

Elephant and Castle Opportunity Area

Supplementary Planning Document/Opportunity Area Planning Framework

Sustainability Appraisal Report November 2011

No.	Title
Appendix A	Draft Elephant and Castle SPD
Appendix B	Draft Elephant and Castle SPD consultation plan
Appendix C	Draft Elephant and Castle SPD equalities impact assessment
Appendix D	Draft Elephant and Castle SPD sustainability appraisal
Appendix E	Draft Elephant and Castle SPD appropriate assessment

1 INTRODUCTION

1.1 The structure of this Sustainability Appraisal Report accords with the structure set out in Government guidance.

Section	Description	
	Non-technical summary	<ul style="list-style-type: none"> • Summary of the SA process • Summary of the likely significant effects of the plan • Statement on the difference the process has made to date • How to comment on the report
1	Background	<ul style="list-style-type: none"> • Why the sustainability appraisal has been prepared • Overview of the SPD and preparation process
2	Methodology used	<ul style="list-style-type: none"> • Approach adopted in the SA • Who was consulted, when and how • Difficulties encountered in compiling information or carrying out the assessment • Compliance with the SEA Directive and Planning Regulations
3	Purpose of the SPD	<ul style="list-style-type: none"> • Purpose of the SPD • Objectives and vision of the SPD
4	SA baseline and context	<ul style="list-style-type: none"> • Description of baseline characteristics and predicted future baseline • Limitations of the data, assumptions made
5	SA issues and objectives	<ul style="list-style-type: none"> • Sustainability issues and problems • SA objectives
6	SA framework	<ul style="list-style-type: none"> • The SA framework • Comparison of the Sustainability Objectives
7	SPD options	<ul style="list-style-type: none"> • Main strategic options considered and how they were identified • Comparison of the significant sustainability effects of the options • Any proposed mitigation measures
8	SPD policies	<ul style="list-style-type: none"> • Significant sustainability effects of the policies • Cumulative impacts • Proposed mitigation measures • Uncertainties and risks
9	Implementation	<ul style="list-style-type: none"> • How the SPD will be implemented • Links to other tiers of plans and programmes and the project level (environmental impact assessment, design guidance etc.) • Proposals for monitoring

Non-Technical Summary
SUSTAINABILITY APPRAISAL REPORT

November 2011

TIMETABLE FOR CONSULTATION AND HOW TO COMMENT

CONSULTATION	TIMETABLE
Preparation of draft sustainability appraisal report to accompany the draft Elephant and Castle SPD	July - October 2011
Informal consultation on Elephant and Castle SPD and draft sustainability appraisal report.	15 November 2011 - 26 December 2011
Formal consultation on Elephant and Castle SPD and draft sustainability appraisal report.	27 December 2011 - 7 February 2012
Consideration of the responses to the consultation on the Elephant and Castle SPD and draft sustainability appraisal report.	February 2012
Preparation of the Final Sustainability Appraisal report to accompany the final SPD	February/March 2012
Adoption of the SPD and publication of the final sustainability appraisal report.	March 2012

HOW TO COMMENT ON THIS REPORT

If you have any queries regarding this document please contact the Planning Policy team: Email: planningpolicy@southwark.gov.uk
Tel: 020 7525 5471.

Comments can be returned by post or email to:

Planning Policy
Fifth Floor, Hub 3
160 Tooley Street
London
SE1 2TZ
Email: planningpolicy@southwark.gov.uk

All comments must be received by **5pm 7 February 2011**.

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ABBREVIATIONS

AAP	Area Action Plan
AQMA Air	Quality Management Area
BREEAM	Building Research Establishment Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
CfSH	Code for Sustainable Homes
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
OAPF	Opportunity Area Planning 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
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
TFL	Transport for London
UDP	Unitary Development Plan

NON TECHNICAL SUMMARY

1 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 the preparation of the Supplementary Planning Document. 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 and draft policies for Elephant and Castle (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.

2 What planning documents are being tested?

The council is preparing a Supplementary Planning Document/ Opportunity Area Planning Framework, (hereby known as the SPD), which will set out a vision for the future of the Elephant and Castle Opportunity Area and provide the planning policies to help achieve this vision. The SPD is a Local Development Document (LDD) which forms part of the Local Development Framework (LDF) for the borough. The LDF is made up of a collection of planning documents which will be used to guide development in the area including the Core Strategy 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.

