APPENDIX D

PECKHAM AND NUNHEAD AREA ACTION PLAN

Towards a Preferred Option

Interim Sustainability Appraisal Report

London Borough of Southwark
Planning Policy Team
May 2011

PROPOSED TIMETABLE FOR CONSULTATION AND HOW TO COMMENT

CONSULTATION	TIMETABLE
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

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

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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.
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
Housing																
A If major transport improvements	✓	o	o	?	✓	?	?	?	?	✓	?	?	?	?	✓	✓
B If no major transport improvements	?	o	o	?	✓	o	o	o	o	o	✓	o	✓	o	?	✓
Business Space																
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	✓
Shopping and town centre uses																
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
Peckham and Nunhead's Heritage																
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
Scale of development																
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
Affordable business space																
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
Traffic and deliveries																
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	?
Better streets and public spaces																
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
The natural environment																
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 fort eh 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 postive 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

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

Policy 28	Sites of importance for nature conservation
Policy 29	Energy
Policy 30	Design
Policy 31	Building Heights
Policy 32	Heritage Conservation
Policy 33	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	✓✓	✓✓	✓✓	✓✓	✓✓	?	✓	✓✓	✓✓	✓✓	✓	✓✓	✓	✓
SD0 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	✓

1a Peckham Town Centre Option 1

1b Peckham Town Centre Option 2

2a Culture, tourism and the evening economy option 1

2b Culture, tourism and the evening economy option 2

3a Hot food takeaways Option 1

3b Hot food takeaways Option 2

3c Hot food takeaways Option 3

4 Space above shops

5 Markets

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

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

8a Business space option 1

8b Business space option 2

9 Open Spaces

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	19c	20a
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	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	X	✓	✓	-
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	?	✓	✓✓	-	-	-	-
SDO 6 To reduce contributions to climate change	✓	✓	-	✓	✓	✓✓	✓✓	?✓	X	?	X	✓	X	✓
SDO 7 To improve the air quality in Southwark	✓	✓	-	✓	✓	✓✓	✓✓	?✓	X	?	X	✓	X	✓
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	✓	✓	-	✓	✓	?	?	?	✓	?	X	✓	X	-
SD0 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	✓	✓	✓	✓	✓	✓✓	✓✓	?✓	X	X	X	✓	X	✓✓
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	✓✓	✓✓	?✓	?	✓✓	✓	?	✓	?

10 Community facilities

11 Schools

12 Young People

13 Health

14 Leisure and sports facilities

15 Walking and cycling

16 Public transport

17a Safeguarding land for further future public transport development option 1

17b Safeguarding land for further future public transport development option 2

18 The road network

19a Parking for town centre uses in the town centre Option 1

19b Parking for town centre uses on the town centre Option 2

19c Parking for town centre uses in the ton centre Option 3

20a Residential Parking Option A

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	-	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	-	✓	✓	
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	X	X	-	-	-	-	-	✓	✓✓	?	-	-	-	
SDO 7 To improve the air quality in Southwark	X	X	X	-	-	-	-	-	✓	✓✓	?	-	-	-	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	X	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	-	✓✓	✓✓	?	?	?	?	?	✓	?	✓✓	✓✓	✓✓	✓✓	
SD0 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	-	X	?	-	-	-	-	-	✓	-	?	-	-	-	
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	✓	?	✓	?	?	?	?	?	✓	✓✓	-	-	-	-	

20b Residential Parking Option B

21 Providing new homes

22 Density

23 Affordable homes

24 Private homes

25 Family homes

26 Dwelling sizes

27 Wheelchair housing and lifetime homes

28 Sites of importance for nature conservation

29 Energy

30 Design

31 Building Heights

32 Heritage Conservation

33 Locally listed buildings

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 addresses 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

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:

Section 1 Provides an overview of the need for the area action plan and why we have prepared a sustainability appraisal report.
Section 2 Sets out the methodology used to undertake the SA.
Section 3 Outlines the purpose of the AAP and plan's objectives
Section 4 Provides information on: the context, other policies, plans and programmes and a summary of the baseline information
Section 5 Presents the sustainability issues and objectives relevant to the AAP.
Section 6 Explains the Sustainability Appraisal Framework
Section 7 Examines the 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).

