peckham Rye Community Council areas (see Figure 1). We will involve local people from across this area in preparing the area action plan.

Some parts of two community council areas will be covered by other planning documents being prepared, such as the Dulwich supplementary planning document, so these areas are not included in the wider action area (see Figure 1).

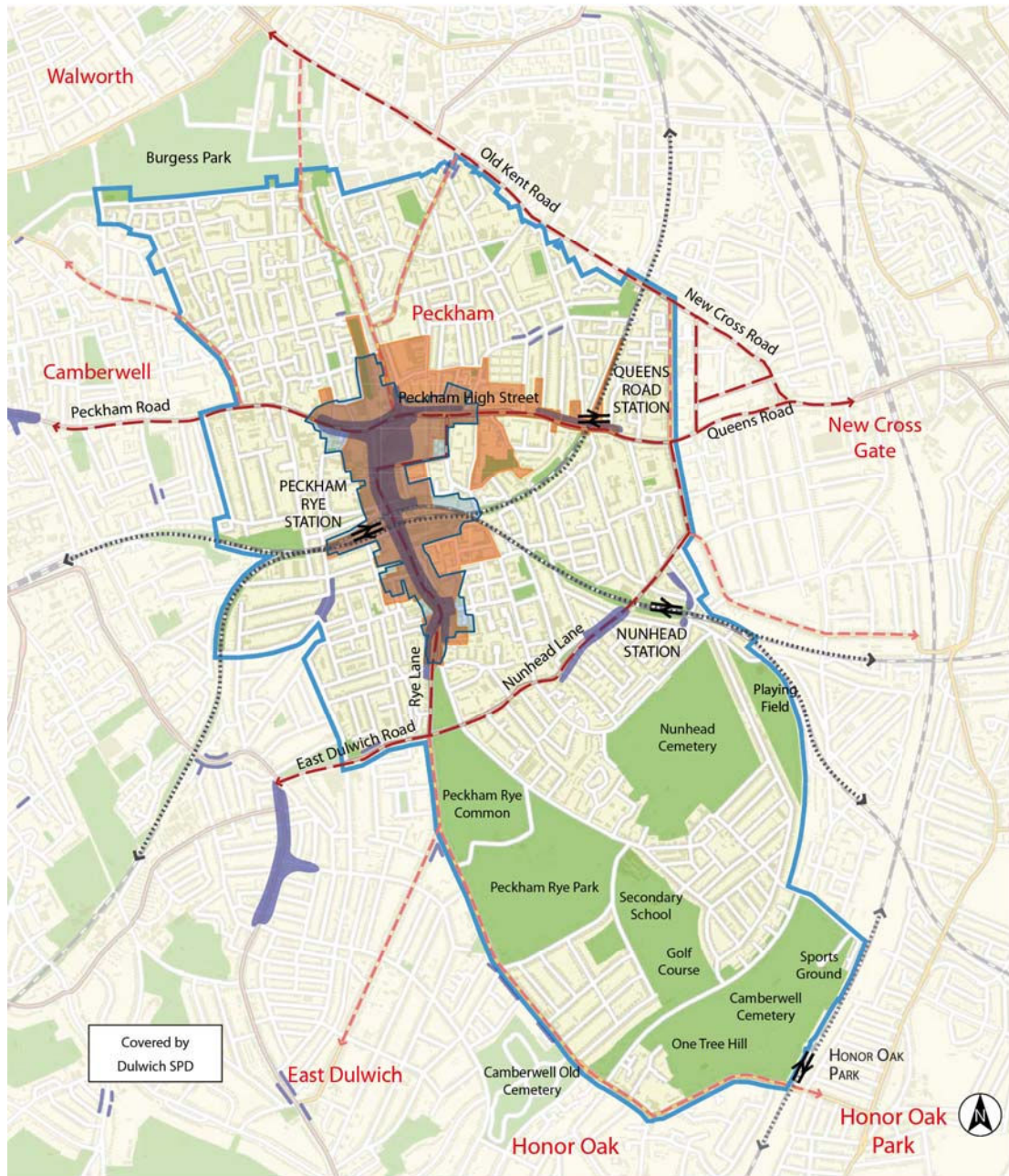
While we take this wider look, most of the physical change that will happen will take place in and close to the Peckham town centre. This is because:

- large development opportunities that will contribute most to regenerating the area are concentrated here,
- many of the issues needing to be tackled relate to the town centre and its relationship with surrounding residential areas,
- the town centre has a lot of activity and facilities of importance to the wider area,
- the town centre is “the face” of the area.

We call this area where most physical change will happen the “core area” and it is shown on Figure 1.

What happens in the core area will benefit the wider Peckham and Nunhead area. For example by providing needed community and shopping facilities and transport improvements. But the area action plan will also look at what specific improvements are needed in places outside the core area, such as along Evelina Road, in parks, and to transport links. This will include what development might happen as well as how the character and scale of places should be preserved.

Figure 1: Area covered by the Peckham and Nunhead AAP



- Major Road
- ... Secondary Road
- Railway Line
- + Railway Station
- Peckham & Nunhead Action Area
- Core Action Area
- Major Town Centre
- Major Parks
- Core Shopping Areas

## 2 Sustainability Appraisal Methodology

### 2.1 Purpose of the Sustainability Appraisal

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

### 2.2 Planning and Sustainable Development

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

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

2.2.2 Planning Policy Statement 12: Local Spatial Planning; sets out the Government's policy on local spatial planning including the need to undertake a sustainability appraisal of the plan. The guidance states:

'SA should perform a key role in providing a sound evidence base for the plan and form an integrated part of the plan preparation process.' PPS12 para. 4.43

It is also stated in the guidance that provided the sustainability appraisal is carried out following the guidelines in the *A Practical Guide to the Strategic Environmental Assessment Directive* and the *Plan-Making Manual* there will be no need to carry out a separate SEA.

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

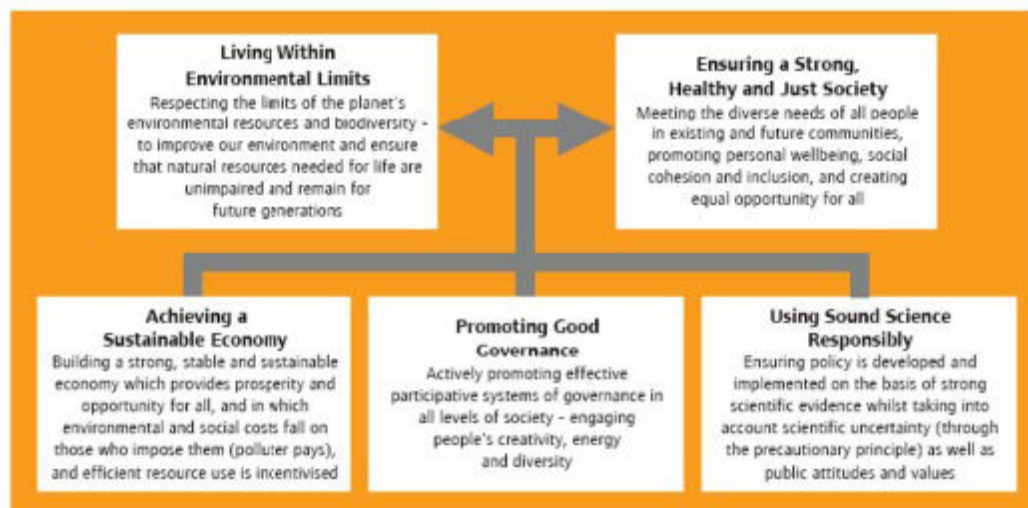
- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly



The Strategy also gives the following priorities for action:

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

#### Illustration of the Government's Definition of Sustainable Development



### 2.3 Sustainability Appraisal Process

The Sustainability Appraisal of the area action plan has been carried out by council officers in accordance with Government guidance:

- A Practical Guide to the Strategic Environmental Assessment Directive, 2005
- Plan-Making Manual
- Planning Policy Statement 12: Local Spatial Planning, 2008.

The stages of the SA process are set out below. Stages A and B are the subject of previous reports. This report provides the results from a second **Stage B** version of the area action plan.

Sustainability Appraisal Stages	Timetable
<b>Stage A</b>	
Setting the context and objectives, establishing the baseline and deciding on the scope	Consultation on the scoping report took place from November 2006 until February 2007.
<b>Stage B</b>	
Developing and refining options and assessing effects against the SA framework. An interim sustainability appraisal report is prepared for consultation with the public along with the issues and options paper	Consultation on the issues and options document and interim sustainability appraisal took place between March and May 2009
Second stage of developing and refining options and assessing effects against the SA framework. An interim sustainability appraisal report is prepared for consultation with the public along with the	10 May 2011 to 2 August 2011

Towards a preferred option paper.	
<b>Stage C</b>	
Prepare the SA report. This stage involves testing in detail the impacts of the preferred options. A sustainability appraisal report is prepared for consultation with the public along with the preferred options paper.	December 2011 to February 2012
<b>Stage D</b>	
Consult on the draft AAP and SA report.	Consultation on the draft AAP and sustainability appraisal report will take place between September and November 2012.
<b>Stage E</b>	
Once the AAP has been agreed by the council, its social, economic and environmental impacts will then be monitored through the council's annual monitoring report.	Monitoring the AAP will take place once it has been adopted.

**Table 2.1 – Stages of the SA**

Further information regarding the stages of the SA process and the way in which they correspond with the preparation of the area action plan is given in [Appendix X](#).

## 2.4 Consultation

We consulted on an interim sustainability appraisal report in March 2009. This focused on sustainability issues in and around the core area, though it also looked more broadly at issues in the wider area. While Nunhead has been included in the wider area of the action plan most of the options for change remain focused on the core area with the focus on Nunhead being conservation and public realm improvements, rather than growth. We have updated the interim sustainability appraisal at this stage of the options analysis. As we move forward to developing the preferred options 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 each stage.

A separate report has been prepared setting out all the consultation that has been undertaken to date. This is available on the website at [www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)

## 2.5 Any difficulties undertaking the SA

Sustainability appraisal is an on-going process. At this early stage in the options development and appraisal we are dealing with general concepts and directions for regeneration and conservation in Peckham and Nunhead. This has meant the appraisal has been high level. There are also gaps in the evidence base which will be filled and refined as we proceed towards preferred options.

## 2.6 Compliance with the SEA Directive

[Appendix X](#) explains what the SEA directive is and signposts where the relevant information can be found within the document.



### 3 Area Action Plan Objectives

#### 3.1 The Purpose of the Area Action Plan

The Peckham and Nunhead Area Action Plan is a planning document that will help bring long-lasting improvements to Peckham and Nunhead by 2020. It does this by making sure that over the next fifteen years we get the right development needed to support a healthy, safe and prosperous community.

The area action plan will change the planning policies for Peckham and Nunhead, and will control things like:

- the look and function of the town centre, including the mix of shops and other activities
- what is built on different sites
- the size and design of new buildings
- the amount and type of new homes built and where they go
- the impact of new development on the environment and traffic
- the community facilities needed to support the community

The area action plan will help fund improvements over the long term by making sure private developers contribute to things like improving public spaces and upgrading public transport.

#### 3.2 The Vision and Objectives

The vision for Peckham and Nunhead is;

##### **Peckham and Nunhead Action Area vision**

Peckham and Nunhead will continue to be home to a diverse and dynamic community with shops, community facilities and services. New development will help bring improvements to streets and public spaces, making them greener, more pleasant, accessible and safe. It will be easier to get around by walking and cycling and there will continue to be good public transport links. As Peckham and Nunhead is a growth area new homes and offices will be built with a small increase in retail space mainly around Peckham town centre. Growth will be higher in the town centre than in surrounding residential areas, but not as high as in places like Canada Water, Bankside, Borough and London Bridge. Local employment and training projects will help local people access sustainable jobs and share in local economic growth. This will help to reduce inequalities, both social and economic, and to create a fairer future for all residents.

##### **Peckham**

We are working with local communities, landowners, the police, the Safer Southwark Partnership and NHS Southwark to make sure that Peckham is a friendly, safe and enterprising place. Peckham will be a place with attractive and pleasant neighbourhoods surrounding a lively town centre that meets the needs of a very diverse community. Most development will be in and around the town centre, making the most of good public transport links, a number of major development sites and its role as one of the largest town centres in Southwark. There will be new housing to help accommodate Southwark's growing population. This will include providing more private housing so that there is a mix of housing and choice for people on a range of incomes. Peckham town centre will continue to play a major role in Southwark, providing a mix of activities throughout the day for both local residents and visitors. New development will help bring improvements to

shop fronts and the town centre environment. This will help the area's independent shops, businesses and creative industries to flourish. There will be new space for local businesses, improved cultural and arts spaces, successful street markets and a good mix of shops, cafes, restaurants and licensed premises, including both larger and smaller shops. Peckham Square will be enlivened and improved as a focus for the community. We will work with Network Rail and the train operating companies to help deliver improvements to areas around Peckham Rye and Queens Road stations and railway lines. This includes a possible new square that will transform the area around Peckham Rye station and the railway arches.

Development and activity in the town centre will be carefully managed to protect the character and pleasantness of the surrounding residential neighbourhoods. This includes continuing to control the number of new licensed premises. The areas surrounding the town centre will also be improved, with better walking and cycling links, better streets and improvements to parks such as Peckham Rye and Burgess Park. Traffic movement and parking will be managed to improve both the operation of the transport network and road safety. The scale of development will be similar except for in the town centre where there could be some taller buildings and more intense development on some sites. Heritage will be celebrated and used to stimulate regeneration. Peckham will be a leading low carbon area, including having one of London's first Low Carbon Zones and a local energy network.

### **Nunhead**

We are working with the local community to protect the special character of Nunhead so that it continues to be a neighbourhood of low density housing with no capacity for major development. There is capacity for very minor development of small infill sites for housing. All of the remaining prefabricated housing sites will be redeveloped in a way which is sympathetic to the character of the neighbouring properties with well designed homes. The local shopping areas along Evelina Road/Nunhead Green and Gibbon Road will be improved through streetscape and shopfront schemes. The parade will thrive and build on its reputation for high quality independent shops and businesses, retaining its bakers, butchers, fishmongers, florists, greengrocers and pubs and also attract new retailers, cafes and restaurants.

The sites of Nunhead community centre and the former Nunhead Early Years centre, both of which are currently closed, will be redeveloped with a replacement community centre provided on the Early Years site in addition to new homes. The scale and design of the development will take into consideration the conservation area character assessment and the prominence of the site at the heart of Nunhead. The development will be a landmark building of the highest quality design. St Thomas Apostle College and Bredinghurst School will be rebuilt with new facilities available for community use outside school hours. The redundant parts of the Bredinghurst site, including the old school buildings, will be developed for housing including family housing, with the retention and reuse of the old Victorian buildings.

Traffic will be well managed so streets are safer and quiet and there will be good cycling and walking links. Important open spaces such as Nunhead Cemetery will be protected and improved, helping to create a special character and provide important leisure opportunities and habitat. We will continue to protect and improve Peckham Rye as the largest open space in the action area. Future improvements will include a new play area, a new One'O'Clock club building and the resurfacing of two football pitches. There will also be improvements at nearby Homestall Road including a new grassed football area, new

changing rooms and an all weather floodlit pitch. Further small open spaces, such as Brayards Green will be protected and improved.

The Peckham and Nunhead Area Action Plan seeks to meet the following objectives:

**Theme 1: Enterprise and activity: A vibrant town centre and local centres**

OB1.1 Creating an accessible, distinctive and vibrant town centre at Peckham that meets the variety of needs for local residents and is a destination for visitors.

OB1.2 Ensuring mixed-use development in the town centre helps to increase the range of shops, restaurants and cafes.

- Protecting and enhancing local shopping areas in Peckham and Nunhead so that they are successful and meet local needs.
- Ensuring development in town and local centres supports successful business of different types and sizes including, offices, workshops and creative industries.
- Supporting development that provides employment and businesses opportunities for local people.
- Supporting improving cultural opportunities.

**Theme 2: Community wellbeing: improving individual life chances**

- Promoting a network of high quality and easy to access open spaces that serve a range of functions, including recreation and children's play, sports facilities, nature conservation and food growing.
- Ensuring that people who live and work in Peckham and Nunhead have access to local educational, training, health and community facilities to meet their day-to-day needs. This will help families lead independent lives, overcome inequality and disadvantage, and have a strengthened ability to raise their children successfully.
- Ensuring Peckham and Nunhead is a place where children and young people achieve to the best of their ability and full potential, have the knowledge and skills to gain a job and have a positive future, and succeed into adulthood.
- Promoting healthy and active lifestyles to improve the health and wellbeing of local people. Along with ensuring that developments contribute positively on the health of the local population.
- Seek to reduce over concentration of any use type that detracts from the ability to adopt healthy lifestyles.
- Creating places where everyone is and feels safe and secure.

**Theme 3: Transport and traffic: Improved connections**

- Making Peckham and Nunhead a more convenient and comfortable place to access and move around by walking and cycling.
- Encouraging active travel to school.
- Supporting enhancements to public transport and public transport services.
- Encouraging local journeys.
- Discouraging car use.
- Managing the traffic network to improve access to the town centre and improve network efficiency.
- Directing large developments to parts of Peckham and Nunhead that are very accessible by walking, cycling and public transport.

**Theme 4: High quality homes: Providing more and better homes**

- Maximising housing choice for local people and a growing population.
- Providing new homes for people on different incomes and household sizes.
- Improving our existing housing stock.

**Theme 5: Natural Environment: Sustainable use of resources**

- To protect, maintain and improve the quality, quantity and accessibility of open space.
- To promote opportunities for wildlife and protect sites of nature conservation value.
- To reduce the impact of development on the environment and help tackle climate change, air quality, pollution, waste and flood risk.

**Theme 6: Design and heritage: Attractive places full of character**

- Ensure new development is built to the highest quality design.
- To ensure the design, scale and location of new buildings respects the character of places and helps create attractive streets and neighbourhoods.
- Conserve and enhance the historic environment and use the heritage of places as an asset to promote positive change.

**Theme 7: Delivery: working together to make it happen**

- To have a clear, flexible and realistic long-term framework for change to provide the justification for development and investment decisions.
- Build on the strengths and opportunities of places.
- Positively transform the image of Peckham to make it a place where developers and landowners will continue to invest over the long term and help to pay for the improvements needed.
- We will work with key stakeholders including the local community, Transport for London, Network Rail, the Greater London Authority, NHS Southwark, landowners and developers to deliver the AAP.
- To monitor and review the delivery of AAP policies annually to inform phasing of future development and delivery of infrastructure.

**3.3 Peckham and Nunhead Area Action Plan policies**

The Peckham and Nunhead area action plan policies are set out below;

<b>Policy 1</b>	Peckham Town Centre Option 1
	Peckham Town Centre Option 2
<b>Policy 2</b>	Culture, tourism and the evening economy option 1
	Culture, tourism and the evening economy option 2
<b>Policy 3</b>	Hot food takeaways Option 1
	Hot food takeaways Option 2
	Hot food takeaways Option 3
<b>Policy 4</b>	Space above shops
<b>Policy 5</b>	Markets
<b>Policy 6</b>	Local shopping centres, parades, protected shopping frontages and individual shops
<b>Policy 7</b>	Small scale shops, restaurants and cafes outside the town centre, local centres and protected shopping frontages
<b>Policy 8</b>	Business space option 1
	Business space option 2
<b>Policy 9</b>	Open Spaces
<b>Policy 10</b>	Community facilities
<b>Policy 11</b>	Schools
<b>Policy 12</b>	Young People
<b>Policy 13</b>	Health
<b>Policy 14</b>	Leisure and sports facilities
<b>Policy 15</b>	Walking and cycling

<b>Policy 16</b>	Public transport
<b>Policy 17</b>	Safeguarding land for further future public transport development option 1
	Safeguarding land for further future public transport development option 2
<b>Policy 18</b>	The road network
<b>Policy 19</b>	Parking for town centre uses in the town centre Option 1
	Parking for town centre uses on the town centre Option 2
	Parking for town centre uses in the ton centre Option 3
<b>Policy 20</b>	Residential Parking Option A
	Residential Parking Option B
<b>Policy 21</b>	Providing new homes
<b>Policy 22</b>	Density
<b>Policy 23</b>	Affordable homes
<b>Policy 24</b>	Private homes
<b>Policy 25</b>	Family homes
<b>Policy 26</b>	Dwelling sizes
<b>Policy 27</b>	Wheelchair housing and lifetime homes
<b>Policy 28</b>	Sites of importance for nature conservation
<b>Policy 29</b>	Energy
<b>Policy 30</b>	Design
<b>Policy 31</b>	Building Heights
<b>Policy 32</b>	Heritage Conservation
<b>Policy 33</b>	Locally listed buildings

## 4 Context and Baseline

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

- 4.1.1 A number of plans and programmes of relevance to the Peckham and Nunhead area action plan have been reviewed to ensure that the messages from the policies are taken into account and to enable a robust appraisal of the impacts of the policies. A full list is set out in [Appendix 3](#).

Further details on the objectives and requirements of other relevant Policies, Plans and Programmes are contained within the Background Paper to the Peckham and Nunhead Area Action Plan, which can be found on the Council's website <http://www.southwark.gov.uk>

### 4.2 Summary Baseline Information

- 4.2.1 Baseline information has been used to measure the current characteristics of the area and enable an assessment of how it is likely to change in the future, with or without the AAP. We have collected data to describe the social, environmental and economic characteristics of Peckham. A summary of the data is given below:

#### Parks and open spaces

- 4.2.2 Around 25% of the AAP area is protected open space. The largest of these open spaces is Peckham Rye which covers approximately 40 hectares and is designated as Metropolitan Open Land and as a Site of Importance for Nature Conservation. Slightly to the east of Peckham Rye is Nunhead Cemetery which is also designated as Metropolitan Open Land and as a Site of Importance for Nature Conservation. This is the second largest open space in Peckham and Nunhead. The north has relatively few open spaces whereas the south has a much higher number of open spaces which are much larger in size.