The SPD provides guidance on:

- The mix of shops, businesses and other activities such as arts and cultural provision
- The amount of new homes that may be built and their location
- The size and design of new buildings, including opportunities for tall buildings
- Public realm improvements
- The creation of new open spaces and improvements to the connections between them
- Tree cover and opportunities for new tree planting to reinforce character, help adapt to climate change and provide habitat for wildlife.
- The character of areas and heritage assets
- Opportunities to provide a new energy distribution network and cut CO2 emissions
- The public transport, walking and cycling network improvements which will be required to accommodate growth and development
- The infrastructure and funding needed to ensure that growth in the area can be accommodated sustainably such as schools, health, community facilities

A copy of the draft Supplementary Planning Document can be downloaded from council's website: www.southwark.gov.uk/elephantandcastlespd

A paper copy can be requested from the Planning Policy team

3 What process has been taken to test the likely impacts of the SPD?

The process has so far consisted of:

- Collection of baseline information on the environmental, social and economic characteristics of the Elephant and Castle opportunity area and its context; [See the baseline information background paper](#)
- 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 [See sections 5 and 6 of the report](#)
- The preparation of a SA Scoping report, which set out the proposed method of assessment for the SA and the baseline information to inform the development of options for growth. This was issued for consultation from 13 January to 17 February 2011. [The consultation responses can be found in Appendix 3](#)
- A SA of the Issues and Options for growth in the area. This stage in the process tested the likely impact of three different options for growth in the area. [The appraisal tables can be found in Appendix 5](#)
- A SA that tests the likely impacts of the SPD policies for development ([this document](#)) issued for consultation from 15 November 2011 to 7 February 2011.

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

4 What sustainability issues are relevant to the area?

The key sustainability issues relevant to Elephant and Castle Opportunity Area, which this plan needs to address, are:

- **Offices and Employment**
 - The need for local office space
 - Needs of Small and Medium Enterprises (SMEs)
 - Micro-businesses
 - Opportunities for large office space
 - Core strategy targets
 - Types of offices and employment
 - The potential for hotels
 - Provision of Markets
- **Retail and Leisure**
 - The type and mix of retail and leisure provision
 - The relationship with other centres
 - Viability
 - Location and phasing
 - Amount and location of affordable space
 - Impact of development on existing traders
 - Markets
 - Accessibility
 - Local shops and shopping parades
- **Education**
 - The plans of higher and further education institutions in the area and the wider role they can play
 - Schools –new primary provision may be needed in the future
- **Social Infrastructure**
 - Health - need for an extended health care centre
 - Libraries
 - Culture and tourism

- Community Space including places of worship, general meeting space and resource space
- Police facilities
- Concentration versus dispersion
- Co-location and flexibility of spaces
- Voluntary and community sector premises
- **Physical Infrastructure**
 - Energy – district network/Code for Sustainable Homes/BREEAM
 - Water – reducing demand for potable water/flood resistant design/ SUDS/ sewerage
 - Waste minimisation and management - reduce/reuse/recycle/recover
- **Green Infrastructure**
 - Open spaces and public realm
 - Play and amenity space
 - Green links and corridors
 - Trees
 - Greening buildings – roofs/facades
 - Allotments
- **Housing**
 - Amount of housing/housing targets
 - Split – type/tenure, need for family homes
 - Space standards
 - Affordable housing – social and intermediate
 - Student housing
 - Improving council and RSL stock to be warm, safe and dry
 - Decent homes standards
 - Amenity space
 - Energy efficiency
 - Location – density and distribution/access to transport
 - Impact of residential use on adjacent non-residential and commercial uses
- **Transport**
 - Public transport provision – buses/rail/underground/accessibility/capacity
 - Walking and cycling – routes/facilities
 - Roads – congestion/parking/pollution/air pollution
 - Phasing of development
- **Tall buildings/Built environment/Heritage**
 - London Plan designation as appropriate for tall buildings
 - Changes since the Elephant and Castle 2004 strategy
 - Alterations to the London View Management Framework
 - Conservation Areas and sensitive receptors
 - Characterisation
 - Heritage assets under threat or at risk from neglect or decay or development pressures
 - Areas of significantly degraded townscape character, or at risk of further loss or erosion quality
 - Historic areas/assets that may suffer from poor access
 - Traffic congestion, air quality, noise pollution and other problems affecting enjoyment of the historic environment
 - Locations and height – impact on microclimate/views/public realm/existing development
 - Density and distribution of development
 - Impact of very tall buildings
- **Phasing**
 - Impact of phasing on deliverability/viability of proposals
 - Impact on area/community/businesses