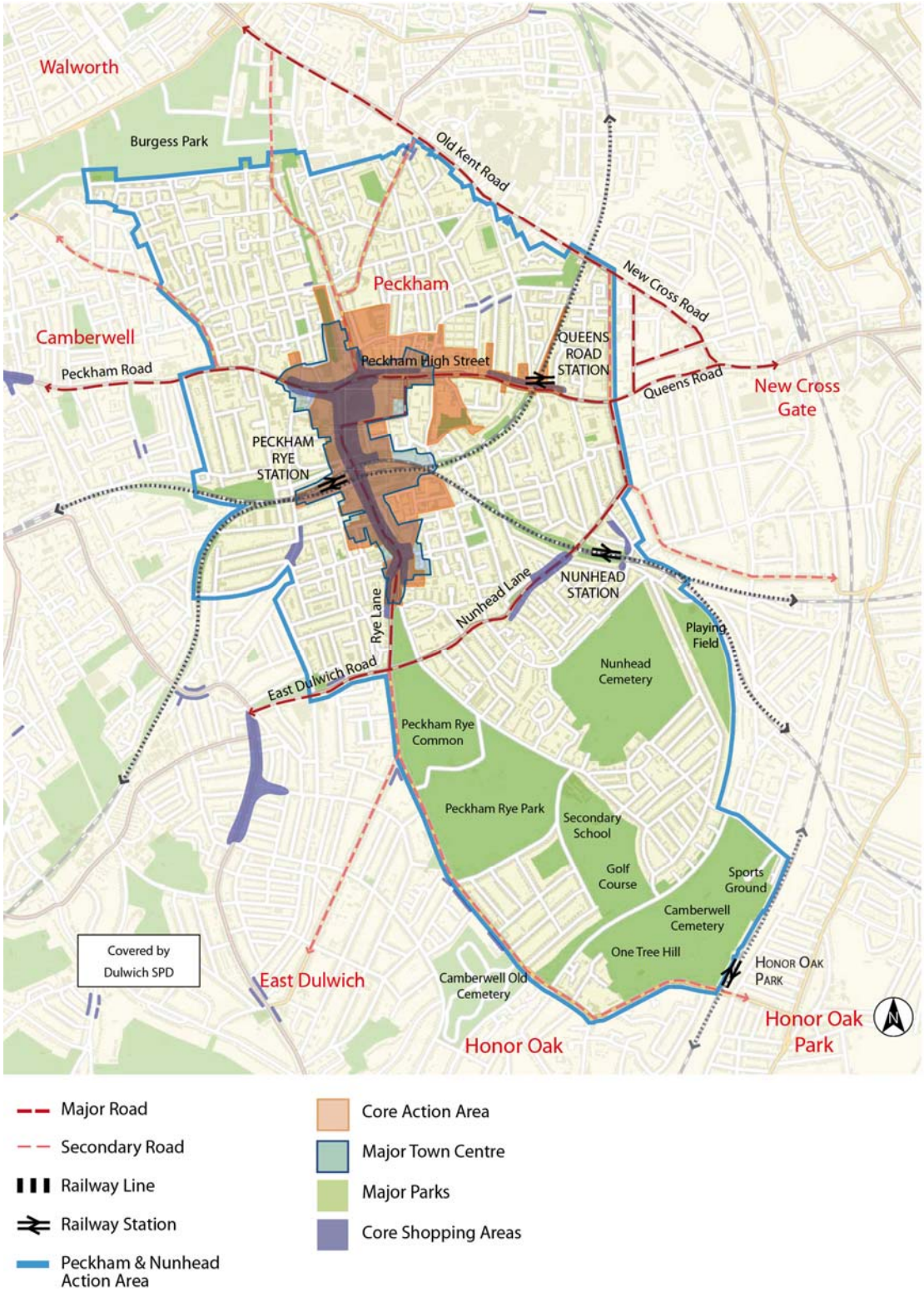
While we take this wider look, most of the physical change that will happen will take place in and close to the Peckham town centre. This is because:

- 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



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.