#### The built environment

- 4.2.3 Building heights and residential densities are generally higher in the centre of the AAP around Rye Lane and Peckham High Street and lower in the surrounding areas. Much of the area is residential with Peckham town centre running north to south through the centre along Rye Lane. There are 5 conservation areas which cover approximately 11%. These include Caroline Gardens, Holly Grove, Nunhead Green, Nunhead Cemetery and Honor Oak Rise. A small part of Sceaux Gardens conservation area also falls within the boundary of the AAP.

#### Traffic and transport

- 4.2.4 There are good walking and cycling links with Surrey Canal Walk located to the north and Peckham Rye Park to the south, both of which are popular walking and cycling routes. There are three railway stations, Peckham Rye, Queens Road (Peckham) and Nunhead. Peckham Rye is classified as a strategic transport interchange and is the fourth busiest station in the borough with over 2 and a half million people using the station each year. Average journey times from Peckham Rye station to London Bridge are approximately 10 minutes and 7 minutes from Queens Road (Peckham). Journeys from Peckham Rye Station to Victoria take between 6 to 13 minutes. Nunhead and Peckham Rye now have direct links to St Pancras International via Blackfriars which takes 25 minutes from Nunhead and 23 minutes from Peckham Rye. Peckham and Nunhead have historically low levels of car ownership coupled with a higher usage level of bus services. There are a large number of bus routes providing services into Central London, New Cross Gate, Lewisham, Crystal Palace and Croydon. Access to public transport is high around the town centre, but as you move away from the town centre access to public transport falls, as shown on the figure 4. Works have commenced to extend London Overground services from Clapham Junction through to Surrey Quays, stopping at Peckham Rye and Queens Road Peckham.

This will open in late 2012 providing improved transport connections and travel opportunities including better links towards Canary Wharf and connections with Cross Rail for Heathrow.

- 4.2.5 Peckham High Street which runs east to west through the AAP is a strategic road linking the south-east of England with central London. The High Street carries approximately 25,000 vehicles on an average weekday and is at times congested with buses, cars and pedestrians. Rye Lane which runs north to south through the town centre is a major route and is heavily congested with buses, private cars and pedestrians. As many of the properties only have access onto Rye Lane, this route also supports delivery and loading for these businesses. Delays to buses in Rye Lane create onward problems and bus journey times, therefore reliability needs to be improved on this route. The residential communities surrounding the town centre are supported by a local traffic network. The needs of these areas vary significantly from those of the town centre and focus on reducing vehicle speeds, supporting parking and encouraging walking and cycling.

### **Shopping**

- 4.2.6 Peckham town centre has the most shopping floorspace in Southwark (around 75,000sqm). The town centre has smaller shops along Rye Lane as well as the Aylesham shopping centre which includes a large supermarket with 338 car parking spaces. There are also a number of markets including Peckham Rye Market, Choumert Road, Atwell Road, Parkstone Road, Moncrieff Place, Elm Grove and Collyer Place. Figure 5 shows the existing town centre uses. There are a number of smaller shopping areas in Nunhead town centre called Nunhead local centre. Bellenden Road developed a distinctive character through the Bellenden Road renewal Area investment which included streetscape improvements. It is successful and thriving area offering a range of shops, cafes, restaurants, pubs and businesses. Evelina Road is a thriving local centre with high quality independent shops and businesses including bakers, butchers, fishmongers, florists, greengrocers and pubs. There are also valued shopping parades in Queens Road, Cheltenham Road, Meeting House lane, Nunhead Lane, Peckham Park Road, Gibbon Road, Barry Parade and Forest Hill Road.

### **Jobs and Business**

- 4.2.7 There are approximately 750 VAT registered businesses based in the Peckham and Nunhead AAP. Self-employment and new business start up rates are strong in Peckham town centre with The Lane ward having the highest rate of start-ups of wards south of the Central Activities Zone. 87.1% of all businesses in Peckham are micro or small and medium enterprises (SMEs) consisting of no more than 200-250 employees. The remaining 12.9% are large enterprises consisting of 200-250 or more employees. However, these businesses are only situated in and around the town centre in Livesey, Peckham and the Lane wards. The small businesses mostly include light manufacturing, workshops and builder's yards. A study on creative industries carried out in 2007 found that Peckham also has large and growing number of creative industries including media and visual arts.
- 4.2.8 In 2008 there were 0.77 jobs per working age resident in Peckham, compared to 1.18 in Southwark and 0.9 in London. Employment growth in the Peckham and Nunhead area has historically been weak. However the number of employee jobs locally grew by around 23% in the five years to 2008, less than the overall rate of growth in Southwark but better than London as a whole. The strongest industry sectors in Peckham and Nunhead are 'Wholesale and retail trade, personal household goods'; 'Real estate, renting and business activities'; and 'Other community, social and personal service activities', which also tend to be the largest sectors across Southwark. 'Real estate, renting and business activities' is the strongest growth sector in Peckham and Nunhead. A higher than average proportion of Peckham and Nunhead residents have low or no formal qualifications and work in elementary occupations.

### Homes and the community

- 4.2.9 45,000 people (census 2001), live in 25,584 households in Peckham and Nunhead with a high number of people of ethnic origin. Peckham ward has the highest including 55% from black or black British ethnicities compared to 26% in Southwark and 11% in London. The Lane and Nunhead wards also have high percentages of people from black or black British ethnicities with 28% and 36% respectively. The population of Peckham Community Council is expected to remain young in the future with a decrease in adults aged 65 and over, despite a decrease in proportion of children (0-14 years). GLA projections expect large increases in the proportion of the 20–29 year age groups over time and a large decrease in the proportions of people in the 35–44 year age groups. In contrast, the population of Nunhead and Peckham Rye Community Council is expected to age in the future. Although the proportion in the broad age groups (0-14 years, 15-64 years and 65 years and over) will generally remain similar. GLA projections expect increases in the proportion of the 45–69 year age groups over time and a decrease in the proportions of people in the 25–44 year age groups. The Nunhead and Peckham Rye Community Council trend is similar to the rest of Southwark, whilst the Peckham Community Council trend is for a younger population. The area has become far more mixed as young professional families have been attracted in by the better value of family homes compared to neighbouring areas.
- 4.2.10 Peckham community council area is similar to the Southwark average with 76% of the properties are flats, 24% are terraced housing and 0.4% detached and semi-detached. Nunhead and Peckham Rye community council area contain a lower percentage with 62% of the properties as flats, a higher amount of terraced housing (29%) and detached and semi-detached housing (9%). There are a mixture of housing tenures with over 40% social rented, around 33% is owned outright or with a mortgage and 25% is in private sector ownership. This is a slightly lower amount of social housing than the Southwark average of 49% and a slightly higher amount of private housing than the 27% across Southwark. In Peckham community council area over 65% of the stock is socially rented, and only 11% is owned outright or with a mortgage and 23% is in private sector ownership. (Southwark Housing Requirements Study 2008).
- 4.2.11 The Index of Multiple Deprivation (2010) shows that there have been considerable improvements during the last six years. However, large parts of the wards remain in the 20% most deprived areas of the country. Also the north west of Nunhead ward has remained in the 10% most deprived areas in the country (as shown in figure 6). The number of people claiming out of work benefits (August 2010) is higher than the Southwark average with (15.9%) in Peckham and Nunhead, (14.7%) in the Lane and 14.9% in Peckham Rye. Of those claiming benefits, the highest proportion of claims are for job seekers allowance, employment support allowance (ESA), incapacity and lone parents benefits. In all of the wards there are more people on ESA/incapacity benefit than people on Job Seekers Allowance indicating above average levels of ill-health and disability.
- 4.2.12 Crime levels are around the Southwark average. In Livesey and the Lane wards crime rates are slightly higher whereas crime rates in Peckham and Nunhead wards are just below the Southwark average and Peckham Rye ward has a considerably lower crime rate. Overall, crime rates have been falling in all wards and, contrary to Peckham's image in the media, is at around the London average. However, on a sub ward basis significantly higher levels of crime are recorded in the town centre. The higher crime rate in The Lane and Livesey is a result of higher than average recorded offences of anti-social behaviour and violence against the person.

### Children, families, schools and health

- 4.2.13 There is a great deal of variation in child wellbeing levels according to the child wellbeing index 2009. Although the north, covered by Peckham Community Council, has the lowest average levels in the borough, the whole Peckham and Nunhead action area has the second highest overall levels. There are three nurseries, 14 primary, four secondary, one



pupil referral unit and four special schools. The pupil referral unit, the Southwark Inclusive Learning Centre, operates two sites. The majority of the schools scored at least good or outstanding in their last Ofsted inspection. There are also five children's centres in the Peckham and Nunhead area. These are Ann Bernadt, Ivydale, Nell Gwynn, Rye Oak and The Grove providing a range of childcare, health and educational support to parents and young children. In addition, there is a wide range of activities for children, including numerous playgrounds and play groups, and for young people, such as the extensive facilities at the Damilola Taylor Centre.

- 4.2.14 There are nine GP surgeries in Peckham and Nunhead. We anticipate that the increase in new housing will introduce greater demands on health services. Peckham and Nunhead have particularly poorer health compared to the rest of Southwark and nationally; with lower life expectancy in Nunhead and higher rates of childhood obesity in Peckham. Health issues that are particularly prevalent in the area include cardio-vascular disease, diabetes and mental health problems. Generally, the detection and management of long term conditions such as heart disease and diabetes can be improved. Poor detection and management can lead to complications and poorer health outcomes for the patient. Obesity, lack of physical activity, unhealthy food, problematic alcohol drinking and smoking are high risk factors for ill-health.

## 5 Sustainability Issues and Objectives

### 5.1 Sustainability Issues

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

#### Sustainability Issues

- Southwark is one of the most deprived local authorities. In Peckham there are high levels of unemployment and a shopping offer that is not very mixed.
- There are low levels of skills
- There are high levels of crime and many people do not feel safe being out and about
- We need to focus more on improving the health of the local community
- We need to ensure groups are not unfairly impacted upon. We need to build cohesive communities.
- We need to reduce the amount of energy we consume and combat climate change.
- We need to improve air quality
- Waste is growing, though we are recycling more
- Water is a scarce resource and we need to use less and not rely on treated water being piped long distances
- Soil and land quality
- The character of Peckham varies. You have told us you are concerned with the design quality of new development. The Nunhead area is predominantly residential with mainly 2 storey Victorian housing. There are concerns with the scale of new development in the area and the quality of shopping areas.
- Peckham and Nunhead have a long history and there are a number of historic buildings
- Need to protect open spaces and improve biodiversity
- Some of the area is at risk of flooding from the Thames. Increased development will put pressure on the existing drainage which could lead to flooding.
- Need a mix of housing to cater for the needs of a growing population.
- Need to improve accessibility by public transport and minimise the need to travel by car

### 5.3 What is the likely future of Peckham and Nunhead without the AAP?

Regardless of whether there is an AAP or not pressure on the environment will continue as the population grows. There will be pressure on industrial land to be used for other uses such as housing. There will be development pressures on the predominantly residential areas in Nunhead.

There is a growing cultural and creative sector in Peckham and Nunhead which the AAP can help nurture and protect. Without the AAP we can't make strategic decisions about how the area's growing reputation as a cultural and creative hub can be used to lead regeneration. Without the AAP we are less able to coordinate a response to projects such as the cross river tram and what we would do if land is needed in Peckham for a tram depot.

We need to make some clear decisions about the type of housing we want in the area as this will have an impact on the type of place that Peckham and Nunhead is. Currently, much of the new housing that gets built in and around Peckham is social rented.

Without the AAP process there is no way of coordinating change in the area to make sure that we get the right community facilities to meet the needs of the population, whatever it may be in the future. The AAP provides an opportunity to identify how these community facilities will be delivered and funded.

Without the AAP we could not coordinate the development of key large sites in the area, such as Wooddene and the Aylesham Centre to make sure that these deliver benefits to the area and help kick-start regeneration.

### 5.3 Sustainability Objectives

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

<b>SDO 1</b>	To tackle poverty and encourage wealth creation
<b>SDO 2</b>	To improve the education and skills of the population
<b>SDO 3</b>	To improve the health of the population
<b>SDO 4</b>	To reduce the incidence of crime and the fear of crime
<b>SDO 5</b>	To promote social inclusion, equality, diversity and community cohesion
<b>SDO 6</b>	To reduce contributions to climate change and adapt to climate change that is already happening
<b>SDO 7</b>	To improve the air quality in Southwark
<b>SDO 8</b>	To avoid waste and maximise, reuse or recycle waste that does occur
<b>SDO 9</b>	To reduce the use of water, source water as locally as possible and protect water quality
<b>SDO 10</b>	To maintain and enhance the soil quality
<b>SDO 11</b>	To protect and enhance the look and character of places
<b>SDO 12</b>	To protect and enhance the historic value of places
<b>SDO 13</b>	To protect and improve open spaces, green corridors and biodiversity
<b>SDO 14</b>	To reduce vulnerability to flooding
<b>SDO 15</b>	To provide everyone with the opportunity to live in a decent home
<b>SDO 16</b>	To increase walking, cycling, public transport and reduce car journeys
<b>SDO 17</b>	To provide the necessary infrastructure to support existing and future development

## 6 The Sustainability Framework

### 6.1 What is the SA Framework?

6.1.1 The Sustainability Appraisal Framework provides a way in which the sustainability effects of the plan can be described, analysed and compared. The framework provides a set of sustainability objectives and indicators to be used when undertaking the appraisal. The indicators should be measurable to provide a way of checking whether the objectives are being met, for example, the number of jobs created. The framework was developed for the Core Strategy Sustainability Appraisal and has been used for the Sustainability Appraisals that form part of the Local Development Framework to ensure a consistent approach.

### 6.2 The SA Framework

Sustainability Issue	Sustainability Objective and questions	Sustainability Indicators	
<b>Economy, Regeneration and Employment Opportunities</b>	<p><b>SDO 1:</b> To tackle poverty and encourage wealth creation</p> <p>Will it improve the range of job opportunities? Will it help to diversify the economy? Will it encourage the retention and /or growth of local employment? Will it close the gaps between equalities target groups compared with the National average? Will it encourage business start-ups and support the growth of businesses?</p>	<p>1.1 1.2 1.3 1.4</p>	<p>Employment land available Change in VAT registered businesses Numbers and % jobs in Southwark by sector Southwark compared to London (broken down by micro, small and medium sized businesses)</p>
<b>Education</b>	<p><b>SDO2:</b> To improve the education and skill of the population</p> <p>Will it provide opportunities to improve the skills and qualifications of the population, particularly for young people and adults? Will it help improve employee education/training programmes? Will it help reduce skills shortages? Will it help to reduce the disparity in educational achievement between different ethnic groups?</p>	<p>2.1 2.2 2.3 2.4</p>	<p>Indices of multiple deprivation; Education deprivation % of the population with higher education qualifications % of population with no qualifications Proportion of resident pupils attending Southwark schools achieving 5+ A-Cs including English and Maths split by equality group</p>

Sustainability Issue	Sustainability Objective and questions	Indicators	
<b>Health</b>	<p><b>SDO3:</b> To improve the health of the population</p> <p>Will it promote and facilitate healthy living and active lifestyles? Will it reduce health inequalities? Will it promote non-polluting forms of transport? Will it improve access to health and social care/treatment?</p>	<p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p> <p>3.6</p> <p>3.7</p>	<p>Health life expectancy at age 65 by equality group</p> <p>Indices of multiple deprivation: Health deprivation</p> <p>Rate of obesity in children</p> <p>Mortality from cancer, heart disease and stroke</p> <p>Incapacity benefit for mental illness</p> <p>Distance to GP premises from home</p> <p>Admissions to hospital per 1,000 people</p>
<b>Crime and Community Safety</b>	<p><b>SDO4:</b> To reduce the incidence of crime and the fear of crime</p> <p>Will it improve safety and security? Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?</p>	<p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p>	<p>Indices of multiple deprivation: Crime deprivation</p> <p>Numbers of crime per annum</p> <p>Percentage of residents who feel fairly safe or very safe outside during the day/night</p> <p>Reports of anti-social behaviour</p>
<b>Social Inclusion and Community Cohesion</b>	<p><b>SDO5:</b> To promote social inclusion, equality, diversity and community cohesion</p> <p>Will it help support voluntary sector and promote volunteering? Will it support active community engagement? Will it support a diversity of lifestyles? Will it address equality's groups?</p>	<p>5.1</p> <p>5.2</p> <p>5.3</p>	<p>Proportion of people who think they can influence decision-making in their locality</p> <p>Employment/Skills/Health/Homelessness waiting list by equality group</p> <p>Satisfaction with area</p>

Sustainability Issue	Sustainability Objective and questions	Indicators	
<b>Mitigation of and adaption to climate change</b>	<p><b>SDO6:</b> To reduce contributions to climate change and adapt to climate change that is already happening</p> <p>Will it reduce consumption of energy? Will it use renewable sources of energy? Will it help local people cope with hotter drier summers and warmer wetter winters? Will it mitigate against the urban heat island effect?</p>	6.1 6.2 6.3 6.4	<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>SAP rating of borough's housing stock</p>
<b>Air Quality</b>	<p><b>SDO7:</b> To improve the air quality in Southwark</p> <p>Will it help to reduce emissions of PM10, NO2? Will it encourage a reduction in amount and length of journeys made by car?</p>	7.1 7.2 7.3	<p>Number of days of high pollution</p> <p>Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air</p> <p>Annual average concentrations and number of daily exceedences of PM10 in air</p>
<b>Waste Management</b>	<p><b>SDO8:</b> To avoid waste and maximise, reuse or recycle waste that does occur</p> <p>Will it promote the reduction of waste during construction / operation? Will it minimise the production of household and commercial waste? Will it promote sustainable processing of waste?</p>	8.1 8.2 8.3	<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>Water Resources</b>	<p><b>SDO9:</b> To reduce use of water and source water as locally as possible and protect water quality</p> <p>Will it encourage reuse of water? Will it maximise use of rainwater or other local water supplies? Will it reduce discharges to surface and groundwater?</p>	9.1 9.2	<p>Average domestic and commercial potable water consumption (l/head/day)</p> <p>Water quality measure</p>

Sustainability Issue	Sustainability Objective and questions	Indicators	
<b>Soil and Land Quality</b>	<p><b>SDO10:</b> To maintain and enhance soil quality</p> <p>Will it encourage the remediation of land identified as potentially contaminated? Will it prevent further contamination of soils?</p>	10.1	Number of contaminated sites not remediated
<b>Quality in Design</b>	<p><b>SDO11:</b> To protect and enhance the look and character of places</p> <p>Will it have a negative impact on important strategic/local views? Will it improve the quality of public spaces and street? Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the public domain?</p>	11.1 11.2 11.3	Satisfaction with local area People who can identify with their local area Building for Life Assessments
<b>Conservation of the Historic Environment</b>	<p><b>SDO12:</b> To protect and improve the historic value of places</p> <p>Will it involve the loss or damage to historic buildings and remains and their setting? Will it improve the historic value of places? Will it promote the historic environment and also contribute to better understanding of the historic environment?</p>	12.1 12.2 12.3 12.4 12.5 12.6	Amount of Southwark covered by Conservation Area or APZ Numbers of buildings in the borough on the English Heritage buildings at Risk Register Changes in numbers of listed buildings Number of scheduled ancient monuments at risk Number of conservation areas at risk Number of conservation areas with up-to-date appraisal/ management plans
<b>Open Space and Biodiversity</b>	<p><b>SDO13:</b> To protect and improve open spaces, green corridors and biodiversity</p> <p>Will it encourage development on previously developed land? Will it improve the quality and range of open spaces? Will it improve access to open space and nature? Will it improve the quality and range of habitat for wildlife? Will it avoid harm to protected and priority species?</p>	13.1 13.2 13.3 13.4 13.5 13.6	Change in quantity of open space (ha) Resident satisfaction with open space Change in SINCS and LNPS Change in quality of open space (ha) Open space deficiency Deficiency in access to nature

Sustainability Issue	Sustainability Objective and questions	Indicators	
<b>Flood Risk</b>	<p><b>SDO14:</b>  <b>To reduce vulnerability to flooding</b></p> <p>Will it minimise the risk of and from flooding?</p> <p>Will it protect and improve flood defences and allow them to be maintained?</p>	<p>14.1</p> <p>14.2</p>	<p>Number of flooding incidents (including sewer flooding)</p> <p>Condition of flood defences</p>
<b>Housing</b>	<p><b>SDO15:</b>  <b>To provide everyone with the opportunity to live in a decent home</b></p> <p>Will it contribute towards meeting housing need, in particular affordable housing and family homes?</p> <p>Will it improve the supply and range of housing?</p> <p>Will it contribute towards improving the quality of homes and the living environment?</p> <p>Will it reduce overcrowding?</p>	<p>15.1</p> <p>15.2</p> <p>15.3</p> <p>15.4</p> <p>15.5</p> <p>15.6</p>	<p>Amount of homes in the borough</p> <p>Percentage of households living in temporary accommodation</p> <p>Households in housing need</p> <p>Households on housing register</p> <p>Households unintentionally homeless and in priority need</p> <p>Income to average house price ratio</p>
<b>Sustainable Transport</b>	<p><b>SDO16:</b>  <b>To increase walking, cycling, public transport and reduce car journeys</b></p> <p>Will it reduce car use?</p> <p>Will it promote walking and cycling?</p> <p>Will it reduce the number and length of journeys?</p> <p>Will it improve public transport?</p> <p>Will it reduce road traffic accidents?</p>	<p>16.1</p> <p>16.2</p> <p>16.3</p>	<p>Estimated traffic flows per annum (mil.vehicle km)</p> <p>The number of people killed or seriously injured in road traffic collisions</p> <p>Proportion of personal travel made on each mode of transport overall and by equalities groups</p>
<b>Infrastructure</b>	<p><b>SDO17:</b>  <b>To provide the necessary infrastructure to support existing and future development</b></p> <p>Will it provide enough social infrastructure ?</p> <p>Will it provide enough physical infrastructure?</p> <p>Will it provide enough green infrastructure?</p>	<p>17.1</p> <p>17.2</p>	<p>Capacity of existing infrastructure (social, physical and green)</p> <p>Capacity of future infrastructure (social, physical and green)</p>



### 6.3 Comparison of the Sustainability Objectives

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

#### Compatibility of SA Objectives

Objective	SDO1	SDO2	SDO3	SDO4	SDO5	SDO6	SDO7	SDO8	SDO9	SDO10	SDO11	SDO12	SDO13	SDO14	SDO15	SDO16	SDO17
SDO 2	✓																
SDO 3	✓	0															
SDO 4	✓	0	✓														
SDO 5	✓	✓	✓	✓													
SDO 6	✓	0	✓	0	0												
SDO 7	✓	0	✓	✓	0	0											
SDO 8	✓	0	0	0	0	0	✓										
SDO 9	✓	0	0	0	0	0	✓	0									
SDO 10	✓	0	✓	0	0	0	0	✓	0								
SDO 11	✓	0	0	0	0	?	0	?	0	0							
SDO 12	✓	0	0	0	0	?	0	?	0	0	0	✓					
SDO 13	✓	0	✓	0	0	✓	✓	0	✓	✓	✓	✓	✓				
SDO 14	✓	0	✓	0	0	✓	0	0	✓	0	0	0	✓	✓			
SDO 15	✓	0	✓	0	✓	✓	✓	0	✓	0	✓	✓	✓	✓	✓		
SDO 16	✓	✓	✓	0	✓	✓	✓	✓	0	0	✓	0	✓	✓	✓	✓	
SDO 17	✓	0	✓	0	0	✓	✓	0	✓	0	0	0	✓	✓	✓	✓	✓

✓ Compatible  
 0 No significant link  
 ? Depends on implementation

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

## 7 Issues and Options

### 7.1 Compatibility of the SA objectives against the Peckham and Nunhead area action plan objectives

- 7.1.1 As part of the Towards a Preferred option stage we have updated the objectives set out in the area action plan. An assessment of the compatibility of the SA objectives against the Peckham and Nunhead objectives has been carried out. The results show that the objectives are largely compatible with each other. Some uncertainties have been identified in a few of the policies which will be dependent on the implementation of the policies,. The full results can be found in [Appendix X](#).