- Interim uses

5 What sustainability objectives were used to appraise the SPD options?

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 linked with the aims of Southwark 2016 (Community Strategy) and follow on from the 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 mitigate and adapt to the impacts of climate change
SDO 7	To improve the air quality in Southwark
SDO 8	To minimise the (impact of) ambient noise environment
SDO 9	To reduce waste and maximise use of waste arising as a resource
SDO 10	To encourage sustainable use of water resources
SDO 11	To maintain and enhance the quality of land and soils
SDO 12	To protect and enhance the quality of landscape and townscape
SDO 13	To conserve and enhance the historic environment and cultural assets
SDO 14	To protect and improve open spaces, green corridors and biodiversity
SDO 15	To reduce vulnerability to flooding
SDO 16	To provide everyone with the opportunity to live in a decent home
SDO 17	To increase walking, cycling, public transport and reduce car journeys
SDO 18	To provide the necessary infrastructure to support existing and future development

Three options for growth in the area were identified and the likely impacts of the three options were identified using a set of sustainability objectives which relate to the strategic vision for the borough.

The three options for growth were:

- Option A: Business as usual
- Option B: Managed growth: A major new town centre destination
- Option C: Managed growth: A district centre which meets local needs

Section 7 sets out details of the three spatial options for growth.

6 What were the findings of the appraisals?

SA of the Issues and Options

The following tables summarise the possible impacts of the each growth option identified. This work helped identify the preferred options for the draft SPD. Each option was assessed in relation to the sustainability objectives to determine whether it supported or conflicted with each objective, the size of impact (i.e. major and minor positive impact, major or minor negative impact, uncertain impact and no significant impact) and how this may change over time.

The results of the appraisal showed that the overall social, environmental and economic impacts of Option B were more positive than for Options A and C.

The appraisal for Option A obtained more uncertain impacts as there would be more uncertainty on the timing and delivery of new development in the absence of guidance and a strategy for the area and there was more uncertainty whether the necessary infrastructure to support existing and future development could be secured.

Option B presented more of a regenerative approach to the growth of the area. It not only promoted the protection and enhancement of existing assets and facilities, but also a higher level of growth in the area by focusing more on consolidating Elephant and Castle and the Walworth Road as a major town centre through the promotion of a diverse mix of uses within the central area.

The appraisal of Option B received a higher number of major positive impacts through the promotion of a higher quantum of retail and business floorspace in comparison to the other two spatial options. The appraisal of Option B including the promotion of a higher level of retail floorspace, in the central area, which would attract more shoppers from further away and in turn had more positive impact on creating employment opportunities, promoting increased leisure opportunities, and providing more opportunities for supporting SMEs and local businesses with the potential for the generation of new skills.

While this growth will increase demand for energy, water and generate more waste and traffic these impacts can all be mitigated by other policies in the SPD and also adopted policies in the Southwark Plan and Core Strategy which seek to reduce car parking, set energy guidance and design guidance. While the impacts of Option C can also be mitigated against, overall Option B will have more sustainability benefits in the long term than Option C in terms of job creation, community cohesion, providing local services and community facilities, improving walking and cycling routes, and reducing crime and fear of crime.

Appendix 5 sets out the full sustainability appraisal of the options.

SDO 14: To protect & improve open spaces, green corridors & biodiversity	?	?	-	-	-	-	-	-	-	-	?	✓	✓?	-	?	?	-	✓?	-	-	✓		X	minor negative
SDO 15: To reduce vulnerability to flooding	✓	✓	-	-	-	-	-	-	✓	✓	✓	✓	✓	-	✓	?	-	-	-	-	✓		?	uncertain
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	-	-	-	✓	✓?	✓	-	-	-	-	-	-	-	✓		-	no significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	-	-	-	-	-	-	-	-	?	✓	✓?	?	-	✓	?	✓?	✓?	?	X?			
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	✓?	✓?	✓	?	✓?	✓?	X	X	X	?	?	?	?	✓?	✓?	X?	X?			

SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	-	-	-	✓✓	✓	✓	✓	-	-	-	-	-	?	✓	-	no significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	-	✓	-	-	-	-	✓	-	✓	✓✓	✓?	✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	?	
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	?	✓	✓	✓	✓?	✓	✓	✓	✓✓	✓	✓?	✓	✓✓	✓✓	✓✓	✓✓	✓✓	?	✓✓		

Sustainability Objectives	Option C: Managed growth: A district centre which meets local needs																					1. Shopping and the town centre 2. Business and Jobs 3. Police Facilities 4. Health 5. Libraries 6. Schools and Further Education 7. Early Years Provision 8. Faith Premises 9. Community meeting space, arts and cultural facilities 10.. Leisure 11. Housing 12. Student homes 13. Energy and Utilities 14. Building Heights 15 Open Spaces 16. Public Realm 17. Public Transport 18. Cycling and Walking 19. Road Network 20. Car parking 21. S106 and Phasing		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
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 mitigate and adapt to the impacts of climate change	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	✓?	✓?	✓	✓	?	✓?	-			
SDO 7:To improve the air quality in Southwark	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	✓?	✓?	?	✓	?	✓	-			
SDO 8: To minimise the (impact of) ambient noise environment	✓?	✓?	-	-	-	-	-	-	?	?	X?	X?	?	-	?	✓?	-	✓	✓	?	-			
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	-	-	-	-	-	-	-			
SDO 10:To encourage sustainable use of water resources	X?	X?	-	-	-	-	-	-	?	?	✓	✓	✓	-	✓	-	-	-	-	-	-			
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓	-	✓	✓	-	-	-	-	✓	Key	✓✓	major positive
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	-	-	-	✓	-	-	✓?	✓?	✓?	✓?	?	✓?	✓?	✓	✓	✓	✓	✓	✓		✓	minor positive
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	-	-	✓	-	-	-	✓	-	✓	✓	?	✓	✓?	✓	-	✓	-	✓	✓		XX	major negative
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓?	✓?	-	-	-	-	-	-	-	-	✓	✓	✓?	✓	✓	✓	-	✓	-	✓	✓		X	minor negative
SDO 15: To reduce vulnerability to flooding	✓?	✓?	-	-	-	-	-	-	?	?	✓	✓	-	✓?	✓	-	-	-	-	✓	-		?	uncertain

SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	-	-	-	-	-	-	-	-	✓✓	✓	✓	✓?	-	-	-	-	-	?	✓	-	no significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	✓?	-	✓	-	-	-	-	✓	-	✓	✓✓	✓?	✓	✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	?	
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	?	✓	✓	✓	✓?	✓	✓	✓	✓	✓	✓?	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	

Sustainability Appraisal of the draft SPD policies

The issues and options sustainability appraisal stage was carried out and the exercise helped to prepare the draft policies of the SPD. We have tested the SPD policies in the sustainability appraisal (this document).

The appraisal found that the majority of the policies in the SPD will have a positive impact. The results of the appraisal showed a major positive impact for the following policies:

Policy 1	Shopping
Policy 4	Jobs and Businesses
Policy 5	New Homes
Policy 7	Sports Facilities
Policy 8	Higher Education and Students
Policy 9	Community Facilities
Policy 11	Walking and Cycling
Policy 14	Transport Mitigation
Policy 15	Public Realm
Policy 18	Open Spaces
Policy 19	Energy, water and waste

Policy 15 scored the highest number of major positive impacts. This policy aims to create an attractive environment by linking spaces together and creating a defined town centre area. An improved environment will help attract more inward investment to the area as well as providing an improved landscape and townscape.

Policies 14, 18 and 19 scored the second highest number of major positive results. **Policy 14** requires transport assessments to demonstrate how developments can mitigate their impact upon transport infrastructure. Improvements to the transport infrastructure are required in order to accommodate the proposed growth. Planning obligations will be sought to improve the highway network, upgrade pedestrian and cycle facilities and fund public transport improvements, where necessary. **Policy 18** encourages high quality landscaping to be incorporated into developments, which should reinforce the character and distinctiveness of the surroundings. A high quality network of open spaces will enhance the quality and appearance of the area, and also ensure more people have access to parks, gardens and recreation and meet the needs of a growing population in a built up area. **Policy 19** requires the adopted policy requirements of a minimum CfSH level 4; BREEAM excellent and 20% reduction in CO2 using renewables to be achieved in new developments. This will help to ensure new development is of a very high environmental standard which will help to reduce contributions to climate change through good design. The future introduction of a local heating network will improve energy efficiency and result in less CO2 emissions.