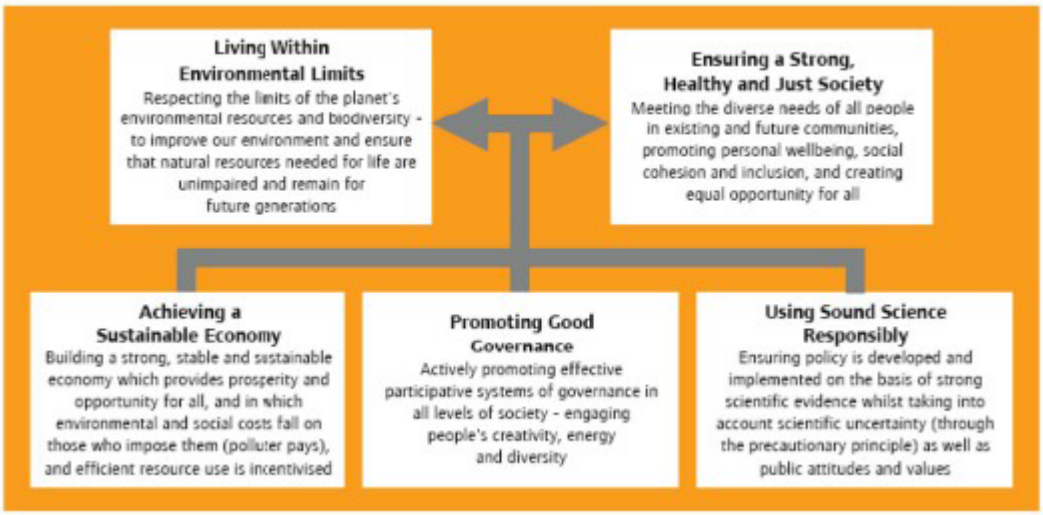
2.2.3 The Government has also published a Sustainable Development Strategy 'Securing the future - delivering the UK Sustainable Development Strategy, 2005'. A revision of the 1999 strategy, the document sets out the guiding principles for sustainable development and priorities for action. The strategy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

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 prefab 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;

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

Policy 16	Public transport
Policy 17	Safeguarding land for further future public transport development option 1
	Safeguarding land for further future public transport development option 2
Policy 18	The road network
Policy 19	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
Policy 20	Residential Parking Option A
	Residential Parking Option B
Policy 21	Providing new homes
Policy 22	Density
Policy 23	Affordable homes
Policy 24	Private homes
Policy 25	Family homes
Policy 26	Dwelling sizes
Policy 27	Wheelchair housing and lifetime homes
Policy 28	Sites of importance for nature conservation
Policy 29	Energy
Policy 30	Design
Policy 31	Building Heights
Policy 32	Heritage Conservation
Policy 33	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 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 opens 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 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.