### 7.2 What options have been considered and why?

In deciding the options we initially considered:

- **How Peckham fits into the wider picture:** The options need to fit into the overall strategy to accommodate growth in the borough set out in the Core Strategy
- **Major transport improvements planned:** If the cross river tram or an alternative does not go ahead then less new development will be able to fit into Peckham. This means that there would be less opportunities for change, because many of the more ambitious changes can only be funded through the redevelopment of sites. We have options for if there is no tram or alternative major transport improvements.
- **What land is available in the area:** Council does not own a lot of land in Peckham and so will need to work with landowners to bring forward schemes that will have positive benefits for the area. We have set out options for key sites.

The options we consulted on were set out in the following way:

- **The big decisions:** these focus on what type of development we should favour over other types. This will affect the type of place the area becomes, in particular what sort of town centre we will have. There are two sets of options, one covering what could happen if there is major transport improvements in the area and another considering what could happen if there isn't.
- **Growth dependent options:** these set out the choices that different levels of growth in the area will allow. There are three sets of options, one looking at options if there is no major transport improvements and two sets of options for if major transport improvements do take place.

### 7.3 What have the options identified?

- 7.3.1 The Peckham and Nunhead issues and options paper set out a number of different options for growth in the area. The following tables summarise the possible impacts of the each set of options;

## The big decisions

“√” = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not uncertain

Options – The Big Decisions	Sustainability Objectives															
	1. Poverty and wealth	2. Education and skills	3. Crime and fear of crime	4. Health	5. Equality and cohesion	6. Climate Change	7. Air quality	8. Waste	9. Water	10. Quality land and soils	11. Landscape and townscape quality	12. Heritage	13. Green spaces and biodiversity	14. Flooding	15. Decent homes	16. Sustainable Transport
<b>Housing</b>																
A If major transport improvements	√	o	o	?	√	?	?	?	?	√	?	?	?	?	√	√
B If no major transport improvements	?	o	o	?	√	o	o	o	o	o	√	o	√	o	?	√
<b>Business Space</b>																
A If major transport improvements	√	√	o	o	√	?	?	?	?	o	o	o	o	o	o	√
B If no major transport improvements	√	o	o	o	√	o	o	o	o	o	o	o	o	o	o	√
<b>Shopping and town centre uses</b>																
A If major transport improvements	√	o	?	o	o	?	?	?	?	o	?	?	?	?	o	o
B If no major transport improvements	√	o	o	o	o	o	o	o	o	o	?	o	o	o	o	o
<b>Peckham and Nunhead’s Heritage</b>																
Introduce a conservation area	o	o	o	o	o	o	o	o	o	o	√	√	√	o	o	o

## Growth dependent options

Options – Growth Dependent	Sustainability Objectives															
	1. Poverty and wealth	2. Education and skills	3. Crime and fear of crime	4. Health	5. Equality and cohesion	6. Climate Change	7. Air quality	8. Waste	9. Water	10. Quality land and soils	11. Landscape and townscape quality	12. Heritage	13. Green spaces and biodiversity	14. Flooding	15. Decent homes	16. Sustainable Transport
<b>Scale of development</b>																
A High Growth	√	o	?	?	√	x	x	x	x	o	?	?	?	?	o	√
B Low Growth	√	o	o	o	o	?	?	?	?	o	?	o	o	?	o	√
C Limited growth	?	o	o	o	o	?	o	o	o	o	o	o	o	o	o	o
<b>Affordable business space</b>																
A High Growth	√	o	o	o	√	o	o	o	o	o	o	o	o	o	o	o
B Low Growth	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
C Limited growth	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
<b>Traffic and deliveries</b>																
A High Growth	√	o	o	?	o	x	x	o	o	o	?	?	o	o	o	√
B Low Growth	√	o	o	o	o	?	?	o	o	o	?	o	o	o	o	?
C Limited growth	√	o	o	o	o	?	?	o	o	o	?	o	o	o	o	?
<b>Better streets and public spaces</b>																
A High Growth	√	o	√	√	√	?	o	o	o	o	√	√	√	?	o	√
B Low Growth	√	o	√	√	√	o	o	o	o	o	?	?	?	?	o	√
C Limited growth	o	o	?	o	o	o	o	o	o	o	x	o	x	o	o	x
<b>The natural environment</b>																
A High Growth	√	o	o	√	√	√	?	o	√	√	√	o	√	√	o	o
B Low Growth	?	o	o	o	o	√	?	o	o	o	√	o	√	√	o	o
C Limited growth	o	o	o	o	o	√	?	o	o	o	o	o	o	o	o	o

7.3.2 No negative impact was identified for any of the options set out under the ‘big decisions’ set out in the issues and option report. Option A generally scored more positively against the objectives for both housing and business space. Shopping and town centres identified more uncertain impacts with option A than option B. Option B scored slightly less positively

overall however there were less uncertain impacts identified for this option. The introduction of a conservation area scored positively against objectives 11, 12 and 13.

- 7.3.3 A number of growth dependent options were also identified looking at the impact of high growth, low growth and limited growth. The growth dependent options identified a wider range of impacts. Negative impacts were identified for the high growth option in terms of the scale of development and impact on the environment and the impact of traffic and deliveries on climate change and air quality. Negative impacts were also identified for the limited growth option for better streets and public spaces.
- 7.3.4 Large developments sites were also assessed against the high growth, low growth and limited growth options. Generally, the high growth option had both more positive impacts and more negative impacts than the other two options.

The detailed results can be found in [Appendix X](#). Since the preparation of the issues and options, it was decided that a number of further options should be considered in the area action plan. These are set out in the Towards a Preferred Option report. We have tested these options in the sustainability appraisal (this document) alongside our preferred option where we have already identified a policy as our preferred approach.

## 8 Effects of the Towards a Preferred Option

### 8.1 How has sustainability been considered in the development of the AAP?

- 8.1.1 It is considered that the findings contained in this report will help to improve the sustainability of the objectives and subsequently have a positive influence on the development and refinement of options for the Peckham and Nunhead area action plan policies. In particular, where the appraisal highlights areas where special care will need to be taken, this will help to ensure potential conflicts are avoided. The results of this appraisal has also provided a good basis for determining whether or not a potential option is likely to advance the principles of sustainability, something that the sustainability objectives are considered overall to do particularly well. It will be important that the policies contained within the area action plan help to implement the sustainability objectives, building on their success in seeking to achieve sustainable development.
- 8.1.2 The appraisal has involved making a certain amount of subjective judgements of the likely sustainability impacts of proceeding with any option over the short, medium and long term. The judgement is made by reference to what the sustainability objective is trying to achieve and the possible impact a proposed action may have. 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.

### 8.2 Towards a Preferred option

- 8.2.1 The Towards a Preferred Option document sets out our preferred approach where we have already identified this and some further issues for consideration. This includes a mix of options from the issues and options report however generally we have taken forward Option A from the 'big decisions' section of the report and the high growth option in the 'growth dependent' section. The results of the Issues and Options SA showed that the overall impact of Option A was more positive in terms of social, economic and environmental impacts than for Option B.
- 8.2.1 The Towards a Preferred Option sets out a number of policies which seek to balance housing growth, with growth in other areas such as employment, leisure provision, arts and culture and social and community infrastructure. The vision focuses on the elements that makes Peckham and Nunhead distinctive and through the set of policies, seeks to draw on the strengths of these areas.
- 8.1.5 We have set out 33 draft policies in order to seek to achieve sustainable development and direct spatial growth in Peckham and Nunhead.

<b>Policy 1</b>	Peckham Town Centre Option 1
	Peckham Town Centre Option 2
<b>Policy 2</b>	Culture, tourism and the evening economy option 1
	Culture, tourism and the evening economy option 2
<b>Policy 3</b>	Hot food takeaways Option 1
	Hot food takeaways Option 2
	Hot food takeaways Option 3
<b>Policy 4</b>	Space above shops
<b>Policy 5</b>	Markets
<b>Policy 6</b>	Local shopping centres, parades, protected shopping frontages and individual shops
<b>Policy 7</b>	Small scale shops, restaurants and cafes outside the town centre, local centres and protected shopping frontages
<b>Policy 8</b>	Business space option 1

	Business space option 2
<b>Policy 9</b>	Open Spaces
<b>Policy 10</b>	Community facilities
<b>Policy 11</b>	Schools
<b>Policy 12</b>	Young People
<b>Policy 13</b>	Health
<b>Policy 14</b>	Leisure and sports facilities
<b>Policy 15</b>	Walking and cycling
<b>Policy 16</b>	Public transport
<b>Policy 17</b>	Safeguarding land for further future public transport development option 1
	Safeguarding land for further future public transport development option 2
<b>Policy 18</b>	The road network
<b>Policy 19</b>	Parking for town centre uses in the town centre Option 1
	Parking for town centre uses in the town centre Option 2
	Parking for town centre uses in the town centre Option 3
<b>Policy 20</b>	Residential Parking Option A
	Residential Parking Option B
<b>Policy 21</b>	Providing new homes
<b>Policy 22</b>	Density
<b>Policy 23</b>	Affordable homes
<b>Policy 24</b>	Private homes
<b>Policy 25</b>	Family homes
<b>Policy 26</b>	Dwelling sizes
<b>Policy 27</b>	Wheelchair housing and lifetime homes
<b>Policy 28</b>	Sites of importance for nature conservation
<b>Policy 29</b>	Energy
<b>Policy 30</b>	Design
<b>Policy 31</b>	Building Heights
<b>Policy 32</b>	Heritage Conservation
<b>Policy 33</b>	Locally listed buildings

### 8.3 What are the significant positive effects of the plan?

- 8.3.1 The appraisal found that the policies in the Towards a Preferred Option document are sustainable. For every policy the identified positive impacts outweighed the negative impacts when taken across the whole range of sustainable objectives, although in some cases the policies have no obvious relationship with the sustainable objective.
- 8.3.2 Policy 5 Markets and Policy 9 Open spaces recorded the greatest number of positive effects. Policy 5 seeks to make ensure that markets contribute to the diversity and the vibrancy of Peckham and Nunhead. Policy 9 seeks to provide a network of accessible, high quality open spaces for residents and visitors to enjoy that strengthen local character, promote nature conservation, exercise and food growing.

### 8.4 What are the significant negative effects of the plan?

- 8.4.1 The policy on housing recorded the greatest number of negative effects. It scored negatively against SDO 8 – to avoid waste and maximise reuse or recycle waste that does occur because the provision of more housing would lead directly to more household waste. It also scored negatively against SDO 9 – to reduce the use of water because the provision of more housing will result in additional water consumption.

## 8.5 Cumulative Impacts

- 8.5.1 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.

In assessing the cumulative impacts of the AAP

[\(Please see Appendix xx for the detailed results\)](#)

## 8.6 Proposed Mitigation

- 8.6.1 Where the SA identified potential shortcomings of particular policies, mitigation measures were proposed to help off-set the negative impacts. For example, the adoption of technologies and construction practices to minimise waste production and the facilitation of measures to encourage and increase recycling rates will help mitigate any negative impacts associated with the provision of additional homes. In addition, the requirement for new developments to adhere to minimum standards in design and construction will contribute towards ensuring greater water efficiency over time.
- 8.6.2 Some of the negative impacts will be mitigated through other proposed policies in the area action plan which deal with such matters.

## 8.7 Uncertainties and Risks

- 8.7.1 The conclusions that were reached in undertaking the SA of the Peckham and Nunhead area action plan policies 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.
- 8.7.2 Consequently, there may be some questions about the way some policies were ranked against particular sustainability objectives. However, whilst some individual rankings may possibly be challenged at this level, it is the overall performance of a policy against the Sustainability Framework taken as a whole, which is the most important element to consider.

[Please see Appendix xx for the detailed results](#)

## 9 IMPLEMENTATION

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

SA PRODUCTION STAGE	TIMETABLE
Preparation of draft sustainability appraisal report to accompany the Peckham and Nunhead Area Action Plan Preferred Option	
Consultation on Peckham and Nunhead Area Action Plan preferred option report and draft sustainability appraisal report.	December 2011 to February 2012
Consideration of the responses to the consultation on the Peckham and Nunhead Area Action Plan preferred option and the sustainability appraisal report.	
Preparation of the Final Sustainability Appraisal report to accompany the publication version of the Peckham and Nunhead Area Action Plan	
Consultation on Peckham and Nunhead Area Action Plan preferred option report and draft sustainability appraisal report	September – November 2012
Adoption of the AAP and publication of the final sustainability appraisal report.	October 2013

### 9.2 How will the plan be implemented?

- 9.2.1 The Area Action Plan sets out the vision for the type of place Peckham and Nunhead should be in the future. The AAP will shape the development of Peckham and Nunhead for the next 15 years by providing a list of clear objectives to guide development to the right place at the right time. The plan sets out what should be achieved in different places in the area and directs development to shape these areas.
- 9.2.2 Implementation of the AAP policies will be achieved through our development management function when we make decisions on planning applications. Development management policies and supplementary planning documents are also being prepared that will provide further detail.
- 9.2.3 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.
- 9.2.4 New development in the borough 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

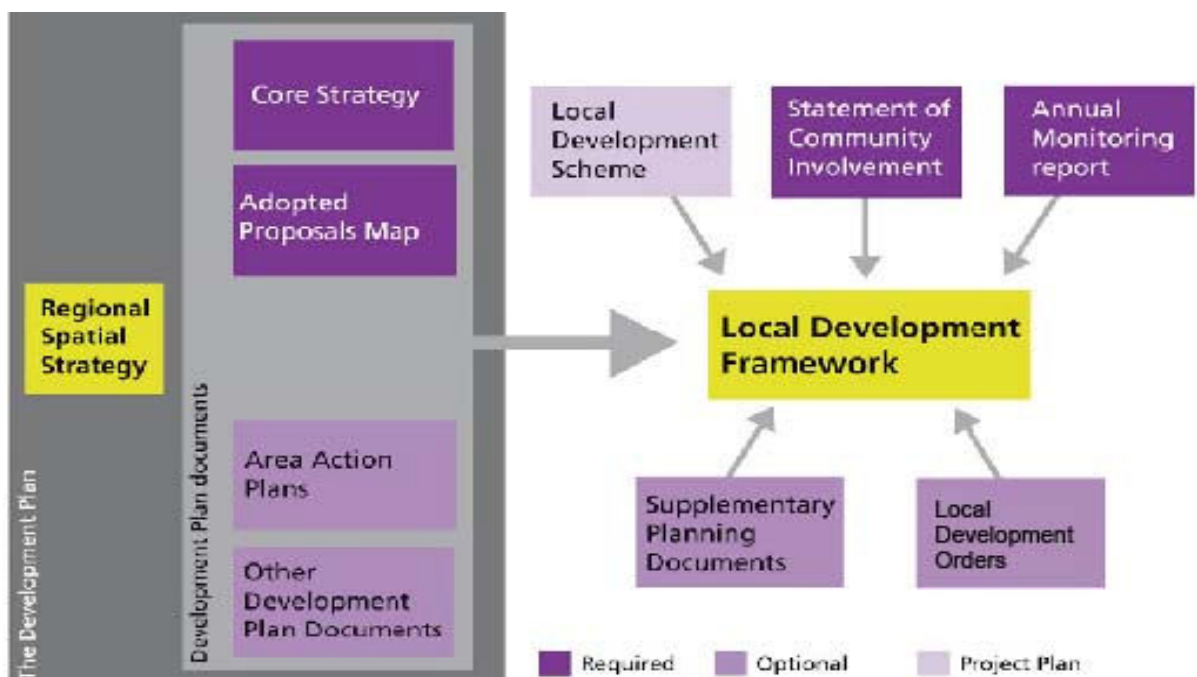


utilities; green infrastructure such as parks and open spaces. Where infrastructure is needed to support development, it should be provided along side it. Development should not be permitted unless essential infrastructure can be completed prior to occupation of the new development.

- 9.2.5 We have worked in partnership with infrastructure providers, including both internal council departments and external agencies, throughout the development of the Core Strategy to identify infrastructure required to facilitate the development set out in the Core Strategy.
- 9.2.6 We will use s106 planning obligations 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 Circular 2005/05. We have an approved Planning Obligations supplementary planning document which explains our policies in more detail and sets out a series of standard charges to be applied to development. Through implementing this SPD we will secure financial contributions to mitigate the impacts of development.

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

- 9.3.2 The LDF for Southwark will guide development in the future and is made up of a series of documents, prepared in stages. More information on the LDF can be viewed on the Council's website. This includes the Local Development scheme which sets out the programme for the production of documents.
- 9.3.3 It should be noted that local planning policy is produced within a framework set by national and regional government planning guidance. This guidance indicates the broad principles that local policy should adopt. For example, the need to provide further housing as established in guidance means that it would not be possible to have an option of no further housing provision.



**The Development Plan process**

## **9.5 Proposals for monitoring**

- 9.5.1 It is important that the plan is monitored to keep track of whether it is working in the way it should. This report has identified indicators that should be used to monitor the Core Strategy. The most appropriate way to monitor the Core Strategy is through the Local Development Framework Annual Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of 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 SA process, these will be added to the AMR.



	<b>PAGE</b>
<b>Appendix 1</b>	<b>1</b>
<b>Appendix 2</b>	<b>3</b>
<b>Appendix 3</b>	<b>4</b>
<b>Appendix 4</b>	<b>11</b>
<b>Appendix 5</b>	<b>17</b>
<b>Appendix 6</b>	<b>21</b>
<b>Appendix 7</b>	<b>26</b>
<b>Appendix 8</b>	<b>62</b>
<b>Appendix 9</b>	<b>64</b>

<b>The SEA Directive Requirements</b>	
<b>Consultation Responses</b>	
<b>Relevant Plans, Strategies and Programmes</b>	
<b>Compatibility Assessment</b>	
<b>Issues and Options Summary of Results</b>	
<b>Preferred Options Summary of Results</b>	
<b>Sustainability Appraisal of the Draft Submission Version for the Core Strategy</b>	
<b>Glossary</b>	
<b>Abbreviations</b>	

<b>Appendix 1</b>	
<b>Appendix 2</b>	
<b>Appendix 3</b>	
<b>Appendix 4</b>	
<b>Appendix 5</b>	
<b>Appendix 6</b>	
<b>Appendix 7</b>	
<b>Appendix 8</b>	
<b>Appendix 9</b>	

## **APPENDIX 1**

### **Legal and Policy Background for Sustainability Appraisal and Development Plan Documents**

#### **Strategic Environmental Assessment and Sustainability Appraisal**

The Core Strategy falls within the definition of a 'plan or programme' under European Directive 2001/42 (the SEA Directive). As it is likely to have significant environmental effects, it must also undergo a Strategic Environmental Assessment (SEA), as part of the sustainability appraisal.

The SEA directive is transposed (made) into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. Guidance on the implementation of the 2004 Regulations and the Planning and Compulsory Purchase Act is set out in the ODPM's Practical Guide to the Strategic Environmental Assessment Directive (September 2005) and Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005) respectively.

These guidance documents set out a similar methodology to be used in the preparation of both SAs and SEAs. The government guidance on SA incorporates the requirements of the SEA Directive within the SA process. In the case of the Core Strategy, all reference to SA should be understood as referring to both the SA and SEA process. The components of the SA and its relationship to the information required within the SEA report is set out below.