Policy 5 scored several major positive results. Varying densities across the town centre will help to reduce inequalities and promote social inclusion, equality, diversity and community cohesion by improving the quality of accommodation. Requiring at least 35% of new homes to be affordable and at least 35% to be private will contribute towards the objective of creating more mixed and balanced communities.

Policies 7, 8 and 9 scored major positive results for improving health, and promoting social inclusion, equality, diversity and community cohesion. By promoting more provision of sports facilities, supporting the development of more higher education facilities and supporting new community facilities in the area, this will help provide the necessary social infrastructure to support a growing population.

Policy 1 and **Policy 4** also scored several major positive results. New shopping and business space will result in new job opportunities for local people and boost the local economy, having a positive impact upon addressing poverty and encouraging wealth creation. The promotion of a

range of shop unit sizes and flexible space, to include affordable units will help support new business start-ups and independent retailers in the area. The town centre would also become much more distinctive with the provision of new mixed use buildings containing shopping floorspace. The remodelling of the shopping centre will help to enhance the look and character of the town centre, in addition to the inclusion of active uses along the main roads which will help to enhance the wider townscape and create a more attractive, and functional town centre.

Policy 11 scored several major positive results for promoting relating to promoting improvements to walking and cycling routes which will improve the townscape by providing a safer, more accessible, comfortable and attractive environment. In addition, the policy would help to maximise the number of walking and cycling trips and help to minimise the need to travel by car and minimising impacts on the road network.

The following policies showed a minor negative impact against sustainability objectives SDO6, SDO7, SDO8 and SDO9:

Policy 1	Shopping in the town centre
Policy 3	Hotels
Policy 4	Jobs and Businesses
Policy 5	New Homes

The reason for the negative result is that the quantum of new development is likely to have negative impacts in both construction and operation upon climate change, air quality and noise as a result of an increase in carbon emissions from energy consumption and traffic. The development will also increase the amount of waste produced. However, the development will be necessary in order to regenerate the area. Negative impacts can be addressed through suitable mitigation measures such as the requirement to reduce carbon emissions through implementing the energy hierarchy, the proposed district heating network and the application of the core strategy policies and supplementary planning documents.

The impact of several policies scored as uncertain against the sustainability objectives. Further details can be found in the individual appraisal of each policy but the uncertain scores were largely due to mitigation being required and/ or the impact being dependant on the detailed design of developments, which will not be known until the pre-application stage.

A summary table is set out on the next page.

Section 8 sets out a full commentary of the results.

Appendix 6 sets out the full sustainability appraisal tables of the draft SPD policies.