SDO 1	To tackle poverty and encourage wealth creation
SDO 2	To improve the education and skills of the population
SDO 3	To improve the health of the population
SDO 4	To reduce the incidence of crime and the fear of crime
SDO 5	To promote social inclusion, equality, diversity and community cohesion
SDO 6	To reduce contributions to climate change and adapt to climate change that is already happening
SDO 7	To improve the air quality in Southwark
SDO 8	To avoid waste and maximise, reuse or recycle waste that does occur
SDO 9	To reduce the use of water, source water as locally as possible and protect water quality
SDO 10	To maintain and enhance the soil quality
SDO 11	To protect and enhance the look and character of places
SDO 12	To protect and enhance the historic value of places
SDO 13	To protect and improve open spaces, green corridors and biodiversity
SDO 14	To reduce vulnerability to flooding
SDO 15	To provide everyone with the opportunity to live in a decent home
SDO 16	To increase walking, cycling, public transport and reduce car journeys
SDO 17	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	
Economy, Regeneration and Employment Opportunities	**SDO 1: To tackle poverty and encourage wealth creation** 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?	1.1 1.2 1.3 1.4	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)
Education	**SDO2: To improve the education and skill of the population** 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?	2.1 2.2 2.3 2.4	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

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

Sustainability Issue	Sustainability Objective and questions	Indicators	
Mitigation of and adaption to climate change	**SDO6: To reduce contributions to climate change and adapt to climate change that is already happening** 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?	6.1 6.2 6.3 6.4	CO2 emissions and energy consumption (break down by source/type) No. of extreme weather events by type No. of hospital admissions as a result of extreme weather SAP rating of borough's housing stock
Air Quality	**SDO7: To improve the air quality in Southwark** Will it help to reduce emissions of PM10, NO2? Will it encourage a reduction in amount and length of journeys made by car?	7.1 7.2 7.3	Number of days of high pollution Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air Annual average concentrations and number of daily exceedences of PM10 in air
Waste Management	**SDO8: To avoid waste and maximise, reuse or recycle waste that does occur** 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?	8.1 8.2 8.3	Municipal waste land-filled (tonnes) Residual household waste per household (tonnes) Percentage of municipal waste sent for reuse, recycling and composting
Water Resources	**SDO9: To reduce use of water and source water as locally as possible and protect water quality** 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?	9.1 9.2	Average domestic and commercial potable water consumption (l/head/day) Water quality measure

Sustainability Issue	Sustainability Objective and questions	Indicators	
Soil and Land Quality	**SDO10: To maintain and enhance soil quality** Will it encourage the remediation of land identified as potentially contaminated? Will it prevent further contamination of soils?	10.1	Number of contaminated sites not remediated
Quality in Design	**SDO11: To protect and enhance the look and character of places** 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?	11.1 11.2 11.3	Satisfaction with local area People who can identify with their local area Building for Life Assessments
Conservation of the Historic Environment	**SDO12: To protect and improve the historic value of places** 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?	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
Open Space and Biodiversity	**SDO13: To protect and improve open spaces, green corridors and biodiversity** 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?	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	
Flood Risk	**SDO14:** **To reduce vulnerability to flooding** Will it minimise the risk of and from flooding? Will it protect and improve flood defences and allow them to be maintained?	14.1 14.2	Number of flooding incidents (including sewer flooding) Condition of flood defences
Housing	**SDO15:** **To provide everyone with the opportunity to live in a decent home** Will it contribute towards meeting housing need, in particular affordable housing and family homes? Will it improve the supply and range of housing? Will it contribute towards improving the quality of homes and the living environment? Will it reduce overcrowding?	15.1 15.2 15.3 15.4 15.5 15.6	Amount of homes in the borough Percentage of households living in temporary accommodation Households in housing need Households on housing register Households unintentionally homeless and in priority need Income to average house price ratio
Sustainable Transport	**SDO16:** **To increase walking, cycling, public transport and reduce car journeys** Will it reduce car use? Will it promote walking and cycling? Will it reduce the number and length of journeys? Will it improve public transport? Will it reduce road traffic accidents?	16.1 16.2 16.3	Estimated traffic flows per annum (mil.vehicle km) The number of people killed or seriously injured in road traffic collisions Proportion of personal travel made on each mode of transport overall and by equalities groups
Infrastructure	**SDO17:** **To provide the necessary infrastructure to support existing and future development** Will it provide enough social infrastructure ? Will it provide enough physical infrastructure? Will it provide enough green infrastructure?	17.1 17.2	Capacity of existing infrastructure (social, physical and green) Capacity of future infrastructure (social, physical and green)