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

<b>Information Required in Environment Report</b>		<b>Section in SA Report</b>
	Preparation of an environmental report in which 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, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I)	<b>The SA report</b>
a	An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plan and programmes	Sections 1, 3 and 4 Appendix 3
b	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Sections 4 and 5
c	The environmental characteristics of areas likely to be significantly affected	Sections 4 and 5
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 to Directives 79/409/EEC and 92/43/EEC	Section 4
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	Section 4 Appendix 3
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, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Sections 7 and 8 Appendices 4.5, 6 and 7
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	Sections 8 and 9
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	Section 6, 7 and 8 Appendix 5 and 6
i	A description of measures envisaged concerning monitoring in accordance with Article 10	Sections 2 and 9
j	A non-technical summary of the information provided under the above headings.	Non-technical summary

	<p>The report shall include the information that 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 that process to avoid duplication of the assessment (Art. 5.2).</p>	Sections 2, 3 and 9
	<p><b>Consultation:</b></p> <ul style="list-style-type: none"> <li>• authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4).</li> <li>• authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).</li> <li>• other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</li> </ul> <p><b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b></p> <p><b>Provision of information on the decision:</b></p> <p>When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>• the plan or programme as adopted;</li> <li>• a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>• the measures decided concerning monitoring (Art. 9 and 10)</li> </ul>	Section 2 Appendix 2
	<p><b>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</b></p> <p><b>Quality assurance:</b> environmental reports should be of a sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12).</p>	Section 9
		Section 9  The Quality Assurance Checklist has been followed

**APPENDIX 2  
RESPONSES TO CONSULTATION**

To be included as a separate report to this document



### APPENDIX 3 RELEVANT PLANS, STRATEGIES AND PROGRAMMES

POLICY OR PLAN
<b>International</b>
Kyoto Protocol to the United Nations framework convention on climate change (1997)
Johannesburg Declaration on Sustainable Development (2002)
<b>European</b>
EU Sixth Action Plan (SD Strategy) (2002)
Council Directive 79/409/EEC on conservation of wild birds
Council Directive 92/43/EEC on conservation of natural habitats and of wild fauna and flora
EU Water Framework Directive (2000/60/EC)
EU Directive 2002/91/EC on the energy performance of buildings
Air Quality Framework Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)
European Spatial Development Strategy (1999)
European Landscape Convention (ratified by the UK government in 2006)
European transport policy for 2010: time to decide (EC, 2001)
European Directive 2003/30/EC on the promotion of the use of biofuels or other renewable fuels for transport
Waste Framework Directive 75/442/EEC Landfill Directive (99/31/WC)
The Water Framework Directive (2000) Put into UK law (transposed) in 2003.

<b>POLICY OR PLAN</b>
<b>National</b>
PPS 1: Delivering Sustainable Development (2005)
Planning and Climate Change: Supplement to PPS1(2007)
PPS 3: Housing (2006)
Draft PPS4: Planning for Sustainable Economic Development (2008)
PPS 6: Planning for Town Centres (2005)
PPS 9: Biodiversity and Geological Conservation (2005)
PPS 10: Planning for Waste Management (2005)
PPS 12: Local Spatial Planning (2008)
PPG 13: Transport (2001)
PPG 15: Planning and the Historic Environment (1994)
PPG 16: Archaeology and Planning (1990)
PPG 17: Planning for Open Space, Sport and Recreation (2002)
PPS 22: Renewable Energy (2004)
PPS 23: Planning and Pollution Control (2004)
PPG 24: Planning and Noise (1994)
PPS 25: Development and Flood Risk (2006)
Biodiversity – The UK Action Plan (1994)
Department for Transport 10 Year Transport Plan (2000)
By Design – Urban design in the planning system: towards better practice. DETR / CABE (2000)
Urban White Paper 2001
England Biodiversity (2002)
Communities Plan - Sustainable Communities: Building for the Future (2003)

POLICY OR PLAN
Guidance on Tall Buildings CABE and English Heritage (2003)
Securing the Future – UK Sustainable Development Strategy (2005)
The UK Climate Change Programme (2006)
Air Quality Strategy (2007)
Waste Strategy (2007)
Future Water: The Government's Water Strategy for England (2008)
Sustainable Construction Strategy (2007)
Energy White Paper (2007)
UK Sustainable Procurement Action Plan (2007)
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)
Department of Health: Next Step Review: High Quality Care for All (2008)
Health inequalities: progress and next steps (2008)
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)
Model Procedures for the Management of Contaminated Land- Environment Agency (2004)

POLICY OR PLAN	
<b>London</b>	
The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2004 (2008)	
A Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)	
Sustainable Communities Plan for London: Building for the Future (2003)	
Sustaining Success: The Mayor's Economic Development Strategy (2004)	
London: Cultural Capital – Realising the potential of a world-class city. The Mayor's Culture Strategy (2004)	
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)	
Souder City: The Mayors Ambient Noise Strategy (2004)	
Cleaning London's Air, The Mayor's Air Quality Strategy (2002)	
Green Light to Clean Power. The Mayor's Energy Strategy (2004)	
Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)	
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)	
Industrial Capacity Mayor's Supplementary Planning Guidance (2003)	
Providing for Children and Young People's Play and Informal Recreation. Mayor's Supplementary Planning Guidance (2008)	
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)	
London View Management Framework. Mayor's Supplementary Planning Guidance (2007)	
Land for Transport Functions. Mayor's Supplementary Planning Guidance (2007)	
London Plan Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006)	
Housing Mayor's Supplementary Planning Guidance (2005)	
London Remade Demolition Protocol Report (2005)	
English Heritage's Heritage at Risk- London 2008	
Thames Region Catchment Flood Management Plan	
Thames River Basin Management Plan	

POLICY OR PLAN
Regional Flood Risk Appraisal
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007)
Draft Water Resource Management Plan (Thames Water Utilities) 2008
Our Plans for Water (Thames Water Utilities) 2008
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008
Thames Corridor Catchment Abstraction Management Strategy (CAMS)
Adapting to Climate Change: A checklist for development (2005)
Living Well in London: The Mayor's draft Health Inequalities Strategy (2008)
NHS London: Strategic Plan (2008)
Healthcare for London: A Framework for Action (2007)

POLICY OR PLAN
<b>Local</b>
London Borough of Southwark: Community Strategy 2006-16
Southwark's Unitary Development Plan (2007)
Southwark Local Implementation Plan (LIP)
Southwark Waste Management Strategy: 2003 – 2021
London Borough of Southwark: Enterprise Strategy: 2005 – 2016
London Borough of Southwark: Employment Strategy: 2005 – 2016
London Borough of Southwark Contaminated Land Strategy (2001)
London Borough of Southwark Biodiversity Action Plan
London Borough of Southwark Air Quality Management and Improvement Plan
Southwark Housing Strategy 2005- 2010
London Borough of Southwark Crime and Drugs Strategy 2005 - 2008
Southwark Climate Change and Sustainability Strategy (Emerging)
Southwark Open Spaces Strategy, 2003
Southwark Tourism Strategy 2005-2010
London Borough of Southwark, Children and Young People's Plan 2006/7- 2008/9
London Borough of Southwark School Organisation Plan and Education Development Plan
Southwark Alliance, Neighbourhood Renewal Strategy 2002 – 2004
Southwark Conservation Area Appraisals
Southwark Archaeology Priority Zones

POLICY OR PLAN
Southwark PCT Commissioning Strategy Plan 2009-2012 (2007)
Southwark PCT Asset Management Strategy (2007)
South Bank Partnership Manifesto, "Under pressure and on the edge: London's South Bank – a Manifesto for Action" (2006)
Lambeth Council Sustainable Community Strategy (2008-2020)
Lewisham Council Sustainable Community Strategy (2008-2020)

Further details can be found in the [Background Paper that supports the Peckham and Nunhead Area Action Plan](#)

## APPENDIX 4 Comparison of Sustainability Objectives

### Sustainability Objectives

- SDO 1 To tackle poverty and encourage wealth creation
- SDO 2 To improve the education and skill of the population
- SDO 3 To improve the health of the population
- SDO 4 To reduce the incidence of crime and the fear of crime
- SDO 5 To promote social inclusion, equality, diversity and community cohesion
- SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening
- SDO 7 To improve the air quality in Southwark
- SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur
- SDO 9 To reduce the use of water, source water as locally as possible and protect water quality
- SDO10 To maintain and enhance the quality of soils
- SDO11 To protect and enhance the look and character of places
- SDO12 To protect and enhance the historic value of places
- SDO13 To protect and improve open spaces, green corridors and Biodiversity
- SDO14 To reduce vulnerability to flooding
- SDO15 To provide everyone with the opportunity to live in a decent home
- SDO16 To increase walking, cycling, public transport and reduce car journeys
- SDO17 To provide the necessary infrastructure to support existing and future development

### Peckham and Nunhead Area Action Plan objectives

#### Theme 1: Enterprise and activity: A vibrant town centre and local centres

- OB1.1 Creating an accessible, distinctive and vibrant town centre at Peckham that meets the variety of needs for local residents and is a destination for visitors.
- OB1.2 Ensuring mixed-use development in the town centre helps to increase the range of shops, restaurants and cafes.
  - Protecting and enhancing local shopping areas in Peckham and Nunhead so that they are successful and meet local needs.
  - Ensuring development in town and local centres supports successful business of different types and sizes including, offices, workshops and creative industries.
  - Supporting development that provides employment and businesses opportunities for local people.
  - Supporting improving cultural opportunities.

#### Theme 2: Community wellbeing: improving individual life chances

- Promoting a network of high quality and easy to access open spaces that serve a range of functions, including recreation and children's play, sports facilities, nature conservation and food growing.
- Ensuring that people who live and work in Peckham and Nunhead have access to local educational, training, health and community facilities to meet their day-to-day needs. This will help families lead independent lives, overcome inequality and disadvantage, and have a strengthened ability to raise their children successfully.
- Ensuring Peckham and Nunhead is a place where children and young people achieve to the best of their ability and full potential, have the knowledge and skills to gain a job and have a positive future, and succeed into adulthood.



- Promoting healthy and active lifestyles to improve the health and wellbeing of local people. Along with ensuring that developments contribute positively on the health of the local population.
- Seek to reduce over concentration of any use type that detracts from the ability to adopt healthy lifestyles.
- Creating places where everyone is and feels safe and secure.

**Theme 3: Transport and traffic: Improved connections**

- Making Peckham and Nunhead a more convenient and comfortable place to access and move around by walking and cycling.
- Encouraging active travel to school.
- Supporting enhancements to public transport and public transport services.
- Encouraging local journeys.
- Discouraging car use.
- Managing the traffic network to improve access to the town centre and improve network efficiency.
- Directing large developments to parts of Peckham and Nunhead that are very accessible by walking, cycling and public transport.

**Theme 4: High quality homes: Providing more and better homes**

- Maximising housing choice for local people and a growing population.
- Providing new homes for people on different incomes and household sizes.
- Improving our existing housing stock.

**Theme 5: Natural Environment: Sustainable use of resources**

- To protect, maintain and improve the quality, quantity and accessibility of open space.
- To promote opportunities for wildlife and protect sites of nature conservation value.
- To reduce the impact of development on the environment and help tackle climate change, air quality, pollution, waste and flood risk.

**Theme 6: Design and heritage: Attractive places full of character**

- Ensure new development is built to the highest quality design.
- To ensure the design, scale and location of new buildings respects the character of places and helps create attractive streets and neighbourhoods.
- Conserve and enhance the historic environment and use the heritage of places as an asset to promote positive change.

**Theme 7: Delivery: working together to make it happen**

- To have a clear, flexible and realistic long-term framework for change to provide the justification for development and investment decisions.
- Build on the strengths and opportunities of places.
- Positively transform the image of Peckham to make it a place where developers and landowners will continue to invest over the long term and help to pay for the improvements needed.
- We will work with key stakeholders including the local community, Transport for London, Network Rail, the Greater London Authority, NHS Southwark, landowners and developers to deliver the AAP.
- To monitor and review the delivery of AAP policies annually to inform phasing of future development and delivery of infrastructure.

Compatibility Matrix	Peckham and Nunhead Area Action Plan Objectives									
	1	2	3	4	5	6	7	8	9	10
<b>Sustainability Objectives</b>										
SDO 1 To tackle poverty and encourage wealth creation										
SDO 2 To improve the education and skill of the population										
SDO 3 To improve the health of the population										
SDO 4 To reduce the incidence of crime and the fear of crime										
SDO 5 To promote social inclusion, equality, diversity and community cohesion										
SDO 6 To reduce contributions to climate change										
SDO 7 To improve the air quality in Southwark										
SDO 8 To reduce waste and maximise use of waste arising as a resource										
SDO 9 To encourage sustainable use of water resources										
SDO 10 To maintain and enhance the quality of land and soils										
SDO 11 To protect and enhance the quality of landscape and townscape										
SDO 12 To conserve and enhance the historic environment and cultural assets										
SDO 13 To protect and enhance open spaces, green corridors and biodiversity										
SDO 14 To reduce vulnerability to flooding										
SDO 15 To provide everyone with the opportunity to live in a decent home										
SDO 16 To promote sustainable transport and minimise the need to travel by car										
SDO 17 To provide the necessary infrastructure to support existing and future development										

Commentary of results

**ADD PO RESULT**

### Coverage of SA Objectives

Objective	Environmental	Social	Economic
SDO 1		✓	✓
SDO 2		✓	✓
SDO 3	✓	✓	✓
SDO 4	✓	✓	✓
SDO 5		✓	
SDO 6	✓	✓	✓
SDO 7	✓	✓	✓
SDO 8	✓		✓
SDO 9	✓	✓	✓
SDO 10	✓	✓	✓
SDO 11	✓	✓	✓
SDO 12	✓	✓	✓
SDO 13	✓	✓	✓
SDO 14	✓	✓	✓
SDO 15		✓	✓
SDO 16	✓	✓	✓
SDO17	✓	✓	✓

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

**APPENDIX 5**  
**Sustainability Appraisal of PNAAP Issues and Options**

# APPENDIX 6 Sustainability Appraisal of PNAAP Towards a Preferred Option

## Peckham and Nunhead Area Action Plan – Summary of SA results

Sustainability Objectives	Peckham and Nunhead Area Action Plan Policies													
	1a	1b	2a	2b	3a	3b	3c	4	5	6	7	8a	8b	9
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	?	?	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓✓	✓
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓✓	✓✓	?	✓	✓	✓	✓	✓	✓	✓✓
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓✓	✓✓	✓
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	?	?	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	?	?	?	✓	✓✓	✓✓	✓	?	X	✓
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	?	?	?	✓	✓	✓	✓	?	X	✓
SDO 8 To reduce waste and maximise use of waste arising as a resource	?	?	-	-	-	-	-	-	-	-	-	?	X	-
SDO 9 To encourage sustainable use of water resources	?	?	-	-	-	-	-	-	-	-	-	-	✓	✓
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	-	-	-	-	-	-	-	-	-	-	✓	✓
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	✓✓	?	✓	✓✓	✓✓	✓✓	✓	✓✓	✓	✓
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	-	-	-	✓	✓	?	✓	✓	✓	✓
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	-	-	-	✓	✓	?	✓	✓	✓	✓✓
SDO 14 To reduce vulnerability to flooding	?	?	?	?	-	-	-	-	-	-	-	?	?	✓
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	✓	-	-	-	-	-	-
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓✓	✓✓	?	?	?	✓	✓✓	✓✓	✓✓	✓	?	✓
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓✓	✓	✓	✓	?	✓	✓	✓	✓	✓	?	X	✓



Sustainability Objectives		Peckham and Nunhead Area Action Plan Policies														
		20 b	21	22	23	24	25	26	27	28	29	30	31	32	33	
SDO 1	To tackle poverty and encourage wealth creation	-	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	-	✓	✓	20b Residential Parking Option B
SDO 2	To improve the education and skill of the population	-	✓	-	-	-	-	-	✓	✓	✓	✓	-	✓	✓	21 Providing new homes
SDO 3	To improve the health of the population	-	✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	-	✓	✓	22 Density
SDO 4	To reduce the incidence of crime and the fear of crime	-	✓	✓	✓✓	✓✓	✓✓	✓	✓	-	✓	✓	✓	✓	✓	23 Affordable homes
SDO 5	To promote social inclusion, equality, diversity and community cohesion	-	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	✓	✓	24 Private homes
SDO 6	To reduce contributions to climate change	X	X	X	-	-	-	-	✓	✓	✓	✓	-	✓	✓	25 Family homes
SDO 7	To improve the air quality in Southwark	X	X	X	-	-	-	-	✓	✓	✓	✓	-	✓	✓	26 Dwelling sizes
SDO 8	To reduce waste and maximise use of waste arising as a resource	-	X	X	-	-	-	-	-	✓	✓	✓	-	✓	✓	27 Wheelchair housing and lifetime homes
SDO 9	To encourage sustainable use of water resources	-	✓	✓	-	-	-	-	?	✓	✓	✓	-	✓	✓	28 Sites of importance for nature conservation
SDO 10	To maintain and enhance the quality of land and soils	-	✓	✓	-	-	-	-	✓	✓	✓	✓	-	✓	✓	29 Energy
SDO 11	To protect and enhance the quality of landscape and townscape	-	✓✓	✓✓	?	?	?	?	✓	✓	✓	✓	-	✓	✓	30 Design
SDO 12	To conserve and enhance the historic environment and cultural assets	-	?	?	-	-	-	-	?	?	?	?	✓	✓	✓	31 Building Heights
SDO 13	To protect and enhance open spaces, green corridors and biodiversity	-	?	?	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	32 Heritage Conservation
SDO 14	To reduce vulnerability to flooding	-	X	?	-	-	-	-	✓	✓	✓	✓	-	?	✓	33 Locally listed buildings
SDO 15	To provide everyone with the opportunity to live in a decent home	-	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	-	✓	✓	✓	✓	✓	✓	
SDO 16	To promote sustainable transport and minimise the need to travel by car	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	
SDO17	To provide the necessary infrastructure to support existing and future development	✓	?	✓	?	?	?	?	✓	✓	✓	✓	-	✓	✓	

<b>Key</b>	✓✓	major positive	XX	major negative	?	uncertain
	✓	minor positive	X	minor negative	-	no significant impact



## Detailed results

### Policy 1 – Peckham Town Centre Option 1

Sustainability Objectives		Timescale				Commentary on Results
		1a	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓	✓✓	Improving existing retail areas will increase employment opportunities which will help to reduce poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Improving existing retail areas will increase employment opportunities which will help to improve the education and skills of the population.	
SDO 3 To improve the health of the population	✓	-	✓	✓	Improving existing retail areas will help to improve the quality of life for local residents through improved access to goods and services as well as increased employment opportunities which will help to improve the health of the population.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	-	✓	Improving existing retail areas will direct new shops to appropriate locations ensuring that retail areas are viable and well used. This will help to reduce fear of crime and incidence of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓	✓✓	Improving existing retail areas will help to improve the quality of life for local residents and increase employment opportunities. This will help to overcome issues on inequality in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.	
SDO 6 To reduce contributions to climate change	✓	-	✓	✓	Improving existing retail areas will direct new shops to appropriate locations which will mean that people do not have to travel out of the area for a wide range of services. This will reduce the need to travel and therefore reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	-	✓	✓	Improving existing retail areas will direct new shops to appropriate locations which will mean that people do not have to travel out of the area for a wide range of services. This will reduce the need to travel and therefore reduce emissions helping to improve air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	?	?	?	?	The provision of new shops may lead to an increase in levels of waste however, impacts can be mitigated through the adoption of technologies and infrastructure that will minimise waste production and encourage recycling and reuse. Further guidance on mitigation is set out in the Sustainable Design and Construction and Sustainability Assessments SPDs.	
SDO 9 To encourage sustainable use of water resources	?	?	?	?	The provision of new shops may lead to an increase in water use however, new development will be required to incorporate mitigation measures to help overcome this such as rainwater harvesting and efficient fixtures and fittings. Further guidance on mitigation is set out in the Sustainable Design and Construction and Sustainability Assessments SPDs.	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓	✓✓	Improving existing retail areas will direct new shops to appropriate locations ensuring that retail areas are viable and well used. This will protect and enhance existing townscapes	

SD0 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	and protect more sensitive areas. Improving existing retail areas will direct new shops to appropriate locations and protect the historic environment and cultural assets.
SD0 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	Improving existing retail areas will direct new shops to appropriate locations and protect existing open spaces, green corridors and biodiversity.
SD0 14 To reduce vulnerability to flooding	?	?	?	?	As set out in the Strategic Flood Risk Assessment, shops are considered to be less vulnerable uses than housing however the overall impact on flood risk will depend on the type and location of development. Further guidance on mitigation measures such as flood resilient design is provided in the Sustainable Design and Construction SPD.
SD0 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SD0 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓	✓✓	Improving existing retail areas will focus new shops in areas that are more easily accessible by sustainable modes of transport helping to reduce the need for people to travel by car.
SD017 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Improving existing retail areas that are easily accessible will help to ensure that more people have access to essential goods and services.