Draft Elephant and Castle SPD – Summary of the SA results

Sustainability Objectives																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
SDO 1: To tackle poverty and encourage wealth creation	✓✓	✓	✓	✓✓	✓✓	✓	✓	✓	✓	✓	-	✓	-	✓	✓	-	✓	✓	✓	✓	1. Shopping		
SDO 2: To improve the education and skill of the population	✓	✓	✓	✓✓	✓	✓	✓	✓	✓	-	-	-	-	-	✓	-	-	✓	✓	✓	2. Markets		
SDO 3: To improve the health of the population	✓	✓	✓	✓	✓	?	✓✓	✓	✓	✓	✓	✓	-	✓	✓	-	?	✓✓	✓	✓	3. Hotels		
SDO 4: To reduce the incidence of crime and the fear of crime	?	-	✓?	✓?	✓?	✓	✓	-	✓	✓	✓	-	-	✓	✓✓	✓	-	✓	-	✓?	4. Jobs and Businesses		
SDO 5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓✓	✓✓	✓	✓	✓✓	✓✓	✓	✓	-	-	✓	✓✓	-	-	✓✓	✓	✓	5. New Homes		
SDO 6: To mitigate and adapt to the impacts of climate change	X?	✓	X?	X?	X?	?	?	?	?	✓	✓	✓	-	✓✓	✓✓	✓	?	✓	✓✓	✓	6. Arts, Culture, Leisure and entertainment		
SDO 7: To improve the air quality in Southwark	X?	✓	X?	X?	X?	?	?	?	?	✓	✓	✓	-	✓✓	✓✓	✓	?	✓	✓	✓	7. Sports facilities		
SDO 8: To minimise the (impact of) ambient noise environment	X?	?	X?	X?	X?	?	?	?	?	-	✓	✓	✓	✓✓	✓✓	✓	?	✓	?	-	8. Higher Education and Students		
SDO 9: To reduce waste and maximise use of waste arising as a resource	X?	?	X?	X?	X?	?	?	?	?	-	-	-	✓	✓✓	-	?	?	-	✓✓	-	9. Community facilities		
SDO 10: To encourage sustainable use of water resources	✓	?	✓	✓	✓	?	?	?	?	-	-	-	-	-	-	-	✓	?	✓✓	-	10. Public Transport		
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	✓	✓✓	-	✓	✓?	✓	✓	Key	✓✓	major positive
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓	✓?	✓?	✓?	✓?	✓?	✓?	✓?	✓	✓✓	✓	✓	✓	✓✓	✓	✓	✓✓	?	✓		✓	minor positive
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	✓✓	✓?	?	?	?	-	✓	✓	✓	?	✓✓	✓	✓✓	✓✓	?	✓		XX	major negative
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓	✓	✓	✓	?	✓	✓	✓	-	✓	✓	-	?	✓✓	✓	✓	✓✓	✓?	✓		X	minor negative
SDO 15: To reduce vulnerability to flooding	✓	-	✓	✓	✓	✓	✓	✓	✓	-	-	✓	-	-	✓	?	✓	✓	✓	✓		?	uncertain
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	✓✓	-	✓	-	-	-	-	?	-	-	-	-	✓✓	-	✓✓	✓		-	no significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓	✓	✓✓	?	✓	✓	✓	✓✓	✓✓	✓✓	-	✓✓	✓✓	✓	✓	✓	✓	✓			

SDO 18: To provide the necessary infrastructure to support existing and future development

✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	?	-	✓	✓	?	?	✓	✓	
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--

8 What difference has the appraisal process made?

The sustainability appraisal process has helped to identify the environmental, social and economic issues that the SPD needs to address and any links between the issues. The preparation of the sustainability appraisal has been carried out alongside the preparation of the SPD as part of an integrated and iterative process. It has been an important way of checking to see how well the SPD policies have addressed issues. This is very important, as the most effective approach will be one that can address the issues in a coordinated way.

The sustainability appraisal has focussed on the overall environmental performance of the SPD and highlighted measures to minimise or offset negative impacts. For example, where the SA identified potential shortcomings of policies against sustainability objectives, mitigation measures are proposed to help off-set the negative impacts. Many of these mitigation measures are policy requirements in either the Core Strategy or other Supplementary Planning Documents (SPDs).

The sustainability appraisal has informed the decision making process in terms of evaluating a range of options for their overall sustainability, and has helped to demonstrate which policies are the most appropriate given the reasonable alternatives. This will help to ensure that the final approach to be taken forward will be the approach considered to be the most effective at achieving sustainable development.

The sustainability appraisal has also performed a key role in providing a sound evidence base for the SPD. As part of the sustainability appraisal we have reviewed the evidence informing the decisions made in the SPD. The sustainability issues identified from the review of the current and future baseline information and the influences of the requirements of relevant Plans, Programmes, Strategies has helped shape the approaches taken to policy formation. The appraisal process has also provided the opportunity to consider how the SPD should be monitored to keep track of how well it is actually performing

9 Next Steps

How to comment on this report

This report is being published for formal public consultation from the 15 November 2011 until 7 February 2012. You will be able to comment on this report during this period.

Comments should be addressed by letter or email to:

Tim Cutts
Planning Policy
Fifth Floor, Hub 3
160 Tooley Street
London
SE1 2TZ

By email: planningpolicy@southwark.gov.uk

The closing date for comments is 5pm, 7 February 2012.

1 Background

1.1 What is this document?

1.1.1 This document reports on the Sustainability Appraisal (SA) of the draft Elephant and Castle Supplementary Planning Document/ Opportunity Area Planning Framework (SPD/OAPF). The SPD/OAPF (hereafter referred to as the SPD) is being prepared to set out guidance to support the policies in the Core Strategy and provide detail on what sort of place the area will be like in fifteen years and how that vision will be achieved. Once agreed by the council the SPD will be a major consideration when making decisions on planning applications in the Elephant and Castle Opportunity Area.