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	SDO 2	SDO 3	SDO 4	SDO 5	SDO 6	SDO 7	SDO 8	SDO 9	SDO 10	SDO11	SDO12	SDO13	SDO14	SDO15	SDO16
SDO 2	✓															
SDO 3	✓	0														
SDO 4	✓	0	✓													
SDO 5	✓	✓	✓	✓												
SDO 6	✓	0	✓	0	0											
SDO 7	✓	0	✓	0	0	✓										
SDO 8	✓	0	0	0	0	✓	0									
SDO 9	✓	0	✓	0	0	✓	0	0								
SDO 10	✓	0	✓	0	0	0	0	✓	0							
SDO 11	✓	0	0	0	0	?	0	?	0	0						
SDO 12	✓	0	0	0	0	?	0	?	0	0	✓					
SDO 13	✓	0	✓	0	0	✓	✓	0	✓	✓	✓	✓				
SDO 14	✓	0	✓	0	0	✓	0	0	✓	0	0	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
Housing																
A If major transport improvements	✓	o	o	?	✓	?	?	?	?	✓	?	?	?	?	✓	✓
B If no major transport improvements	?	o	o	?	✓	o	o	o	o	o	✓	o	✓	o	?	✓
Business Space																
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	✓
Shopping and town centre uses																
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
Peckham and Nunhead's Heritage																
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
Scale of development																
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
Affordable business space																
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
Traffic and deliveries																
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	?
Better streets and public spaces																
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
The natural environment																
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 fort eh 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 postive 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.

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

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

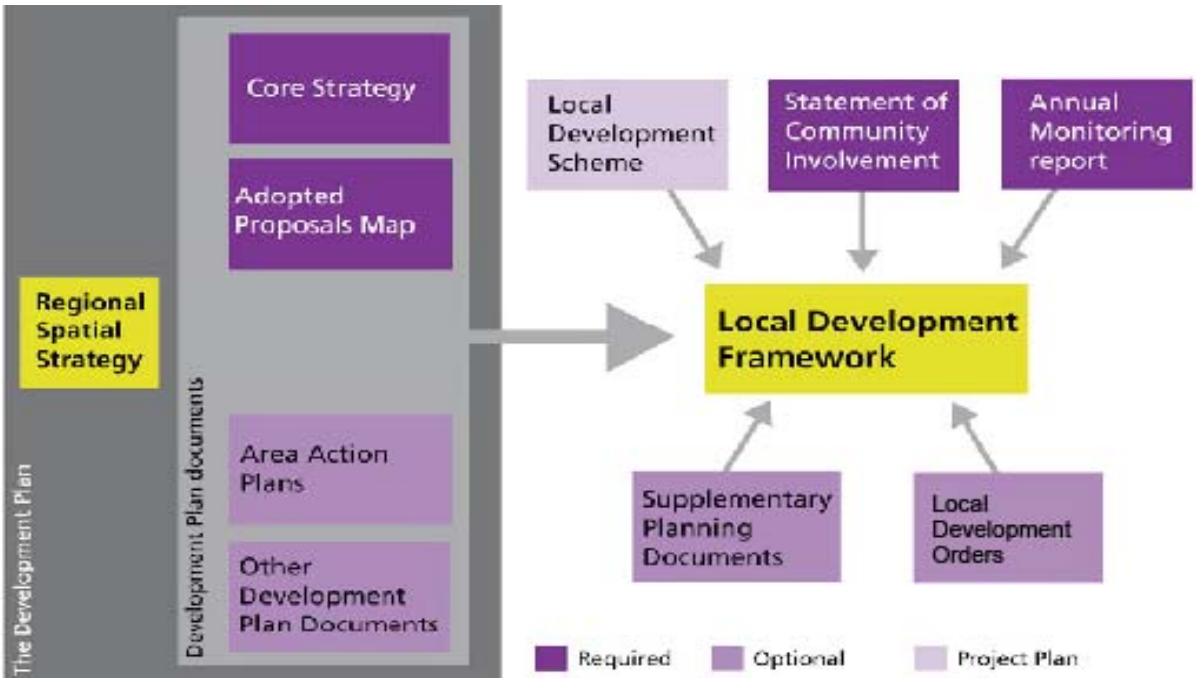
9.2.5 We have worked in partnership with infrastructure providers, including both internal council departments and external agencies, throughout the development of the Core Strategy to identify infrastructure required to facilitate the development set out in the Core Strategy.