<b>Key</b>	✓✓	major positive	XX	major negative	?	uncertain
	✓	minor positive	X	minor negative	-	no significant impact

## Policy 1: Peckham Town Centre Option 2

Sustainability Objectives		Timescale				Commentary on Results
		1b	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Developing a new retail quarter will increase employment opportunities which will help to reduce poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Developing a new retail quarter will increase employment opportunities which will help to improve the education and skills of the population.	
SDO 3 To improve the health of the population	✓	-	✓	✓	Developing a new retail quarter will help to improve the quality of life for local residents through improved access to goods and services as well as increased employment opportunities which will help to improve the health of the population.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓✓	Developing a new retail quarter in the middle of the town centre will direct new shops to appropriate locations ensuring that retail areas are viable and well used. This will help to reduce fear of crime and incidence of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Developing a new retail quarter will help to improve the quality of life for local residents and increase employment opportunities. This will help to overcome issues on inequality in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.	
SDO 6 To reduce contributions to climate change	✓	-	✓	✓✓	Developing a new retail quarter will direct new shops to appropriate locations which will mean that people do not have to travel out of the area for a wide range of services. This will reduce the need to travel and therefore reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	-	✓	✓✓	Developing a new retail quarter will direct new shops to appropriate locations which will mean that people do not have to travel out of the area for a wide range of services. This will reduce the need to travel and therefore reduce emissions helping to improve air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	?	?	?	?	The provision of new shops may lead to an increase in levels of waste however, impacts can be mitigated through the adoption of technologies and infrastructure that will minimise waste production and encourage recycling and reuse. Further guidance on mitigation is set out in the Sustainable Design and Construction and Sustainability Assessments SPDs.	
SDO 9 To encourage sustainable use of water resources	?	?	?	?	The provision of new shops may lead to an increase in water use however, new development will be required to incorporate mitigation measures to help overcome this such as rainwater harvesting and efficient fixtures and fittings. Further guidance on mitigation is set out in the Sustainable Design and Construction and Sustainability Assessments SPDs.	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓	✓✓	Developing a new retail quarter in the middle of the town centre will direct new direct new shops to appropriate locations ensuring that the town centre is viable and well used. This	

SD0 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	will protect and enhance existing townscapes and protect more sensitive areas. Developing a new retail quarter will direct new shops to appropriate location in the town centre and protect the historic environment and cultural assets.
SD0 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	Developing a new retail quarter will direct new shops to appropriate location in the town centre and protect existing open spaces, green corridors and biodiversity.
SD0 14 To reduce vulnerability to flooding	?	?	?	?	As set out in the Strategic Flood Risk Assessment, shops are considered to be less vulnerable uses than housing however the overall impact on flood risk will depend on the type and location of development. Further guidance on mitigation measures such as flood resilient design is provided in the Sustainable Design and Construction SPD.
SD0 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SD0 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	Developing a new retail quarter in the middle of the town centre will focus new shops in an area that is more easily accessible by sustainable modes of transport helping to reduce the need for people to travel by car.
SD017 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓	✓✓	Developing a new retail quarter in an area that is more easily accessible will help to ensure that more people have access to essential goods and services.

<b>Key</b>	✓✓	major positive	XX	major negative	?	uncertain
	✓	minor positive	X	minor negative	-	no significant impact

## Policy 2 Culture, tourism and the evening economy Option 1

Sustainability Objectives		Timescale				Commentary on Results
		2a	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓	✓✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will increase employment opportunities in Peckham and Nunhead which will help to reduce poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will increase employment opportunities which will help to improve the education and skills of the population	
SDO 3 To improve the health of the population	✓	-	✓	✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will help to improve the quality of life for local residents through improved access to goods and services as well as increased employment opportunities which will help to improve the health of the population.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will help to contribute to a viable and well used town centre which will help to reduce crime and fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓	✓✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will increase employment opportunities and improve the quality of life for residents. This will help to overcome issues of inequality in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.	
SDO 6 To reduce contributions to climate change	✓	-	✓	✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will mean that people do not have to travel far for a wide range of services. This will reduce the need to travel and therefore reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	-	✓	✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will mean that people do not have to travel far for a wide range of services. This will reduce the need to travel and therefore reduce emissions helping to improve air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓	✓✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will help to contribute to a viable and well used town centre that will protect and enhance existing townscapes and direct development away from more sensitive areas.	

## PNAAP Policy 2a: Culture, tourism and the evening economy Option 1

### Commentary on Results

Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will increase employment opportunities in Peckham and Nunhead which will help to reduce poverty and encourage wealth creation.

Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will increase employment opportunities which will help to improve the education and skills of the population

Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will help to improve the quality of life for local residents through improved access to goods and services as well as increased employment opportunities which will help to improve the health of the population.

Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will help to contribute to a viable and well used town centre which will help to reduce crime and fear of crime.

Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will increase employment opportunities and improve the quality of life for residents. This will help to overcome issues of inequality in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.

Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will mean that people do not have to travel far for a wide range of services. This will reduce the need to travel and therefore reduce contributions to climate change.

Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will mean that people do not have to travel far for a wide range of services. This will reduce the need to travel and therefore reduce emissions helping to improve air quality.

No significant impact.

No significant impact.

No significant impact.

Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will help to contribute to a viable and well used town centre that will protect and enhance existing townscapes and direct development away from more sensitive areas.

SD0 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will mean new industries are directed to an appropriate location helping to protect the historic environment and cultural assets elsewhere.
SD0 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will mean new industries are directed to an appropriate location helping to protect existing open spaces, green corridors and biodiversity.
SD0 14 To reduce vulnerability to flooding	?	?	?	?	?	As set out in the Strategic Flood Risk Assessment, commercial uses are considered to be less vulnerable uses than housing however the overall impact on flood risk will depend on the type and location of development. Further guidance on mitigation measures such as flood resilient design is provided in the Sustainable Design and Construction SPD.
SD0 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SD0 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓	✓	✓✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will mean new industries are directed to an appropriate location that is more easily accessible by sustainable modes of transport helping to reduce the need for people to travel by car.
SD017 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	Promoting a cluster of cultural, creative and entertainment spaces around Peckham Square will mean new industries are directed to an appropriate location that is easily accessible helping to ensure that more people have access to essential services.

<b>Key</b>	✓✓	major positive	XX	major negative	?	uncertain
	✓	minor positive	X	minor negative	-	no significant impact

## Policy 2 Culture, tourism and the evening economy Option 2

Sustainability Objectives		Timescale				Commentary on Results
		2b	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	✓✓	Promoting more clusters of cultural, creative and entertainment spaces will increase employment opportunities in Peckham and Nunhead which will help to reduce poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	Promoting more clusters of cultural, creative and entertainment spaces will increase employment opportunities which will help to improve the education and skills of the population.
SDO 3 To improve the health of the population	✓	-	✓	✓	✓	Promoting more clusters of cultural, creative and entertainment spaces will help to improve the quality of life for local residents through improved access to goods and services as well as increased employment opportunities which will help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓✓	✓✓	Promoting more clusters of cultural, creative and entertainment spaces will help to contribute to a viable and well used town centre which will help to reduce crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	✓✓	Promoting more clusters of cultural, creative and entertainment spaces will increase employment opportunities and improve the quality of life for residents. This will help to overcome issues of inequality in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓✓	✓✓	Promoting more clusters of cultural, creative and entertainment spaces will mean that people do not have to travel far for a wide range of services. This will reduce the need to travel and therefore reduce contributions to climate change.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	✓	Promoting more clusters of cultural, creative and entertainment spaces will mean that people do not have to travel far for a wide range of services. This will reduce the need to travel and therefore reduce emissions helping to improve air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	✓✓	Promoting more clusters of cultural, creative and entertainment spaces will help to contribute to a viable and well used town centre that will protect and enhance existing townscapes and direct development away from more sensitive areas.
SDO 12	✓	✓	✓	✓	✓	Promoting more clusters of cultural, creative and entertainment spaces will mean new

To conserve and enhance the historic environment and cultural assets					industries are directed to an appropriate location helping to protect the historic environment and cultural assets elsewhere.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	Promoting more clusters of cultural, creative and entertainment spaces will mean new industries are directed to an appropriate location helping to protect existing open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	As set out in the Strategic Flood Risk Assessment, commercial uses are considered to be less vulnerable uses than housing however the overall impact on flood risk will depend on the type and location of development. Further guidance on mitigation measures such as flood resilient design is provided in the Sustainable Design and Construction SPD.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓✓	✓✓	Promoting more clusters of cultural, creative and entertainment spaces will mean new industries are directed to an appropriate location that is more easily accessible by sustainable modes of transport helping to reduce the need for people to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Promoting more clusters of cultural, creative and entertainment spaces will mean new industries are directed to an appropriate location that is easily accessible helping to ensure that more people have access to essential services.

<b>Key</b>	✓✓	major positive	XX	major negative	?	uncertain
	✓	minor positive	X	minor negative	-	no significant impact



### Policy 3 Hot food takeaways Option 1

Sustainability Objectives		PNAAP Policy 3a: Hot food takeaways Option 1			
		3a	Timescale		
		S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	?	?	?	?	Restricting the number of hot food takeaways in shopping areas would allow for other uses to locate there. Depending on the type of use this could lead to more employment opportunities which would help to tackle poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓	-	-	✓	Fewer hot food takeaways may lead to longer terms improvements in education and skills as the health improvements may result in more people being able to return to employment or continue with education.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Restricting the number of hot food takeaways will lead to an improvement in the health of the population as fast food will be less easily available encouraging people to eat healthier alternatives.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Fewer hot food takeaways may result in less crime as people are less likely to be socialising on the streets late at night although it is important that a night time economy is supported to keep town centres active and well used.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	?	?	?	?	Restricting the number of hot food takeaways in shopping areas would allow for other uses to locate in the area. The type of uses that move into the town centres will determine the impact on equality, diversity and community cohesion.
SDO 6 To reduce contributions to climate change	?	?	?	?	Restricting the number of hot food takeaways in shopping areas would allow for other uses to locate in the area. The type of uses that move into the town centres will determine the impact on contributions to climate change.
SDO 7 To improve the air quality in Southwark	?	?	?	?	Restricting the number of hot food takeaways in shopping areas would allow for other uses to locate in the area. The type of uses that move into the town centres will determine the impact on air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓	✓✓	Restricting the number of hot food takeaways in shopping areas will improve the townscape as it will encourage greater diversity in the shopping areas and improve shop frontages helping to attract more people and therefore result in more viable centres.
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.

SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	?	Restricting the number of hot food takeaways in shopping areas would allow for other uses to locate in the area. The type of uses that move into the town centres will determine the impact on transport.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	-	-	-	✓	Fewer hot food takeaways in shopping areas would allow for other uses to locate in the area. This will result in greater diversity in the shopping areas resulting in more viable centres that will serve the needs of a wider population.

<b>Key</b>	✓✓	major positive	XX	major negative	?	uncertain
	✓	minor positive	X	minor negative	-	no significant impact

## Policy 3 Hot food takeaways Option 2

Sustainability Objectives		Timescale				Commentary on Results
		3b	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	?	?	?	?	Introducing an exclusion zone around schools for hot food takeaways could have a negative impact on local businesses who wish to locate there however this may increase opportunities for other businesses which may increase employment opportunities helping to tackle poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓	-	✓	✓	Introducing an exclusion zone around schools for hot food takeaways may lead to longer terms improvements in education and skills as the health improvements may result in more people being able to return to employment or continue with education.	
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Introducing an exclusion zone around schools for hot food takeaways will lead to an improvement in the health of the population as fast food will be less easily available encouraging younger people to eat healthier alternatives.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Fewer hot food takeaways may result in less crime as people are less likely to be socialising on the streets late at night although it is important that a night time economy is supported to keep town centres active and well used.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	?	?	?	?	Introducing an exclusion zone around schools for hot food takeaways would allow for other uses to locate in the area. The type of uses that move into the area will determine the impact on equality, diversity and community cohesion.	
SDO 6 To reduce contributions to climate change	?	?	?	?	Introducing an exclusion zone around schools for hot food takeaways allow for other uses to locate in the area. The type of uses that move into the area will determine the impact on contributions to climate change.	
SDO 7 To improve the air quality in Southwark	?	?	?	?	Introducing an exclusion zone around schools for hot food takeaways would allow for other uses to locate in the area. The type of uses that move into the area will determine the impact on air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	Introducing an exclusion zone around schools for hot food takeaways will improve the townscape where schools are located in central locations	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.	

### PNAAP Policy 3b: Hot food takeaways Option 2

SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	?	Introducing an exclusion zone around schools for hot food takeaways would allow for other uses to locate in the area. The type of uses that move into the area will determine the impact on transport.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	?	Introducing an exclusion zone around schools for hot food takeaways would allow for other uses to locate in the area. The type of uses that move into the area will determine the impact on transport.

<b>Key</b>	✓✓	major positive	XX	major negative	?	uncertain
	✓	minor positive	X	minor negative	-	no significant impact

### Policy 3 Hot food takeaways Option 3

Sustainability Objectives		Timescale			Commentary on Results
		3c	S	M	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Continuing with current retail policies will mean that hot food takeaways would be located in line with amenity and development management policies. Provision of new businesses would increase employment opportunities helping to tackle poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓	-	-	✓	Continuing with current retail policies would increase employment opportunities that would help to improve the education and skills of the population.
SDO 3 To improve the health of the population	?	?	?	?	Continuing with current retail policies will mean that hot food takeaways would be located in line with amenity and development management policies. The number and location of hot food takeaways would determine the impact on the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	Continuing with current retail policies will mean that hot food takeaways would be located in line with amenity and development management policies. The number and location of hot food takeaways would determine the impact on incidence of crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Continuing with current retail policies will mean that hot food takeaways would be located in line with amenity and development management policies. Provision of new businesses would increase employment opportunities helping to promote social inclusion, equality, diversity and community cohesion.
SDO 6 To reduce contributions to climate change	?	?	?	?	Continuing with current retail policies would allow hot food takeaways to locate in line with amenity and development policies. The type and location of development will determine the impact on contributions to climate change.
SDO 7 To improve the air quality in Southwark	?	?	?	?	Continuing with current retail policies would allow hot food takeaways to locate in line with amenity and development policies. The type and location of development will determine the impact on air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	✓	-	✓	✓	Continuing with current retail policies would allow hot food takeaways to locate in line with amenity and development policies. Current policies would result in development of hot food locations being directed to appropriate locations resulting in a positive impact on landscape and townscape.
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.

### PNAAP Policy 3c: Hot food takeaways Option 3

SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	?	Continuing with current retail policies would allow hot food takeaways to locate in line with amenity and development policies. The type and location of development will determine the impact on sustainable transport and car usage.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	-	-	-	✓	Continuing with current retail policies would allow new hot food takeaways in appropriate locations resulting in more services helping to meet the needs of a wider population.

## Policy 4 Spaces above shops

Sustainability Objectives		Timescale				Commentary on Results
		4	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	✓✓	Allowing flexible use of space above shops will increase employment opportunities and housing options helping to tackle poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	Allowing flexible use of space above shops will increase employment opportunities helping to improve the education and skills of the population.
SDO 3 To improve the health of the population	✓	-	✓	✓	✓	Allowing flexible use of space above shop will help to improve the quality of life for local residents through increased employment opportunities and housing options which will help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	✓	Allowing flexible use of space above shops will help to contribute to viable and well used shopping areas which will help to reduce crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	✓✓	Allowing flexible use of space above shops will increase employment opportunities and improve the quality of life for residents. This will help to overcome issues of inequality in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.
SDO 6 To reduce contributions to climate change	✓	-	✓	✓	✓	Allowing flexible use of space above shops will mean that people do not have to travel far for a wide range of services. This will reduce the need to travel and therefore reduce contributions to climate change.
SDO 7 To improve the air quality in Southwark	✓	-	✓	✓	✓	Allowing flexible use of space above shops will mean that people do not have to travel far for a wide range of services. This will reduce the need to travel and therefore reduce emissions helping to improve air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	✓✓	Allowing flexible use of space above shops will help to contribute to viable and well used shopping areas that will protect and enhance existing townscapes and direct development away from more sensitive areas.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	✓	Allowing flexible use of space above shops will mean new development is directed to existing centres helping to protect the historic environment and cultural assets elsewhere.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	Allowing flexible use of space above shops mean new development is directed to existing centres helping to protect existing open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact.

SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	✓	Allowing flexible use of space above shops will increase housing options helping to provide everyone with the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	✓	Allowing flexible use of space above shops will mean new development is directed to existing centres that are easily accessible by sustainable modes of transport helping to reduce the need for people to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	Allowing flexible use of space above shops will mean new development is result in more viable and well used shopping areas that are easily accessible helping to ensure that more people have access to essential services.



## Policy 5 Markets

Sustainability Objectives		Timescale				Commentary on Results
5		S	M	L		
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Supporting local markets will increase employment opportunities in Peckham and Nunhead which will help to reduce poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Supporting local markets will increase employment opportunities which will help to improve the education and skills of the population	
SDO 3 To improve the health of the population	✓	✓	✓	✓	Supporting local markets will help to improve the quality of life for local residents through improved access to goods and services as well as increased employment opportunities which will help to improve the health of the population.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Supporting local markets will help to contribute to a viable and well used town centre which will help to reduce crime and fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Supporting local markets will increase employment opportunities and improve the quality of life for residents. This will help to overcome issues of inequality in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.	
SDO 6 To reduce contributions to climate change	✓✓	✓	✓✓	✓✓	Supporting local markets will mean that people do not have to travel far for a wide range of goods and services. This will reduce the need to travel and therefore reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Supporting local markets will mean that people do not have to travel far for a wide range of goods and services. This will reduce the need to travel and therefore reduce emissions helping to improve air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	Supporting local markets will help to contribute to a viable and well used town centre that will protect and enhance existing townscapes and direct development away from more sensitive areas.	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Establishing a site for markets will direct markets to an appropriate location helping to protect the historic environment and cultural assets elsewhere.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	Establishing a site for markets will direct markets to an appropriate location helping to protect existing open spaces, green corridors and biodiversity.	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.	

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓✓	✓✓	Establishing a site for markets will direct markets to an appropriate location that is more easily accessible by sustainable modes of transport helping to reduce the need for people to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Establishing a site for markets will direct markets to an appropriate location that is easily accessible helping to ensure that more people have access to essential goods and services.

## Policy 6 Local shopping centres, parades, protected shopping frontages and individual shops

Sustainability Objectives		Timescale				PNAAP Policy 6: Local shopping centres, parades, protected shopping frontages and individual shops
		6	S	M	L	
SDO 1	To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	<b>Commentary on Results</b> Providing local shops and services will increase employment opportunities in Peckham and Nunhead which will help to reduce poverty and encourage wealth creation.
SDO 2	To improve the education and skill of the population	✓	✓	✓	✓	Providing local shops and services will increase employment opportunities which will help to improve the education and skills of the population
SDO 3	To improve the health of the population	✓	✓	✓	✓	Providing local shops and services will help to improve the quality of life for local residents through improved access to goods and services as well as increased employment opportunities which will help to improve the health of the population.
SDO 4	To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Providing local shops and services will contribute to viable and well used shopping areas which will help to reduce crime and fear of crime.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Providing local shops and services will increase employment opportunities and improve the quality of life for residents. This will help to overcome issues of inequality in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.
SDO 6	To reduce contributions to climate change	✓✓	✓	✓✓	✓✓	Providing local shops and services will mean that people do not have to travel far for a wide range of goods and services. This will reduce the need to travel and therefore reduce contributions to climate change.
SDO 7	To improve the air quality in Southwark	✓	✓	✓	✓	Providing local shops and services will mean that people do not have to travel far for a wide range of goods and services. This will reduce the need to travel and therefore reduce emissions helping to improve air quality.
SDO 8	To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9	To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10	To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11	To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	Providing local shops and services will contribute to viable and well used shopping areas that will protect and enhance existing townscapes and direct development away from more sensitive areas.
SDO 12	To conserve and enhance the historic environment and cultural assets	?	?	?	?	The type and location of new shops and services will determine the impact on the historic environment and cultural assets.
SDO 13	To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	The type and location of new shops and services will determine the impact on open spaces, green corridors and biodiversity.
SDO 14		-	-	-	-	No significant impact.

To reduce vulnerability to flooding						
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓	✓✓	✓✓	Providing local shops and services will reduce the need for people to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	Providing local shops and services will increase access to essential goods and services.

## Policy 7 Small scale shops, restaurants and cafes outside the town centre, local centres and protected shopping frontages

Sustainability Objectives		Timescale				Commentary on Results
	7	S	M	L		
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Providing new shops and protecting smaller shopping parades will increase employment opportunities in Peckham and Nunhead which will help to reduce poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Providing new shops and protecting smaller shopping parades will increase employment opportunities which will help to improve the education and skills of the population	
SDO 3 To improve the health of the population	✓	✓	✓	✓	Providing new shops and protecting smaller shopping parades will help to improve the quality of life for local residents through improved access to goods and services as well as increased employment opportunities which will help to improve the health of the population.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Providing new shops and protecting smaller shopping parades will improve quality of life for local residents which will help to reduce crime and fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Providing new shops and protecting smaller shopping parades will increase employment opportunities and improve the quality of life for residents. This will help to overcome issues of inequality in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	Providing new shops and protecting smaller shopping parades will mean that people do not have to travel far for a wide range of goods and services. This will reduce the need to travel and therefore reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Providing new shops and protecting smaller shopping parades will mean that people do not have to travel far for a wide range of goods and services. This will reduce the need to travel and therefore reduce emissions helping to improve air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Providing new shops and protecting smaller shopping parades will contribute to viable and well used shopping areas that will protect and enhance existing townscapes and direct development away from more sensitive areas.	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Providing new shops and protecting smaller shopping parades will direct new shops to appropriate locations helping to protect the historic environment and cultural assets	

SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	elsewhere. Providing new shops and protecting smaller shopping parades will direct new shops to appropriate locations helping to protect existing open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓	✓✓	Providing new shops and protecting smaller shopping parades will direct new shops to appropriate locations that are more easily accessible by sustainable modes of transport helping to reduce the need for people to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Providing new shops and protecting smaller shopping parades will direct new shops to appropriate locations that are easily accessible helping to ensure that more people have access to essential goods and services.