1.1.2 The SPD is part of the Local Development Framework (LDF). The Local Development Framework is a collection of documents which include development plan documents (DPDs)s, the Core Strategy 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 the key planning document in the LDF, setting out the spatial vision for the borough and includes a set of key strategic policies from which all other documents flow. Together with other DPDs, the policies set out in the Southwark Plan 2007 will eventually be entirely replaced. Southwark's Core Strategy also identifies particular locations in the borough and outlines what types of development would be appropriate there in the future.
- **Area Action Plans (AAPs)** – these plans provide spatial strategies for key areas of the borough. An AAP for Canada Water has recently gone through an examination in public and an AAP for Peckham and Nunhead is being prepared and consulted upon. An area action plan for the Aylesbury estate was adopted in January 2010.
- **Development Management Policies** - these policies 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. We have saved policies in the Southwark Plan until these are superseded by a Development Management DPD which is due to be adopted in 2015.
- **Supplementary Planning Documents (SPDs)** – this document provides additional detail around the vision and objectives for the Elephant and Castle opportunity area set out in the Core Strategy, particularly around priority policies such as affordable housing, retail, business, built form, community facilities and infrastructure.

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 which met the requirements of the EU Directive on strategic environmental assessment. Under the requirements of the Act, Sustainability Appraisal (SA) of all Local Development Documents is mandatory. The 2008 Planning Act has subsequently removed the requirement for the Sustainability Appraisal of all SPDs.

1.2.2 Southwark Plan (2007) policies were not subjected to SA as required by the 2004 Act. We have saved the majority of these policies until they are replaced by forthcoming

development plan documents (DPDs). A SA is therefore required for this SPD to test 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. With the amendment of S.19 through the 2008 Planning Act, an SPD no longer requires SA, but could still need SEA if it does have significant environmental effects.

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 Why do we need a SPD for Elephant and Castle?

1.4.1 The purpose of this SPD is to provide a planning framework to coordinate growth, directing development to those areas in which is appropriate and desirable, protecting areas which are sensitive and ensuring that growth is supported by appropriate physical as well as social and community infrastructure.

1.4.2 The SPD brings together the aspirations of the council and its partners including NHS Southwark, 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 Elephant and Castle we can ensure that we address issues in a collaborative way.