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.

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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

Information Required in Environment Report		**Section in SA Report**
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)		**The SA report**
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

	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).	Sections 2, 3 and 9
	Consultation: • 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). • 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). • 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).	Section 2 Appendix 2
	Taking the environmental report and the results of the consultations into account in decision-making (Art. 8) **Provision of information on the decision:** 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: • the plan or programme as adopted; • 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 • the measures decided concerning monitoring (Art. 9 and 10)	Section 9
	Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)	Section 9
	Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12).	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
International
Kyoto Protocol to the United Nations framework convention on climate change (1997)
Johannesburg Declaration on Sustainable Development (2002)
European
EU Sixth Action Plan (SD Strategy) (2002)
Council Directive 79/409/EEC on conservation of wild birds
Council Directive 92/43/EEC on conservation of natural habitats and of wild fauna and flora
EU Water Framework Directive (2000/60/EC)
EU Directive 2002/91/EC on the energy performance of buildings
Air Quality Framework Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)
European Spatial Development Strategy (1999)
European Landscape Convention (ratified by the UK government in 2006)
European transport policy for 2010: time to decide (EC, 2001)
European Directive 2003/30/EC on the promotion of the use of biofuels or other renewable fuels for transport
Waste Framework Directive 75/442/EEC Landfill Directive (99/31/WC)
The Water Framework Directive (2000) Put into UK law (transposed) in 2003.

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

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
London
The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2004 (2008)
A Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)
Sustainable Communities Plan for London: Building for the Future (2003)
Sustaining Success: The Mayor's Economic Development Strategy (2004)
London: Cultural Capital – Realising the potential of a world-class city. The Mayor's Culture Strategy (2004)
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)
Sounder City: The 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
Local
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											
Sustainability Objectives	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**		
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												
SD0 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	✓✓	✓✓	✓✓	✓✓	✓✓	?	✓	✓✓	✓✓	✓✓	✓	✓✓	✓	✓
SD0 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	✓

1a Peckham Town Centre Option 1

1b Peckham Town Centre Option 2

2a Culture, tourism and the evening economy option 1

2b Culture, tourism and the evening economy option 2

3a Hot food takeaways Option 1

3b Hot food takeaways Option 2

3c Hot food takeaways Option 3

4 Space above shops

5 Markets

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

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

8a Business space option 1

8b Business space option 2

9 Open Spaces

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	19c	20a
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	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	X	✓	✓	-
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	?	✓	✓✓	-	-	-	-
SDO 6 To reduce contributions to climate change	✓	✓	-	✓	✓	✓✓	✓✓	?✓	X	?	X	✓	X	✓
SDO 7 To improve the air quality in Southwark	✓	✓	-	✓	✓	✓✓	✓✓	?✓	X	?	X	✓	X	✓
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	✓	✓	-	✓	✓	?	?	?	✓	?	X	✓	X	-
SD0 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	✓	✓	✓	✓	✓	✓✓	✓✓	?✓	X	X	X	✓	X	✓✓
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	✓✓	✓✓	?✓	?	✓✓	✓	?	✓	?