## Policy 8 Business space Option 1

Sustainability Objectives		Timescale				Commentary on Results
		8a	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	✓✓	Regenerating existing office space will increase employment opportunities in Peckham and Nunhead which will help to reduce poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	Regenerating existing office space will increase employment opportunities which will help to improve the education and skills of the population.
SDO 3 To improve the health of the population	✓	-	✓	✓	✓	Regenerating existing office space will help to improve the quality of life for local residents through increased employment opportunities which will help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓	✓	✓✓	✓✓	Regenerating existing office space will increase employment opportunities which will help to reduce inequalities and regenerate deprived areas helping to reduce levels of crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	✓✓	Regenerating existing office space will increase employment opportunities and improve the quality of life for residents. This will help to overcome issues of inequality in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.
SDO 6 To reduce contributions to climate change	?	?	?	?	?	The type of business that locates within the existing office space will determine the impact on contributions to climate change.
SDO 7 To improve the air quality in Southwark	?	?	?	?	?	The type of business that locates within the existing office space will determine the impact on air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	?	?	?	?	?	The type of business that locates within the existing office space will determine the impact on levels of waste.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	✓✓	Regenerating existing office space will regenerate existing business centres that will protect and enhance existing townscapes and direct development away from more sensitive areas.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	✓	Regenerating existing office space will direct new development to appropriate locations helping to protect the historic environment and cultural assets elsewhere.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	Regenerating existing office space will direct new development to appropriate locations helping to protect existing open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	?	As set out in the Strategic Flood Risk Assessment, businesses uses are considered to be less vulnerable uses than housing however the overall impact on flood risk will depend on the type and location of development. Further guidance on mitigation measures such as flood resilient design is provided in the Sustainable Design and Construction SPD.

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Regenerating existing office space will direct new development to appropriate locations that are more easily accessible by sustainable modes of transport helping to reduce the need for people to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	The type of new businesses that locate in the existing office space will determine whether there is a change in demand on the existing infrastructure capacity. Improvements may be required to ensure that the provision of infrastructure can meet any additional demands.



## Policy 8 Business space Option 2

Sustainability Objectives		PNAAP Policy 8b: Business space Option 2			
		8b	Timescale		
		S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Increasing business space will increase employment opportunities which will help to improve the education and skills of the population. There will be more funding negotiated from development for skills and training.
SDO 3 To improve the health of the population	✓	-	✓	✓	Increasing business space will help to improve the quality of life for local residents through increased employment opportunities which will help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓	✓✓	✓✓	Increased employment opportunities will help to reduce inequalities and regenerate deprived areas helping to reduce levels of crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Increased employment opportunities in accessible locations especially through mixed use developments will help to reduce social inequalities in Peckham and Nunhead and promote social inclusion, equality, diversity and social cohesion.
SDO 6 To reduce contributions to climate change	X	X	X	X	The quantum of development is likely to have a negative impact on climate change however this can be mitigated through sustainable design and construction. Further guidance is set out in the sustainable design and construction and sustainability assessment SPD's.
SDO 7 To improve the air quality in Southwark	X	X	X	X	The quantum of development is likely to have a negative impact on air quality however focussing new employment opportunities in accessible locations will reduce reliance on the car and promote more sustainable travel patterns. Further guidance is set out in the sustainable design and construction and sustainability assessment SPD's.
SDO 8 To reduce waste and maximise use of waste arising as a resource	X	X	X	X	The quantum of development is likely to have a negative impact on levels of waste however this can be mitigated through sustainable design and construction. Further guidance is set out in the sustainable design and construction and sustainability assessment SPD's.
SDO 9 To encourage sustainable use of water resources	✓	-	✓	✓	New development will encourage the sustainable use of water resources through the use of technologies such as Sustainable Urban Drainages systems (SUDs) and grey water recycling. As new technologies become more readily available this will improve.
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed.
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Providing suitable space for a range of businesses as part of mixed use developments will ensure varied townscapes and protect more sensitive landscapes in other areas.

SD0 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Directing new business space to appropriate locations will help to protect the historic environment and cultural assets elsewhere.
SD0 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	Directing new business space to appropriate locations will help to protect existing open spaces, green corridors and biodiversity.
SD0 14 To reduce vulnerability to flooding	?	?	?	?	As set out in the Strategic Flood Risk Assessment, businesses uses are considered to be less vulnerable uses than housing however the overall impact on flood risk will depend on the type and location of development. Further guidance on mitigation measures such as flood resilient design is provided in the Sustainable Design and Construction SPD.
SD0 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SD0 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	The quantum of development is likely to have a negative impact on transport however focusing new employment opportunities in accessible locations should reduce reliance on the car and promote more sustainable travel patterns.
SD017 To provide the necessary infrastructure to support existing and future development	X	X	X	X	The quantum of development is likely to increase the demands on the existing infrastructure capacity. Improvements will be required to ensure that provision of infrastructure can meet the additional demands associated with new development.

## Policy 9 Open spaces

Sustainability Objectives		Timescale				Commentary on Results
		9	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	Protecting existing open spaces and providing new open spaces will improve the quality of life and provide a wider range of employment opportunities which will help to reduce poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	Protecting and improving open spaces will lead to more training and employment opportunities which will help to improve education and skills.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	✓✓	Protecting and improving open spaces will mean that more people have access to parks and gardens for recreation which will help to improve well being and quality of life as well as encourage more physical activity resulting in improvements in the health of local residents.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	✓	Protecting and improving open spaces will ensure these spaces are well used and therefore safer this will help to reduce levels of crime and fear of crime. Providing more activities for young people may also help to reduce levels of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	✓✓	Protecting existing open spaces and providing new open spaces will improve the quality of life and provide a wider range of employment opportunities which will promote social inclusion, equality, diversity and community cohesion.
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	✓	Protecting existing open space and providing new open spaces will help to reduce contributions to climate change and can help to mitigate against the negative impacts of new development.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	✓	Protecting existing open space and providing new open space will help to improve air quality and can help to mitigate against the negative impacts of new development.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	✓	?	✓	✓	✓	The increased use of Sustainable Urban Drainage systems in open spaces will encourage sustainable use of water resources. However, water may be required for irrigation of new and existing open spaces therefore the sustainable use of water is dependent on implementation measures used to address this. Further guidance is set out in the Sustainable Design and Construction SPD and Sustainability Appraisal SPDs.
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	✓	Protecting existing open spaces and providing new open spaces will help to enhance the quality of land and soils through the possible remediation of brownfield sites.
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	✓	Protecting existing open spaces and providing new open spaces will have a positive impact on the quality of landscape and townscape.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	✓	Protecting existing open spaces and providing new open spaces will have a positive impact on the historic environment and cultural assets
SDO 13	✓✓	✓✓	✓✓	✓✓	✓✓	Protecting existing open spaces and providing new open spaces will result in more high

To protect and enhance open spaces, green corridors and biodiversity					quality open spaces and green corridors and increased levels of biodiversity. Important open spaces will be protected from inappropriate development. New development will be required to meet the needs of a growing population whilst avoiding harm to protected and priority species.
SDO 14 To reduce vulnerability to flooding	✓	✓	-	✓	Protecting existing open spaces and providing new open spaces will help to reduce vulnerability to flooding as it will decrease surface water run-off by reducing the amount of hard surfaces, reducing the risk associated with new development.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Supporting a network of open spaces and improving green corridors will encourage more people to walk and cycle reducing the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Protecting existing open spaces and providing new open spaces will increase the provision of green infrastructure in Peckham and Nunhead and help to meet the demands associated with a growing population.

## Policy 10 Community facilities

Sustainability Objectives		Timescale				Commentary on Results
10		S	M	L		
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Increasing the number of community facilities will improve the quality of life and provide a wider range of employment opportunities which will help to reduce poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓✓	✓	✓	✓✓	New community facilities will lead to more training and employment opportunities which will help to improve education and skills.	
SDO 3 To improve the health of the population	✓	✓	✓	✓	Improving existing community facilities and locating new facilities in accessible locations will help to improve the quality of life for local residents improving the health of the population	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Facilitating a network of well used community facilities will help to improve the quality of life for local residents especially in the most deprived areas helping to reduce levels of crime and fear of crime. Providing more activities for young people may also help to reduce levels of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Facilitating a network of well used community facilities will protect existing facilities and allow for new community facilities in areas where there is the greatest need. This will help to overcome issues of inequality and promote social inclusion, equality, diversity and community cohesion.	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	Providing new community facilities in easily accessible locations will reduce the need to travel and therefore reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Providing new community facilities in easily accessible locations will reduce the need to travel and therefore reduce emissions helping to improve air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	✓	?	✓	✓	The application of sustainable design and construction standards will encourage new development to adopt sustainable methods of water use through the use of systems such as Sustainable Urban Drainage, rainwater harvesting and recycling and grey water recycling. As new technologies become more readily available this is likely to improve.	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	New community facilities will be located in easily accessible locations which will help to maintain and enhance existing townscapes and protect more sensitive areas.	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.	
SDO 13	-	-	-	-	No significant impact.	

To protect and enhance open spaces, green corridors and biodiversity						
SDO 14 To reduce vulnerability to flooding	?	?	?	?	?	The impact of new community facilities on vulnerability to flooding will depend on the type of new facilities and the mitigation measures incorporated in new developments to protect against flood risk. Further guidance on flood resilient design is provided in the Sustainable design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	✓	New community facilities will be located in accessible locations promoting the use of sustainable transport and reducing the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	Facilitating a network of well used community facilities will improve access to social infrastructure which will help to meet the demands of a growing population.

## Policy 11 Schools

Sustainability Objectives		Timescale				Commentary on Results
	11	S	M	L		
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Facilitating well performing schools will improve the quality of life and provide a wider range of employment opportunities which will help to reduce poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	Better schools achieving higher standards will improve education and skills.	
SDO 3 To improve the health of the population	✓	✓	✓	✓	Improving schools and raising levels of education can lead to improvements in the health of local residents.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improving schools and raising levels of education help to improve the quality of life for local residents especially in the most deprived areas helping to reduce levels of crime and fear of crime. Providing more activities for young people may also help to reduce levels of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Improving existing schools and raising levels of education will help to overcome issues of inequality and promote social inclusion, equality, diversity and community cohesion.	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	Improving schools within the Peckham and Nunhead area will mean more families are likely to send their children to local schools helping to reduce the need to travel and therefore reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Improving schools within the Peckham and Nunhead area will mean more families are likely to send their children to local schools helping to reduce the need to travel and therefore reduce emissions helping to improve air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	✓	?	✓	✓	The application of sustainable design and construction standards will encourage new development to adopt sustainable methods of water use through the use of systems such as Sustainable Urban Drainage, rainwater harvesting and recycling and grey water recycling. As new technologies become more readily available this is likely to improve.	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Improving existing schools that are easily accessible will help to maintain and enhance existing townscapes and protect more sensitive areas.	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.	

SDO 14 To reduce vulnerability to flooding	?	?	?	?	The impact of improving existing schools on vulnerability to flooding will depend on the type of new facilities and the mitigation measures incorporated in new developments to protect against flood risk. Further guidance on flood resilient design is provided in the Sustainable design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Improving existing schools that are easily accessible will promote the use of sustainable transport and reduce the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Improving existing schools will improve the social infrastructure which will help to meet the demands of a growing population.



## Policy 12 Young people

Sustainability Objectives		Timescale				Commentary on Results
		12	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	Improving the provision of activities for young people will improve the quality of life and provide a wider range of employment opportunities which will help to reduce poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	✓✓	Improving the provision of activities for young people will include activities and training that will improve the education and skills of local residents.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	✓✓	Improving the provision of activities for young people can lead to more physical activity improving the health of young people
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	✓	Providing more activities for young people will help to reduce levels of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	✓✓	Improving the provision of activities for young people will help to overcome issues of inequality and promote social inclusion, equality, diversity and community cohesion.
SDO 6 To reduce contributions to climate change	-	-	-	-	-	No significant impact.
SDO 7 To improve the air quality in Southwark	-	-	-	-	-	No significant impact.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	-	-	-	-	-	No significant impact.
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	-	No significant impact.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	?	The impact of the provision of new activities for young people on vulnerability to flooding will depend on the type of new facilities and the mitigation measures incorporated in new developments to protect against flood risk. Further guidance on flood resilient design is provided in the Sustainable design and Construction and Sustainability Assessment SPDs.
SDO 15	-	-	-	-	-	No significant impact.

<p>To provide everyone with the opportunity to live in a decent home</p> <p>SDO 16 To promote sustainable transport and minimise the need to travel by car</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>Improving activities for young people in the local area will promote the use of sustainable transport and reduce the need to travel by car.</p>
<p>SDO17 To provide the necessary infrastructure to support existing and future development</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>Improving activities for young people in the local area will improve the social infrastructure which will help to meet the demands of a growing population.</p>

## Policy 13 Health

Sustainability Objectives		Timescale				Commentary on Results
13		S	M	L		
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Improving health services will improve the quality of life and provide a wider range of employment opportunities which will help to reduce poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Improving the health of local residents may enable more people to access training and employment helping to improve education and skills.	
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	Improving health services will mean that more people have access to better services that will lead to improvements in the health of local residents.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improving health services will help to improve the quality of life for local residents especially in the most deprived areas helping to reduce levels of crime and fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Improving health services will help to improve the quality of life for local residents helping overcome issues of inequality and promote social inclusion, equality, diversity and community cohesion.	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	Improving health services within the Peckham and Nunhead area will mean people don't have to travel as far for these services helping to reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Improving health services within the Peckham and Nunhead area will mean people don't have to travel as far for these services helping to reduce emissions helping to improve air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	?	?	?	?	The quantum and type of health facilities that locate in the area will determine the impact on water resources.	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Improving health services in locations that are easily accessible will help to maintain and enhance existing townscapes and protect more sensitive areas.	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.	
SDO 14 To reduce vulnerability to flooding	?	?	?	?	The impact of improving health services on vulnerability to flooding will depend on the type of new facilities and the mitigation measures incorporated in new developments to protect against flood risk. Further guidance on flood resilient design is provided in the Sustainable design and Construction and Sustainability Assessment SPDs.	

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Locating new health services in locations that are easily accessible will promote the use of sustainable transport and reduce the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Improving health services will improve the social infrastructure which will help to meet the demands of a growing population.

## Policy 14 Leisure and sports facilities

Sustainability Objectives		Timescale				PNAAP Policy 14: Leisure and sports facilities
	14	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Providing better leisure and sports facilities will improve the quality of life and provide a wider range of employment opportunities which will help to reduce poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Providing better leisure and sports facilities will increase employment opportunities helping to improve education and skills.	
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Providing better leisure and sports facilities will encourage more people to participate in physical activity on a regular basis which will lead to improvements in the health of local residents.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Providing better leisure and sports facilities will help to improve the quality of life for local residents especially in the most deprived areas helping to reduce levels of crime and fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Providing better leisure and sports facilities will help to improve the quality of life for local residents helping overcome issues of inequality and promote social inclusion, equality, diversity and community cohesion.	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	Providing better leisure and sports facilities within the Peckham and Nunhead area will mean people don't have to travel as far for these services helping to reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Providing better leisure and sports facilities within the Peckham and Nunhead area will mean people don't have to travel as far for these services helping to reduce emissions helping to improve air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	✓	?	✓	✓	The application of sustainable design and construction standards will encourage new development to adopt sustainable methods of water use through the use of systems such as Sustainable Urban Drainage, rainwater harvesting and recycling and grey water recycling. As new technologies become more readily available this is likely to improve.	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Providing better leisure and sports facilities in locations that are easily accessible will help to maintain and enhance existing townscapes and protect more sensitive areas.	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.	

SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	The impact of providing better leisure and sports facilities on vulnerability to flooding will depend on the type of new facilities and the mitigation measures incorporated in new developments to protect against flood risk. Further guidance on flood resilient design is provided in the Sustainable design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Locating new sports and leisure facilities in locations that are easily accessible and improving existing facilities in the local area will promote the use of sustainable transport and reduce the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Improving sports and leisure facilities will improve the social infrastructure which will help to meet the demands of a growing population.

## Policy 15 Walking and cycling

Sustainability Objectives		Timescale				Commentary on Results
		15	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	Promoting walking and cycling will enable more people access employment opportunities without relying on the car or public transport which will help to reduce poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	Promoting walking and cycling will increase access to employment opportunities helping to improve education and skills.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	✓✓	Promoting walking and cycling will encourage more people to participate in physical activity on a regular basis which will lead to improvements in the health of local residents.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	✓	Promoting walking and cycling will help to improve the quality of life by improving access to education and employment especially in the most deprived areas helping to reduce levels of crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	Promoting walking and cycling will help to improve the quality of life for local residents helping overcome issues of inequality and promote social inclusion, equality, diversity and community cohesion.
SDO 6 To reduce contributions to climate change	✓✓	✓	✓✓	✓✓	✓✓	Promoting walking and cycling will encourage sustainable transport and reduce car use helping to reduce contributions to climate change.
SDO 7 To improve the air quality in Southwark	✓✓	✓	✓✓	✓✓	✓✓	Promoting walking and cycling will encourage sustainable transport and reduce car use helping to reduce emissions helping to improve air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	?	The location and scale of new walking and cycling routes will determine the impact on existing townscapes and landscapes.
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	?	The location and scale of new walking and cycling routes will determine the impact on the historic environment and cultural assets.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	Promoting walking and cycling routes is likely to result in better connected open spaces ensuring that these spaces are well used and maintained helping to protect and enhance open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact.
SDO 15	-	-	-	-	-	No significant impact.

To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓✓	✓✓	Promoting walking and cycling routes will reduce the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓✓	✓✓	✓✓	Promoting walking and cycling will reduce the demand on existing transport infrastructure helping to meet the demands of a growing population.



## Policy 16 Public transport

Sustainability Objectives		Timescale				Commentary on Results
		16	S	M	L	
SDO 1	To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Facilitating a highly accessible public transport network will enable more people access employment opportunities without relying on the car which will help to reduce poverty and encourage wealth creation.
SDO 2	To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Facilitating a highly accessible public transport network will increase access to employment opportunities helping to improve education and skills.
SDO 3	To improve the health of the population	✓	✓	✓	✓	Facilitating a highly accessible public transport network will improve the quality of life for local residents helping to improve the health of local residents.
SDO 4	To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Facilitating a highly accessible public transport network will improve access to education and employment especially in the most deprived areas helping to reduce levels of crime and fear of crime.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Facilitating a highly accessible public transport network will help to improve the quality of life for local residents helping overcome issues of inequality and promote social inclusion, equality, diversity and community cohesion.
SDO 6	To reduce contributions to climate change	✓✓	✓✓	✓✓	✓✓	Facilitating a highly accessible public transport network will encourage sustainable transport and reduce car use helping to reduce contributions to climate change.
SDO 7	To improve the air quality in Southwark	✓✓	✓✓	✓✓	✓✓	Facilitating a highly accessible public transport network will reduce car use helping to reduce emissions and therefore improving air quality.
SDO 8	To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9	To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10	To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11	To protect and enhance the quality of landscape and townscape	?	?	?	?	The location and scale of new development associated with improvements to public transport will determine the impact on existing townscapes and landscapes.
SDO 12	To conserve and enhance the historic environment and cultural assets	?	?	?	?	The location and scale of new development associated with improvements to public transport will determine the impact on the historic environment and cultural assets.
SDO 13	To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	The location and scale of new development associated with improvements to public transport will determine the impact on open spaces, green corridors and biodiversity.
SDO 14	To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 15	To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.

SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓✓	✓✓	Facilitating a highly accessible public transport network will reduce the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓✓	✓✓	✓✓	Facilitating a highly accessible public transport network will reduce the demand on existing road network helping to meet the demands of a growing population.

## Policy 17 Safeguarding land for further future public transport development Option 1

Sustainability Objectives		Timescale				PNAAP Policy 17a: Safeguarding land for further future public transport development Option 1
		17a	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	?	?	?	?	?	<b>Commentary on Results</b> The impact of safeguarding land for future public transport development on reducing poverty and encourage wealth creation will be determined by the type and scale of development if and when it is brought forward.
SDO 2 To improve the education and skill of the population	?	?	?	?	?	The impact of safeguarding land for future public transport development on improving education and skills will be determined by the type and scale of development if and when it is brought forward.
SDO 3 To improve the health of the population	?	?	?	?	?	The impact of safeguarding land for future public transport development on health will be determined by the type and scale of development if and when it is brought forward.
SDO 4 To reduce the incidence of crime and the fear of crime	?	X	?	?	?	Safeguarding land may result in sites remaining vacant for a considerable length of time which could lead to increase levels of crime and fear of crime in the short term whilst sites remain unused.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	?	?	?	?	?	The impact of safeguarding land for future public transport development on promoting social inclusion, equality, diversity and community cohesion will be determined by the type and scale of development if and when it is brought forward.
SDO 6 To reduce contributions to climate change	?✓	?	?	✓	✓	Safeguarding land for public transport improvements is likely to lead to long term improvements to the public transport network which will encourage sustainable transport and reduce car use helping to reduce emissions and therefore contributions to climate change.
SDO 7 To improve the air quality in Southwark	?✓	?	?	✓	✓	Safeguarding land for public transport improvements is likely to lead to long term improvements to the public transport network which will encourage sustainable transport and reduce car use helping to reduce emissions and therefore improve air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	?✓	-	-	✓	✓	If and when new development occurs it will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed.
SDO 11 To protect and enhance the quality of landscape and townscape	?	X	?	?	?	Safeguarding land may result in sites remaining vacant for a considerable length of time which could have a negative impact on townscapes and landscapes in the short term. The location and scale of development if and when it occurs will determine the impact on existing townscapes and landscapes in the longer term.

SD0 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	-	No significant impact.
SD0 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	-	No significant impact.
SD0 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact.
SD0 15 To provide everyone with the opportunity to live in a decent home	?	X	?	?	?	Safeguarding land may result in sites remaining vacant for a considerable length of time which could stop development for new housing coming forward on the site in the short term. The type of development if and when it occurs will determine the impact on housing options in the longer term.
SD0 16 To promote sustainable transport and minimise the need to travel by car	?✓	?	?	?	✓	Safeguarding land for public transport improvements is likely to lead to long term improvements to the public transport network if and when development occurs which will encourage sustainable transport and reduce the need to travel by car.
SD017 To provide the necessary infrastructure to support existing and future development	?✓	?	?	?	✓	Safeguarding land for public transport improvements is likely to lead to long term improvements to the public transport network if and when development occurs helping to reduce pressure on the existing road network in the longer term.