10 Community facilities

11 Schools

12 Young People

13 Health

14 Leisure and sports facilities

15 Walking and cycling

16 Public transport

17a Safeguarding land for further future public transport development option 1

17b Safeguarding land for further future public transport development option 2

18 The road network

19a Parking for town centre uses in the town centre Option 1

19b Parking for town centre uses on the town centre Option 2

19c Parking for town centre uses in the ton centre Option 3

20a Residential Parking Option A

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	-	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	-	✓	✓
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	X	X	-	-	-	-	-	✓	✓✓	?	-	-	-
SDO 7 To improve the air quality in Southwark	X	X	X	-	-	-	-	-	✓	✓✓	?	-	-	-
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	X	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	-	✓✓	✓✓	?	?	?	?	?	✓	?	✓✓	✓✓	✓✓	✓✓
SD0 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	-	X	?	-	-	-	-	-	✓	-	?	-	-	-
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	✓	?	✓	?	?	?	?	?	✓	✓✓	-	-	-	-

20b Residential Parking Option B
21 Providing new homes
22 Density
23 Affordable homes
24 Private homes
25 Family homes
26 Dwelling sizes
27 Wheelchair housing and lifetime homes
28 Sites of importance for nature conservation
29 Energy
30 Design
31 Building Heights
32 Heritage Conservation
33 Locally listed buildings

Key						
	✓✓	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			PNAAP Policy 1a: Peckham town centre Option 1
	1a	S	M	L	Commentary on Results
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

					and protect more sensitive areas.
SD0 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Improving existing retail areas will direct new shops to appropriate locations and protect the historic environment and cultural assets.
SDO 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.
SDO 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.
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 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.
SDO17 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.

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

Policy 1: Peckham Town Centre Option 2

Sustainability Objectives		Timescale			PNAAP Policy 1b: Peckham Town Centre Option 2
	1b	S	M	L	Commentary on Results
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

					will protect and enhance existing townscapes and protect more sensitive areas.
SD0 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Developing a new retail quarter will direct new shops to appropriate location in the town centre and protect the historic environment and cultural assets.
SDO 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.
SDO 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.
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	✓✓	✓	✓✓	✓✓	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.
SDO17 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.

Key						
	✓✓	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			PNAAP Policy 2a: Culture, tourism and the evening economy Option 1
	2a	S	M	L	Commentary on Results
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.

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.
SDO 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.
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 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.
SDO17 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.

Key						
	✓✓	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			PNAAP Policy 2b: Culture, tourism and the evening economy Option 2
	2b	S	M	L	Commentary on Results
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.
SD0 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.

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

Policy 3 Hot food takeaways Option 1

Sustainability Objectives		Timescale			PNAAP Policy 3a: Hot food takeaways Option 1
	3a	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.
SD0 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 or a wider population.

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

Policy 3 Hot food takeaways Option 2

Sustainability Objectives		Timescale			PNAAP Policy 3b: Hot food takeaways Option 2
	3b	S	M	L	Commentary on Results
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
SD0 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	?	?	?	?	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.

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

Policy 3 Hot food takeaways Option 3

Sustainability Objectives		Timescale			PNAAP Policy 3c: Hot food takeaways Option 3
	3c	S	M	L	Commentary on Results
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 postive impact on landscape and townscape.
SD0 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	?	?	?	?	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			PNAAP Policy 4: Spaces above shops
	4	S	M	L	Commentary on Results
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.
SD0 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			PNAAP Policy 5: Markets
	5	S	M	L	Commentary on Results
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.
SD0 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	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	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.
SD0 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				PNAAP Policy 7: Small scale shops, restaurants and cafes outside the town centre, local centres and protected shopping frontages
	7	S	M	L	Commentary on Results
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 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.
SD0 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

					elsewhere.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	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			PNAAP Policy 8a: Business space Option 1
	8a	S	M	L	Commentary on Results
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.
SD0 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		Timescale			PNAAP Policy 8b: Business space Option 2
	8b	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Increasing business 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	✓✓	✓	✓✓	✓✓	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 though 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.
SDO 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.
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	?	?	?	?	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.
SDO17 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			PNAAP Policy 9: Open spaces
	9	S	M	L	Commentary on Results
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.
SD0 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Protecting existing open spaces and providing new open spaces will have a postive 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			PNAAP Policy 10: Community facilities
	10	S	M	L	Commentary on Results
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.
SD0 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			PNAAP Policy 11: Schools
	11	S	M	L	Commentary on Results
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.
SD0 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			PNAAP Policy 12: Young people
	12	S	M	L	Commentary on Results
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.
SD0 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.

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	✓	✓	✓	✓	Improving activities for young people 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 activities for young people in the local area will improve the social infrastructure which will help to meet the demands of a growing population.

Policy 13 Health

Sustainability Objectives		Timescale			PNAAP Policy 13: Health
	13	S	M	L	Commentary on Results
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.
SD0 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.
SD0 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			PNAAP Policy 15: Walking and cycling
	15	S	M	L	Commentary on Results
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.
SD0 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			PNAAP Policy 16: Public transport
	16	S	M	L	Commentary on Results
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.
SD0 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	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	?	?	?	?	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.
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	?	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.
SDO 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.
SDO17 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	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	?	✓	?	?	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	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	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.
SD0 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			PNAAP Policy 18: The road network
	18	S	M	L	Commentary on Results
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.
SD0 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.

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	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			PNAAP Policy 19a: Parking for town centre uses in the town centre Option 1
	19a	S	M	L	Commentary on Results
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.
SD0 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	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			PNAAP Policy 19b: Parking for town centre uses in the town centre Option 2
	19b	S	M	L	Commentary on Results
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 postive impact on 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.
SD0 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	✓	✓	✓	✓	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	Commentary on Results
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.
SD0 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	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			PNAAP Policy 20a: Residential parking Option 1
	20a	S	M	L	Commentary on Results
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 postive 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.
SD0 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	✓✓	✓	✓✓	✓✓	Requiring car free development in the core action area will encourage people to use public transport and reduce car use.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	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.

Policy 20 Residential parking Option 2

Sustainability Objectives		Timescale			PNAAP Policy 20b: Residential parking Option 2
	20b	S	M	L	Commentary on Results
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.
SD0 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	Allowing a maximum number of car parking will encourage people to continue to use cars.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Allowing a maximum number of car parking will ensure new development helps to meet the needs of a growing population.

Policy 21 Providing new homes

Sustainability Objectives		Timescale			PNAAP Policy 21: Providing new homes
	21	S	M	L	Commentary on Results
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 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	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	✓✓	✓	✓✓	✓✓	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.
SD0 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	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		Timescale			PNAAP Policy 22: Density
	22	S	M	L	Commentary on Results
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.
SDO 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
SDO 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.
SDO 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.
SDO 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.
SDO17 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			PNAAP Policy 23: Affordable homes
	23	S	M	L	Commentary on Results
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.
SD0 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			PNAAP Policy 24: Private homes
	24	S	M	L	Commentary on Results
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.
SD0 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			PNAAP Policy 25: Family homes
	25	S	M	L	Commentary on Results
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.
SD0 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			PNAAP Policy 26: Dwelling sizes
	26	S	M	L	Commentary on Results
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.
SD0 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	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	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.
SD0 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	Commentary on Results
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.
SD0 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 form 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			PNAAP Policy 29: Energy
	29	S	M	L	Commentary on Results
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
SD0 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			PNAAP Policy 30: Design
	30	S	M	L	Commentary on Results
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 improving 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.
SD0 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			PNAAP Policy 31: Building heights
	31	S	M	L	Commentary on Results
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.
SD0 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		Timescale			PNAAP Policy 32: Heritage conservation
	32	S	M	L	Commentary on Results
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 improving 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.
SD0 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			PNAAP Policy 33: Locally listed buildings
	33	S	M	L	Commentary on Results
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 improving 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.
SD0 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

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