## Policy 17 Safeguarding land for further future public transport development Option 2

Sustainability Objectives		Timescale				PNAAP Policy 17b: Safeguarding land for further future public transport development Option 2
		17b	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	?	✓	?	?	?	<b>Commentary on Results</b> Developing previously safeguarded land will improve the quality of life and provide a wider range of employment opportunities which will help to reduce poverty and encourage wealth creation in the short term. However this may lead capacity problems with the existing public transport network in the long term which may impact on access to employment and reduce quality of life. Mitigation measures will need to be incorporated into new development to protect against this. Further guidance is set out in the sustainable transport SPD.
SDO 2 To improve the education and skill of the population	?	✓	?	?	?	Developing previously safeguarded land will improve the quality of life and provide a wider range of employment opportunities in the short term. However this may lead capacity problems with the existing public transport network in the long term which may impact on access to employment.
SDO 3 To improve the health of the population	-	-	-	-	-	No significant impact.
SDO 4 To reduce the incidence of crime and the fear of crime	?	✓	?	?	?	Developing previously safeguarded land will improve the quality of life and provide a wider range of employment opportunities which will help to reduce crime and fear of crime in the short term. However this may lead capacity problems with the existing public transport network in the long term which may impact on access to employment and reduce quality of life which could have a negative impact on levels of crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	?	✓	?	?	?	Developing previously safeguarded land will improve the quality of life and provide a wider range of employment opportunities which will help to promote social inclusion, equality, diversity and community cohesion in the short term. However this may lead capacity problems with the existing public transport network in the long term which may impact on access to employment and reduce quality of life which could have a negative impact on social inclusion, equality, diversity and community cohesion. Mitigation measures will need to be incorporated into new development to protect against this. Further guidance is set out in the sustainable transport SPD.
SDO 6 To reduce contributions to climate change	X	X	X	X	X	New development is likely to have a negative impact on contributions to climate change an mitigation measures will need to be incorporated into the design to overcome this. Further guidance is set out in the Sustainable design and construction and Sustainability Assessment SPDs. Developing in land previously safeguarded for public transport improvements will increase car use and may have a negative impact on the long term capacity of the public transport network increasing emissions and therefore increasing contributions to climate change.
SDO 7	X	X	X	X	X	Developing in land previously safeguarded for public transport improvements will increase

To improve the air quality in Southwark					car use and may have a negative impact on the long term capacity of the public transport network increasing emissions and therefore reducing air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	✓	?	✓	✓	The application of sustainable design and construction standards will encourage new development to adopt sustainable methods of water use through the use of systems such as Sustainable Urban Drainage, rainwater harvesting and recycling and grey water recycling. As new technologies become more readily available this is likely to improve.
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be provided on a brownfield site. If the land has contamination as a result of previous uses, suitable remediation would be needed before development can proceed.
SDO 11 To protect and enhance the quality of landscape and townscape	?	✓	?	?	Developing on land previously safeguarded for public transport improvements will direct new development to an appropriate location that is easily accessible which will help to maintain and enhance existing townscapes and protect more sensitive areas. However if land for public transport improvements is required elsewhere, the type and location of development will determine the overall impact on the quality of townscapes and landscapes in the longer term.
SDO 12 To conserve and enhance the historic environment and cultural assets	?	✓	?	?	Developing on land previously safeguarded for public transport improvements will direct new development to an appropriate location which will help to protect the historic environment and cultural assets. However if land for public transport improvements is required elsewhere, the type and location of development will determine the overall impact on the historic environment and cultural assets.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	?	✓	?	?	Developing on land previously safeguarded for public transport improvements will direct new development to an appropriate location which will help to protect open spaces green corridors and biodiversity. However if land for public transport improvements is required elsewhere, the type and location of development will determine the overall impact on open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	The impact on vulnerability to flooding will depend on the type of new development and the mitigation measures incorporated to protect against flood risk. Further guidance on flood resilient design is provided in the Sustainable design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Developing land previously safeguarded for public transport improvements will increase housing options helping to provide everyone with the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	X	X	X	X	Developing on land previously safeguarded for public transport improvements will increase car use and may have a negative impact on the long term capacity of the public transport network.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	Developing on land previously safeguarded for public transport improvements will provide necessary infrastructure to help meet the demands of a growing population in the short term however the overall impact will be determined by whether there are any negative impacts on the long term capacity of the public transport network.

## Policy 18 The road network

Sustainability Objectives		Timescale				Commentary on Results
18		S	M	L		
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Improving the traffic network will increase access to employment opportunities and improve quality of life car which will help to reduce poverty and encourage wealth creation.	
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Improving the traffic network will increase access to employment opportunities helping to improve education and skills.	
SDO 3 To improve the health of the population	✓	✓	✓	✓	Improving the traffic network will improve the quality of life for local residents helping to improve the health of local residents.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improving the traffic network will improve access to education and employment especially in the most deprived areas helping to reduce levels of crime and fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Improving the traffic network will help to improve the quality of life for local residents helping overcome issues of inequality and promote social inclusion, equality, diversity and community cohesion.	
SDO 6 To reduce contributions to climate change	?	?	?	?	Improving the traffic network may encourage more people to use cars which will increase emissions and therefore have a negative impact on contributions to climate change. However reducing traffic jams and problems on the road network will reduce journey times which may reduce emissions overall.	
SDO 7 To improve the air quality in Southwark	?	?	?	?	Improving the traffic network may encourage more people to use cars which will increase emissions and therefore have a negative impact on air quality. However reducing traffic jams and problems on the road network will reduce journey times which may reduce emissions overall.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	The location and scale of new development associated with improvements to the road network will determine the impact on existing townscapes and landscapes.	
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	The location and scale of new development associated with improvements to the road network will determine the impact on the historic environment and cultural assets.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	The location and scale of new development associated with improvements to the road network will determine the impact on open spaces, green corridors and biodiversity.	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.	

## PNAAP Policy 18: The road network

### Commentary on Results

Improving the traffic network will increase access to employment opportunities and improve quality of life car which will help to reduce poverty and encourage wealth creation.

Improving the traffic network will increase access to employment opportunities helping to improve education and skills.

Improving the traffic network will improve the quality of life for local residents helping to improve the health of local residents.

Improving the traffic network will improve access to education and employment especially in the most deprived areas helping to reduce levels of crime and fear of crime.

Improving the traffic network will help to improve the quality of life for local residents helping overcome issues of inequality and promote social inclusion, equality, diversity and community cohesion.

Improving the traffic network may encourage more people to use cars which will increase emissions and therefore have a negative impact on contributions to climate change. However reducing traffic jams and problems on the road network will reduce journey times which may reduce emissions overall.

Improving the traffic network may encourage more people to use cars which will increase emissions and therefore have a negative impact on air quality. However reducing traffic jams and problems on the road network will reduce journey times which may reduce emissions overall.

No significant impact.

No significant impact.

No significant impact.

The location and scale of new development associated with improvements to the road network will determine the impact on existing townscapes and landscapes.

The location and scale of new development associated with improvements to the road network will determine the impact on the historic environment and cultural assets.

The location and scale of new development associated with improvements to the road network will determine the impact on open spaces, green corridors and biodiversity.

No significant impact.

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	X	X	X	X	X	Improving the traffic network will encourage more people to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	✓✓	Improving the traffic network will reduce the demand on existing road network helping to meet the demands of a growing population.



## Policy 19 Parking for town centre uses in the town centre Option 1

Sustainability Objectives		Timescale			Commentary on Results
		19a	S	M	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3 To improve the health of the population	-	-	-	-	No significant impact.
SDO 4 To reduce the incidence of crime and the fear of crime	X	X	X	X	Maintaining existing car parks may have a negative impact on levels of crime and fear of crime as existing car parks are often areas of higher crime incidences.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact.
SDO 6 To reduce contributions to climate change	X	X	X	X	Maintaining existing car parks will encourage people to continue to use cars which will increase emissions and therefore have a negative impact on contributions to climate change.
SDO 7 To improve the air quality in Southwark	X	X	X	X	Maintaining existing car parks will encourage people to continue to use cars which will increase emissions and therefore have a negative impact on air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	X	X	X	X	Maintaining existing car parks may have a negative impact on existing townscapes and landscapes as this stops potential development sites from coming forward which would improve the existing townscapes and protect against development in more sensitive areas.
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.

## PNAAP Policy 19a: Parking for town centre uses in the town centre Option 1

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	X	X	X	X	X	Maintaining existing car parks will encourage people to continue to use cars.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	Maintaining existing car parks may continue to provide the necessary infrastructure associated with transport to the town centre.

## Policy 19 Parking for town centre uses in the town centre Option 2

Sustainability Objectives		Timescale				Commentary on Results
		19b	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact.	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.	
SDO 3 To improve the health of the population	-	-	-	-	No significant impact.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Consolidating existing car parks may have a positive impact on levels of crime and fear of crime as existing car parks are often areas of higher crime incidences.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact.	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	Consolidating existing car parks may encourage people to use public transport and reduce car use which will decrease emissions and therefore have a positive impact on CO <sub>2</sub> contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Consolidating existing car parks may encourage people to use public transport and reduce car use which will decrease emissions and therefore have a positive impact on air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Consolidating existing car parks may have a positive impact on existing townscapes and landscapes as potential development sites may come forward which would improve the existing townscapes and protect against development in more sensitive areas.	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.	

## PNAAP Policy 19b: Parking for town centre uses in the town centre Option 2

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Consolidating existing car parks may encourage people to use public transport and reduce car use.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	Consolidating existing car parks may reduce car parking which could have a negative impact on the necessary infrastructure associated with transport to the town centre. However, other development sites may come forward that contribute to the infrastructure need to help meet the demands of the growing population.

## Policy 19 Parking for town centre uses in the town centre Option 3

Sustainability Objectives		Timescale				PNAAP Policy 19c: Parking for town centre uses in the town centre Option 3
		19c	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact.	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.	
SDO 3 To improve the health of the population	-	-	-	-	No significant impact.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Developing existing car parks with design that improves safety may have a positive impact on levels of crime and fear of crime as existing car parks are often areas of higher crime incidences.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact.	
SDO 6 To reduce contributions to climate change	X	X	X	X	Developing existing car parks will encourage people to continue to use cars which will increase emissions and therefore have a negative impact on contributions to climate change.	
SDO 7 To improve the air quality in Southwark	X	X	X	X	Developing existing car parks will encourage people to continue to use cars which will increase emissions and therefore have a negative impact on air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	X	X	X	X	Developing existing car parks may have a negative impact on existing townscapes and landscapes as this stops potential development sites from coming forward which would improve the existing townscapes and protect against development in more sensitive areas.	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.	

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	X	X	X	X	X	Developing existing car parks will encourage people to continue to use cars.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	Developing existing car parks may continue to provide the necessary infrastructure associated with transport to the town centre.

## Policy 20 Residential parking Option 1

Sustainability Objectives		Timescale				Commentary on Results
		20a	S	M	L	
SDO 1	To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact.
SDO 2	To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3	To improve the health of the population	-	-	-	-	No significant impact.
SDO 4	To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact.
SDO 6	To reduce contributions to climate change	✓	✓	✓	✓	Requiring car free development in the core action area will encourage people to use public transport and reduce car use which will decrease emissions and therefore have a positive impact on contributions to climate change.
SDO 7	To improve the air quality in Southwark	✓	✓	✓	✓	Requiring car free development in the core action area will encourage people to use public transport and reduce car use which will decrease emissions and therefore have a positive impact on air quality.
SDO 8	To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9	To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10	To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11	To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact.
SDO 12	To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.
SDO 13	To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.
SDO 14	To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 15	To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.

<p>SDO 16 To promote sustainable transport and minimise the need to travel by car</p>	<p>✓✓</p>	<p>✓</p>	<p>✓✓</p>	<p>✓✓</p>	<p>Requiring car free development in the core action area will encourage people to use public transport and reduce car use.</p>
<p>SDO17 To provide the necessary infrastructure to support existing and future development</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>Requiring car free development in the core action area could have a negative impact on the transport infrastructure needed to help meet the demands of a growing population.</p>



## Policy 20 Residential parking Option 2

Sustainability Objectives		Timescale			Commentary on Results
		20b	S	M	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3 To improve the health of the population	-	-	-	-	No significant impact.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact.
SDO 6 To reduce contributions to climate change	X	X	X	X	Allowing a maximum number of car parking spaces with new development will encourage people to continue to use cars which will increase emissions and therefore have a negative impact on contributions to climate change.
SDO 7 To improve the air quality in Southwark	X	X	X	X	Allowing a maximum number of car parking will encourage people to continue to use cars which will increase emissions and therefore have a negative impact on air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact.
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.

## PNAAP Policy 20b: Residential parking Option 2

### Commentary on Results

No significant impact.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

Allowing a maximum number of car parking spaces with new development will encourage people to continue to use cars which will increase emissions and therefore have a negative impact on contributions to climate change.

Allowing a maximum number of car parking will encourage people to continue to use cars which will increase emissions and therefore have a negative impact on air quality.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

No significant impact.

<p>SDO 16 To promote sustainable transport and minimise the need to travel by car</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>Allowing a maximum number of car parking will encourage people to continue to use cars.</p>
<p>SDO17 To provide the necessary infrastructure to support existing and future development</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>Allowing a maximum number of car parking will ensure new development helps to meet the needs of a growing population.</p>

## Policy 21 Providing new homes

Sustainability Objectives		Timescale				Commentary on Results
		21	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	✓✓	Providing a range of different housing types especially as part of regeneration schemes will help to meet the needs of local residents and improve quality of life which will help to tackle poverty and encourage wealth creation
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	Providing more housing will mean that more funding for education can be secured through Section 106 agreements.
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	Providing a range of different housing types will help to meet the needs of local residents and improve quality of life. More funding will be secured for health through section 106 agreements.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	Providing a range of different housing types will help to improve the quality of life for local residents and make areas safer and more attractive. This will help to reduce levels of crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	✓✓	Providing a range of different housing types will help to reduce inequalities and promote social inclusion, equality, diversity and community cohesion by improving the quality of accommodation for local residents and addressing existing inequalities.
SDO 6 To reduce contributions to climate change	X	X	X	X	X	Building more new homes will have a negative impact on climate change as CO2 emissions and energy consumption and demand will increase in construction and operation. Mitigation measure including energy efficient design will need to be taken to address this. Further guidance is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 7 To improve the air quality in Southwark	X	X	X	X	X	Building more new homes will have a negative impact on air quality. Construction and operation of new homes and increased vehicular traffic will cause an increase in emissions affecting air quality. Further guidance is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 8 To reduce waste and maximise use of waste arising as a resource	X	X	X	X	X	Increasing the amount of housing will result in an increased amount of waste however impacts can be mitigated through the adoption of technologies and infrastructure that will minimise waste production and encourage recycling and reuse. Further guidance is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 9 To encourage sustainable use of water resources	✓	?	✓	✓	✓	New development will encourage the sustainable use of water resources through the use of technologies such as Sustainable Urban Drainage systems and grey water recycling. As new technologies become more readily available this will improve.
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed.
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	✓✓	Providing new housing in appropriate locations, especially as part of regeneration schemes and mixed use developments will enhance existing townscapes and protect more sensitive

						areas. The design review panel will be used to assess the design quality of development proposals.
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	?	The impact of building new homes on the historic environment and cultural assets will be determined by the location of developments and the type and quality of housing. New development will need to show the impacts upon the preservation or enhancement of conservation areas, archaeological priority zones and listed or locally listed buildings, registered parks and gardens and scheduled ancient monuments. Further information is provided in the conservation area appraisals.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	?	Building more housing may have a negative impact on open spaces and further mitigation measures to enhance biodiversity will need to be considered such as the greening of buildings in the design process including the use of green roofs and living walls. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 14 To reduce vulnerability to flooding	X	X	X	X	X	Building more new homes will have a negative impact on levels of flood risk and mitigation measures will need to be taken to address this in the design process. This will need to be set out in a Flood risk assessment that considers flood resistant design of buildings.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	✓✓	New housing will be built to a high design standard increasing the numbers of homes ensuring more people have the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	?	✓	✓	✓	Providing more new homes may increase the amount of car ownership however concentrating development in accessible locations should increase access to public transport. Provision will need to be made for new development in terms of public transport capacity and other mitigation measures can be put in place such as travel plans and car parking restrictions.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	?	The quantum of new housing will increase the demands on the existing infrastructure capacity. Improvements will be required to ensure that provision of infrastructure can meet the additional demands associated with new development especially in areas where large regeneration schemes are proposed.

## Policy 22 Density

Sustainability Objectives		PNAAP Policy 22: Density				
SDO	Description	22	Timescale			Commentary on Results
			S	M	L	
SDO 1	To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Ensuring new development is of an appropriate density will improve quality of life by creating more attractive areas with higher quality housing which will help to tackle poverty and encourage wealth creation
SDO 2	To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3	To improve the health of the population	✓	✓	✓	✓	Ensuring new development is of an appropriate density will improve quality of life by creating more attractive areas with higher quality housing which will help to improve the health of local residents.
SDO 4	To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Ensuring new development is of an appropriate density will help to improve the quality of life for local residents and make areas safer and more attractive. This will help to reduce levels of crime and fear of crime.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Ensuring new development is of an appropriate density will help to reduce inequalities and promote social inclusion, equality, diversity and community cohesion by improving the quality of accommodation for local residents and addressing existing inequalities.
SDO 6	To reduce contributions to climate change	X	X	X	X	Building more new homes will have a negative impact on climate change as CO2 emissions and energy consumption and demand will increase in construction and operation. Mitigation measure including energy efficient design will need to be taken to address this. Further guidance is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 7	To improve the air quality in Southwark	X	X	X	X	Building more new homes will have a negative impact on air quality. Construction and operation of new homes and increased vehicular traffic will cause an increase in emissions affecting air quality. Further guidance is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 8	To reduce waste and maximise use of waste arising as a resource	X	X	X	X	Increasing the amount of housing will result in an increased amount of waste however impacts can be mitigated through the adoption of technologies and infrastructure that will minimise waste production and encourage recycling and reuse. Further guidance is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 9	To encourage sustainable use of water resources	✓	✓	✓	✓	New development will encourage the sustainable use of water resources through the use of technologies such as Sustainable Urban Drainage systems and grey water recycling. As new technologies become more readily available this will improve.
SDO 10	To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed.
SDO 11	To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	Ensuring new development is of an appropriate density will enhance existing townscapes and protect more sensitive areas from overdevelopment of sites. Tall buildings will be

						required to have an exemplary standard of design and make a positive contribution to regenerating areas and creating unique places. The height and design of development will need to protect and enhance the strategic views and be appropriate to its context and important local views. The design review panel will be used to assess the design quality of development proposals.
SD0 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	?	The type and location of new development will determine whether there is a negative impact on the historic environment and cultural assets. New development will need to show the impacts upon the preservation or enhancement of conservation areas, archaeological priority zones and listed or locally listed buildings, registered parks and gardens and scheduled ancient monuments. Further information is provided in the conservation area appraisals.
SD0 13 To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	?	The type and location of new development will determine whether there is a negative impact on open spaces and further mitigation measures to enhance biodiversity will need to be considered such as the greening of buildings in the design process including the use of green roofs and living walls. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SD0 14 To reduce vulnerability to flooding	?	?	?	?	?	The type and location of new development will determine whether there will be a negative impact on levels of flood risk and mitigation measures will need to be taken to address this in the design process. This will need to be set out in a Flood risk assessment that considers flood resistant design of buildings.
SD0 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	✓✓	Ensuring new development is of an appropriate density will ensure a high design standard and increase the quantity and quality of housing ensuring more people have the opportunity to live in a decent home.
SD0 16 To promote sustainable transport and minimise the need to travel by car	✓	?	✓	✓	✓	Ensuring new development is of an appropriate density may result in lower levels of car ownership than may otherwise be the case. Provision will need to be made for new development in terms of public transport capacity and other mitigation measures can be put in place such as travel plans and car parking restrictions.
SD017 To provide the necessary infrastructure to support existing and future development	✓	?	✓	✓	✓	Ensuring new development is of an appropriate density will reduce the demands on the existing infrastructure capacity. Improvements will still be required to ensure that provision of infrastructure can meet the additional demands associated with new development especially in areas where large regeneration schemes are proposed.

## Policy 23 Affordable homes

Sustainability Objectives		Timescale				Commentary on Results
		23	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Ensuring the provision of affordable homes will help to address existing inequalities. Increasing the amount of affordable housing will mean that more people can afford to live in good accommodation improving the quality of life for local residents and helping to reduce poverty.	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.	
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Providing more affordable homes will result in an improvement in the health of the population as a result of improved quality of accommodation.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓	✓✓	✓✓	Providing more affordable homes will help to reduce inequalities and reduce levels of crime and fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Providing more affordable housing, especially as part of regeneration schemes will result in more development in the areas that require regeneration and provide a focus for promoting social inclusion, equality, diversity and community cohesion by reducing existing inequalities.	
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact.	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	The type and quality of affordable housing will determine how development will impact on the landscape and townscape. The Southwark Design Review Panel will be used to assess the design quality of development proposals.	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.	
SDO 14	-	-	-	-	No significant impact.	

To reduce vulnerability to flooding						
SDO 15	To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	New affordable housing will be built to a high design standard ensuring more people have the opportunity to live in a decent home.
SDO 16	To promote sustainable transport and minimise the need to travel by car	✓	-	✓	✓	Providing more affordable housing may help to reduce the amount of cars and promote sustainable travel patterns as car ownership is generally lower amongst affordable housing occupants.
SDO17	To provide the necessary infrastructure to support existing and future development	?	?	?	?	The impact of providing a range of homes for people on different incomes on infrastructure will depend on the quantity and location of new housing. This will be determined by the individual schemes that are delivered and these will be subject to a sustainability assessment and other supporting studies which will need to demonstrate how the infrastructure demands of new development will be met.



## Policy 24 Private homes

Sustainability Objectives		Timescale				Commentary on Results
		24	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Ensuring the provision of private homes will help to address existing inequalities. Increasing the amount of private housing will increase housing choice improving the quality of life for local residents and helping to reduce poverty.	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.	
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Providing more private homes will result in an improvement in the health of the population as a result of improved housing choice and quality of accommodation.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓	✓✓	✓✓	Providing more private homes will help to reduce inequalities and reduce levels of crime and fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Providing more private housing will result in more housing choice and address existing inequalities helping to promote social inclusion, equality, diversity and community cohesion.	
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact.	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	The type and quality of private housing will determine how development will impact on the landscape and townscape. The Southwark Design Review Panel will be used to assess the design quality of development proposals.	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.	

SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	New private housing will be built to a high design standard and increase housing choice ensuring more people have the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	?	✓	✓	Providing more private housing may increase the amount of cars in the local area as car ownership is generally higher amongst private housing occupants. However concentrating development in accessible locations should increase access to public transport. Provision will need to be made for new development in terms of public transport capacity and other mitigation measures can be put in place such as travel plans and car parking restrictions
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	The impact of providing a range of homes for people on different incomes on infrastructure will depend on the quantity and location of new housing. This will be determined by the individual schemes that are delivered and these will be subject to a sustainability assessment and other supporting studies which will need to demonstrate how the infrastructure demands of new development will be met.

## Policy 25 Family homes

Sustainability Objectives		Timescale				Commentary on Results
		25	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Providing more family housing will help to meet the housing requirements of the local residents which will help to reduce poverty.	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.	
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Providing more family housing will help reduce overcrowding and ensure more people have access to high quality accommodation which will help to improve the health of the population.	
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Providing more family housing will promote social inclusion, equality, diversity and community cohesion, by developing more mixed and balanced communities.	
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact.	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	The impact on the surrounding landscapes and townscapes will be determined by the location of new family housing and the type and quality of development. The Southwark Design Review Panel will be used to assess the design quality of development proposals.	
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	The impact on the historic environment and cultural assets will be determined by the location of new family housing and the type and quality of development. New development will need to show the impacts upon the preservation or enhancement of conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens and scheduled monuments.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	The impact on open spaces, green corridors and biodiversity will be determined by the location of new family housing and the type and quality of development. Development will be expected to preserve or enhance registered parks and gardens. T	

SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	✓✓	The provision of more family sized homes will provide a wider range of housing types helping to ensure everyone has the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	✓	The provision of more family housing in accessible locations will help to reduce the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	?	The impact of providing more family housing on existing infrastructure will depend on the quantity and location of development. This will be determined by the individual schemes that are delivered and these will be subject to a sustainability assessment and other supporting studies which will need to demonstrate how the infrastructure demands of new development will be met.

## Policy 26 Dwelling sizes

Sustainability Objectives		Timescale				Commentary on Results
		26	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	✓✓	Providing a mix of housing sizes will help to meet the housing requirements of the local residents which will help to reduce poverty.
SDO 2 To improve the education and skill of the population	-	-	-	-	-	No significant impact.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	✓✓	Providing a mix of housing sizes will help reduce overcrowding and ensure more people have access to high quality accommodation which will help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	-	No significant impact.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	✓✓	Providing a mix of housing sizes will promote social inclusion, equality, diversity and community cohesion, by developing more mixed and balanced communities.
SDO 6 To reduce contributions to climate change	-	-	-	-	-	No significant impact.
SDO 7 To improve the air quality in Southwark	-	-	-	-	-	No significant impact.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	?	The impact on the surrounding landscapes and townscapes will be determined by the location of new housing and the type and quality of development. The Southwark Design Review Panel will be used to assess the design quality of development proposals.
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	?	The impact on the historic environment and cultural assets will be determined by the location of new housing and the type and quality of development. New development will need to show the impacts upon the preservation or enhancement of conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens and scheduled monuments.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	?	The impact on open spaces, green corridors and biodiversity will be determined by the location of new housing and the type and quality of development. Development will be expected to preserve or enhance registered parks and gardens.

SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	Providing a mix of housing sizes will provide a wider range of housing options helping to ensure everyone has the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Providing a mix of housing sizes in accessible locations will help to reduce the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	The impact of providing more housing on existing infrastructure will depend on the quantity and location of development. This will be determined by the individual schemes that are delivered and these will be subject to a sustainability assessment and other supporting studies which will need to demonstrate how the infrastructure demands of new development will be met.

## Policy 27 Wheelchair housing and Lifetime Homes

Sustainability Objectives		Timescale			PNAAP Policy 27: Wheelchair housing and Lifetime Homes
		27	S	M	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	<b>Commentary on Results</b> Providing homes that meet residents needs will improve quality of life for residents which will help to reduce poverty.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Providing homes that meet residents needs will help reduce overcrowding and ensure more people have access to suitable accommodation which will help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Providing homes that meet residents needs will promote social inclusion, equality, diversity and community cohesion, by developing more mixed and balanced communities and addressing existing inequalities.
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact.
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	The impact on the surrounding landscapes and townscapes will be determined by the location of new housing and the type and quality of development. The Southwark Design Review Panel will be used to assess the design quality of development proposals.
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	The impact on the historic environment and cultural assets will be determined by the location of new housing and the type and quality of development. New development will need to show the impacts upon the preservation or enhancement of conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens and scheduled monuments.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	The impact on open spaces, green corridors and biodiversity will be determined by the location of new housing and the type and quality of development. Development will be expected to preserve or enhance registered parks and gardens.

SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	Providing homes that meet residents needs will provide a wider range of housing types helping to ensure everyone has the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Providing homes that meet residents needs in accessible locations will help to reduce the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	The impact of providing homes that meet residents needs on existing infrastructure will depend on the quantity and location of development. This will be determined by the individual schemes that are delivered and these will be subject to a sustainability assessment and other supporting studies which will need to demonstrate how the infrastructure demands of new development will be met.



## Policy 28 Sites of importance for nature conservation

Sustainability Objectives		Timescale				PNAAP Policy 28: Sites of importance for nature conservation
		28	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	✓	Protecting sites of importance for nature conservation will improve the quality of life and provide a wider range of employment opportunities which will help to reduce poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	Protecting sites of importance for nature conservation will also provide a range of employment and education opportunities which will help to improve education and skills of the population.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	✓✓	Protecting sites of importance for nature conservation will improve quality of life as well as encourage more physical activity which will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	✓	Protecting sites of importance for nature conservation will ensure that open spaces are safer and well used helping to reduce fear of crime and providing more facilities for young people which may help to reduce incidences of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	✓✓	Protecting sites of importance for nature conservation will improve the quality of life for local residents as well as providing a range of employment opportunities which will promote social inclusion, equality, diversity and community cohesion.
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	✓	Protecting sites of importance for nature conservation will help to protect existing open spaces further which will reduce contributions to climate change. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	✓	Protecting sites of importance for nature conservation will help to protect existing open spaces which will help to improve air quality. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	?	?	?	?	?	Water may be required for irrigation of new and existing sites of importance for nature conservation therefore the sustainable use of water is dependent on the implementation measures used to address this. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	✓	Protecting sites of importance for nature conservation will help to enhance the quality of land and soils through the enhancement of existing open spaces.

SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Protecting sites of importance for nature conservation will have a positive impact on the quality of landscape. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction, Sustainability Assessment and Design & Access SPDs.
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	Protecting sites of importance for nature conservation will result in more high quality open spaces and green corridors and increased levels of biodiversity. Important sites for biodiversity will be protected from inappropriate development. New development will be required to meet the needs of a growing population whilst avoiding harm to protected and priority species.
SDO 14 To reduce vulnerability to flooding	✓	-	-	✓	Protecting sites of importance for nature conservation will help to reduce vulnerability to flooding as it will help to decrease surface water run-off by reducing the amount of hard surfaces, reducing risk associated with new development.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Protecting sites of importance for nature conservation will improve the quality of existing open spaces which will encourage more people to walk and cycle reducing the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Protecting sites of importance for nature conservation will increase green infrastructure provision and help to meet the demands associated with a growing population.

## Policy 29 Energy

Sustainability Objectives		Timescale				Commentary on Results
		29	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	✓	Encouraging development that is energy efficient will help to improve quality of life and reduce energy costs for local residents that will reduce poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	Encouraging development that is energy efficient will provide a range of training opportunities that will help to improve education and skills of the population.
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	Encouraging development that is energy efficient will improve quality of life and may help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	-	No significant impact.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	✓	Encouraging development that is energy efficient will help to improve quality of life and provide a range of employment opportunities which will help to promote social inclusion, equality, diversity and community cohesion
SDO 6 To reduce contributions to climate change	✓✓	✓	✓✓	✓✓	✓✓	Encouraging development that is energy efficient will help to reduce contributions to climate change through good design. Development will be required to meet the highest possible environmental standards and minimise greenhouse gas emissions across its lifetime. Existing buildings will also be enabled to become more energy efficient and make use of low and zero carbon sources of energy. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 7 To improve the air quality in Southwark	✓✓	✓	✓✓	✓✓	✓✓	Encouraging development that is energy efficient will help to improve air quality through good design. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 8 To reduce waste and maximise use of waste arising as a resource	✓	✓	✓	✓	✓	Encouraging development that is energy efficient will also help to reduce waste and maximise use of waste arising as a resource through good design measures. Applicants will need to demonstrate how they will avoid waste and minimise landfill from construction and use of the development. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 9 To encourage sustainable use of water resources	✓	✓	✓	✓	✓	Encouraging development that is energy efficient will also help to encourage sustainable use of water resources through the use of sustainable urban drainage systems, grey water recycling and other design measures. Developments will be required to minimise water use and local sources of water where possible. Further guidance on design and the

									targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	?	?	?	?	The impact of new energy efficiency measures may have a negative impact on the quality of landscape and townscapes. Mitigation measures will need to be taken. Further guidance is set out in the Design and Access SPD and Sustainability SPDs
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	?	?	?	?	The impact of new energy efficiency measures may have a negative impact on the historic environment and cultural assets. Mitigation measures will need to be taken. Further guidance is set out in the Design and Access SPD and Sustainability SPDs.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓	-	✓	-	✓	✓	✓	✓	Encouraging development that is energy efficient will improve the quality of housing meaning more people have the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	-	-	-	-	No significant impact.
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓	✓	✓	✓	✓	✓✓	Encouraging development that is energy efficient will help to promote more sustainable use of resources and mitigate against the demands of new development on the existing infrastructure capacity.

## Policy 30 Design

Sustainability Objectives		Timescale				Commentary on Results
		30	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	✓	Requiring high standards of design for buildings and public spaces will help to improve quality of life and reduce poverty.
SDO 2 To improve the education and skill of the population	✓	-	✓	✓	✓	Requiring high standards of design for buildings and public spaces may lead to a wider range of education and training opportunities that will help to improve education and skills of the population.
SDO 3 To improve the health of the population	✓	-	✓	✓	✓	Requiring high standards of design for buildings and public spaces will make places safer and more attractive. This will encourage more people to walk and cycle which will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓	✓	✓✓	✓✓	Requiring high standards of design for buildings and public spaces will make places safer and more attractive which will help to reduce fear of crime. New development will meet 'Secured by Design' standards, which will help to reduce incidences of crime especially in regeneration areas.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	✓✓	Requiring high standards of design for buildings and public spaces will make places safer and more attractive helping to promote social inclusion and community cohesion. As new development will be focused in areas where there is the greatest need of regeneration this will help to address existing inequalities. Further guidance is provided in the Design and Access SPD
SDO 6 To reduce contributions to climate change	?	?	?	?	?	Requiring high standards of design for buildings and public spaces may help to reduce contributions to climate change however this will depend on the type of new development and the design measures used to mitigate against negative impacts. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 7 To improve the air quality in Southwark	?	?	?	?	?	Requiring high standards of design for buildings and public spaces may help to improve air quality however this will depend on the type of new development and the design measures used to mitigate against negative impacts. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 8 To reduce waste and maximise use of waste arising as a resource	?	?	?	?	?	Requiring high standards of design for buildings and public spaces may help to reduce levels of waste however this will depend on the type of new development and the design measures used to mitigate against negative impacts. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.

SDO 9 To encourage sustainable use of water resources	Requiring high standards of design for buildings and public spaces will help to encourage sustainable use of water resources through the use of sustainable urban drainage systems, grey water recycling and other design measures. Further guidance on design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.	✓	?	✓	✓
SDO 10 To maintain and enhance the quality of land and soils	Requiring high standards of design for buildings and public spaces will help to enhance the quality of land and soils through the possible remediation of brownfield sites.	✓	✓	✓	✓
SDO 11 To protect and enhance the quality of landscape and townscape	Requiring high standards of design for buildings and public spaces will ensure new development has a positive impact on the quality of landscape and townscape. Tall buildings will be required to have an exemplary standard of design and make a positive contribution to regenerating areas and creating unique places. The height and design of development will need to protect and enhance the strategic views and be appropriate to its context and important local views. The Southwark Design Review Panel will be used to assess the design quality of development proposals.	✓✓	✓✓	✓✓	✓✓
SDO 12 To conserve and enhance the historic environment and cultural assets	Requiring high standards of design for buildings and public spaces will ensure new development has a positive impact on the historic environment and cultural assets including the preservation or enhancement of conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens and scheduled monuments. Further information is provided in the Conservation Area Appraisals.	✓✓	✓✓	✓✓	✓✓
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	Requiring high standards of design for buildings and public spaces will ensure new development has a positive impact on open spaces, green corridors and biodiversity. Development will be expected to preserve or enhance registered parks and gardens.	✓✓	✓✓	✓✓	✓✓
SDO 14 To reduce vulnerability to flooding	Requiring high standards of design for buildings and public spaces may help to reduce vulnerability to flooding however this will depend on the type and location of new development and the design measures used to mitigate against flood risk. Further guidance on mitigation is provided in the Sustainability SPDs	?	?	?	?
SDO 15 To provide everyone with the opportunity to live in a decent home	Requiring high standards of design for buildings will mean more people have the opportunity to live in a decent home.	✓	✓	✓	✓
SDO 16 To promote sustainable transport and minimise the need to travel by car	Requiring high standards of public spaces will help to encourage more people to walk and cycle reducing reliance on the car.	✓	✓	✓	✓
SDO17 To provide the necessary infrastructure to support existing and future development	No significant impact.	-	-	-	-

## Policy 31 Building heights

Sustainability Objectives		Timescale			Commentary on Results
		31	S	M	
SDO 1	To tackle poverty and encourage wealth creation	-	-	-	No significant impact.
SDO 2	To improve the education and skill of the population	-	-	-	No significant impact.
SDO 3	To improve the health of the population	-	-	-	No significant impact.
SDO 4	To reduce the incidence of crime and the fear of crime	✓✓	✓	✓✓	Ensuring new development retains the existing character of areas will make places safer and more attractive which will help to reduce fear of crime.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	Ensuring new development retains the existing character of areas will make places safer and more attractive helping to promote social inclusion and community cohesion.
SDO 6	To reduce contributions to climate change	-	-	-	No significant impact.
SDO 7	To improve the air quality in Southwark	-	-	-	No significant impact.
SDO 8	To reduce waste and maximise use of waste arising as a resource	-	-	-	No significant impact.
SDO 9	To encourage sustainable use of water resources	-	-	-	No significant impact.
SDO 10	To maintain and enhance the quality of land and soils	-	-	-	No significant impact.
SDO 11	To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	Ensuring new development retains the existing character of areas will ensure new development has a positive impact on the quality of landscape and townscape. Tall buildings will be required to have an exemplary standard of design and make a positive contribution to regenerating areas and creating unique places. The height and design of development will need to protect and enhance the strategic views and be appropriate to its context and important local views. The Southwark Design Review Panel will be used to assess the design quality of development proposals.
SDO 12	To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	Ensuring new development retains the existing character of areas will ensure new development has a positive impact on the historic environment and cultural assets including the preservation or enhancement of conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens and scheduled monuments. Further information is provided in the Conservation Area Appraisals.

SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	Ensuring new development retains the existing character of areas will ensure new development has a positive impact on open spaces, green corridors and biodiversity. Development will be expected to preserve or enhance registered parks and gardens.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Ensuring new development retains the existing character of areas will result in better quality housing meaning more people have the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	No significant impact.
SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact.



## Policy 32 Heritage conservation

Sustainability Objectives		32	Timescale			Commentary on Results
			S	M	L	
SDO 1	To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Conserving and enhancing heritage assets will help to improve quality of life and reduce poverty.
SDO 2	To improve the education and skill of the population	✓	✓	✓	✓	Conserving and enhancing heritage assets may lead to a wider range of education and training opportunities that will help to improve education and skills of the population.
SDO 3	To improve the health of the population	✓	✓	✓	✓	Conserving and enhancing heritage assets will make places more attractive. This will encourage more people to walk and cycle which will improve the health of the population.
SDO 4	To reduce the incidence of crime and the fear of crime	✓✓	✓	✓✓	✓✓	Conserving and enhancing heritage assets will make places more attractive which will help to reduce fear of crime.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Conserving and enhancing heritage assets will make places more attractive helping to promote social inclusion and community cohesion.
SDO 6	To reduce contributions to climate change	-	-	-	-	No significant impact.
SDO 7	To improve the air quality in Southwark	-	-	-	-	No significant impact.
SDO 8	To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9	To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10	To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11	To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	Conserving and enhancing heritage assets will ensure new development has a positive impact on the quality of landscape and townscape. The Southwark Design Review Panel will be used to assess the design quality of development proposals.
SDO 12	To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓	Conserving and enhancing heritage assets will ensure new development has a positive impact on the historic environment and cultural assets including the preservation or enhancement of conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens and scheduled monuments. Further information is provided in the Conservation Area Appraisals.
SDO 13	To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.
SDO 14	To reduce vulnerability to flooding	-	-	-	-	No significant impact.

SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Conserving and enhancing heritage assets will ensure improve housing quality which will mean more people have the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	No significant impact.
SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact.

## Policy 33 Locally listed buildings

Sustainability Objectives		Timescale				Commentary on Results
33		S	M	L		
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	Protecting buildings of local value will help to improve quality of life and reduce poverty.	
SDO 2 To improve the education and skill of the population	✓	-	✓	✓	Protecting buildings of local value may lead to a wider range of education and training opportunities that will help to improve education and skills of the population.	
SDO 3 To improve the health of the population	✓	-	✓	✓	Protecting buildings of local value will make places more attractive. This will encourage more people to walk and cycle which will improve the health of the population.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓	✓	✓✓	Protecting buildings of local value will make places more attractive which will help to reduce fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Protecting buildings of local value will make places more attractive helping to promote social inclusion and community cohesion.	
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact.	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	Protecting buildings of local value will ensure new development has a positive impact on the quality of landscape and townscape. The Southwark Design Review Panel will be used to assess the design quality of development proposals.	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓	Protecting buildings of local value will ensure new development has a positive impact on the historic environment and cultural assets including the preservation or enhancement of conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens and scheduled monuments. Further information is provided in the Conservation Area Appraisals.	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.	

SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Protecting buildings of local value will ensure improve housing quality which will mean more people have the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	No significant impact.
SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact.

**Appendix 6  
Cumulative Impact Results**

**ADD MATRIX**

## APPENDIX 7

### Glossary

#### **Air Quality Management Area (AQMA)**

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

#### **Archaeological Priority Zones**

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

#### **Biodiversity**

Biodiversity is the diversity or variety of plants and animals and other living things in a particular area or region. The term encompasses the diversity of landscapes, eco-systems, species, habitats and genetics.

#### **Conservation Areas**

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

#### **Greenhouse gases**

Greenhouse gases are those gases that contribute to climate change. In the UK, the most common greenhouse gas is carbon dioxide, which contributed around 77% of the UK's total emissions of greenhouses gases in 1990. Other greenhouse gases are

methane (12% of total UK emissions), nitrous oxide (9%) and fluorinated gases (2.4%).

#### **Local development framework (LDF)**

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

#### **Local Development Scheme (LDS)**

A chart that sets out the council's timetable for preparing planning documents over a three year period. It also explains what each document is.

#### **London Plan**

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

#### **Proposals maps**

Illustrate the geographical extent of planning policies and designations.

#### **Regional Spatial Strategy (RSS)**

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

### **Renewable Energy**

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

### **Supplementary Planning Documents (SPD) or Guidance (SPG)**

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

### **Sustainability Appraisal/ Strategic Environmental Assessment**

A systematic and interactive process undertaken during the preparation of a plan or strategy, which identifies and reports on the extent to which the implementation of the plan or strategy would achieve environmental, economic and social objectives by which sustainable development can be defined, in order that the performance of the strategy and policies is improved.

### **Sustainable Development**

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

### **Unitary Development Plans (UDPs)**

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

### **Southwark Plan** See "Unitary Development Plans"

## APPENDIX 9

### Abbreviations

<b>AQMA</b>	Air Quality Management Area	<b>SA</b>	Sustainability Appraisal
<b>CABE</b>	Commission for Architecture and the Built Environment	<b>SINC</b>	Sites of Importance for Nature Conservation
<b>DCLG</b>	Department for Communities and Local Government	<b>SCI</b>	Statement of Community Involvement
<b>DETR</b>	Department for Environment, Transport, and the Regions	<b>SDO</b>	Sustainable Development Objective
<b>DfT</b>	Department for Transport	<b>SEA</b>	Strategic Environmental Assessment
<b>DPD</b>	Development Plan Document	<b>SOA</b>	Super Output Areas
<b>GLA</b>	Greater London Authority	<b>SPD</b>	Supplementary Planning Document
<b>IMD</b>	Index of Multiple Deprivation	<b>SPG</b>	Supplementary Planning Guidance
<b>LDD</b>	Local Development Documents	<b>UDP</b>	Unitary Development Plan
<b>LDF</b>	Local Development Framework		
<b>LDS</b>	Local Development Scheme		
<b>ODPM</b>	Office of the Deputy Prime Minister		
<b>PPG</b>	Planning Policy Guidance		
<b>PPS</b>	Planning Policy Statement		