1.4.3 The SPD provides guidance on:

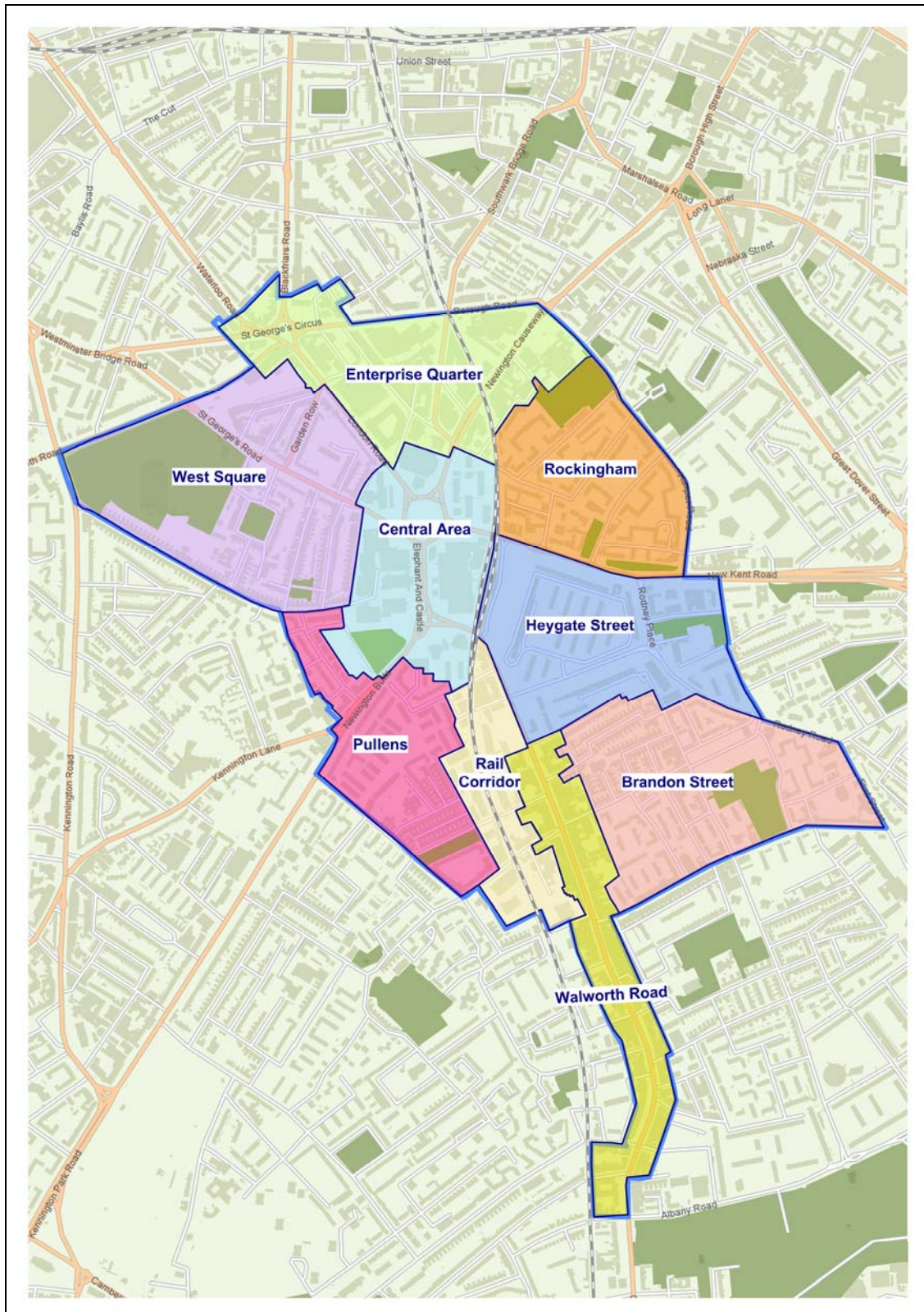
- The mix of shops, businesses and other activities such as arts and cultural provision
- The amount of new homes that may be built and their location
- The size and design of new buildings, including opportunities for tall buildings
- Public realm improvements
- The creation of new open spaces and improvements to the connections between them
- Tree cover and opportunities for new tree planting to reinforce character, help adapt to climate change and provide habitat for wildlife
- The character of areas and heritage assets
- Opportunities to provide a new energy distribution network and cut CO2 emissions
- The public transport, walking and cycling network improvements which will be required to accommodate growth and development

- The infrastructure and funding needed to ensure that growth in the area can be accommodated sustainably such as schools, health, community facilities

1.5 What are the boundaries of the Opportunity Area?

- 1.5.1 The Elephant and Castle opportunity area covers an area of 122 ha. It includes the Elephant and Castle junction and shopping centre, the Heygate Estate, Walworth Road, the Pullens Estate, West Square, St George's Circus, the Enterprise Quarter bounded by London Road, Borough Road and Newington Causeway and the Rockingham Estate.
- 1.5.2 It is identified in the London Plan (2011) and Southwark's Core Strategy (2011) (see Figure 1). The London Plan states that opportunity areas can accommodate significant levels of growth, contributing to London's need for housing, commercial and other development. Typically they can accommodate at least 5,000 jobs or 2,500 new homes or a combination of the two.
- 1.5.3 The SPD will set out guidance for new development in parts of the Walworth Community Council and the Bankside and Borough Community Council areas (see Figure 1). We will involve local people from across this area in preparing the final SPD.
- 1.5.4 We have set out nine character areas within the Opportunity Area boundary. Most of the physical change that will happen will take place in and close to the central and Heygate character areas, located around the public transport interchange. 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 central area and its relationship with surrounding residential areas
 - the central area has a lot of activity and facilities of importance to the wider area
- 1.5.5 What happens around the Heygate site and the shopping centre will benefit the wider opportunity area. For example, through the provision of increased shopping and business floorspace, transport improvements will be required which will benefit the wider area. But the SPD also looks at what specific improvements are needed in places outside the central character area. 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 Elephant and Castle SPD and character areas



2 Sustainability Appraisal Methodology

2.1 Purpose of the Sustainability Appraisal

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

2.2 Planning 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.

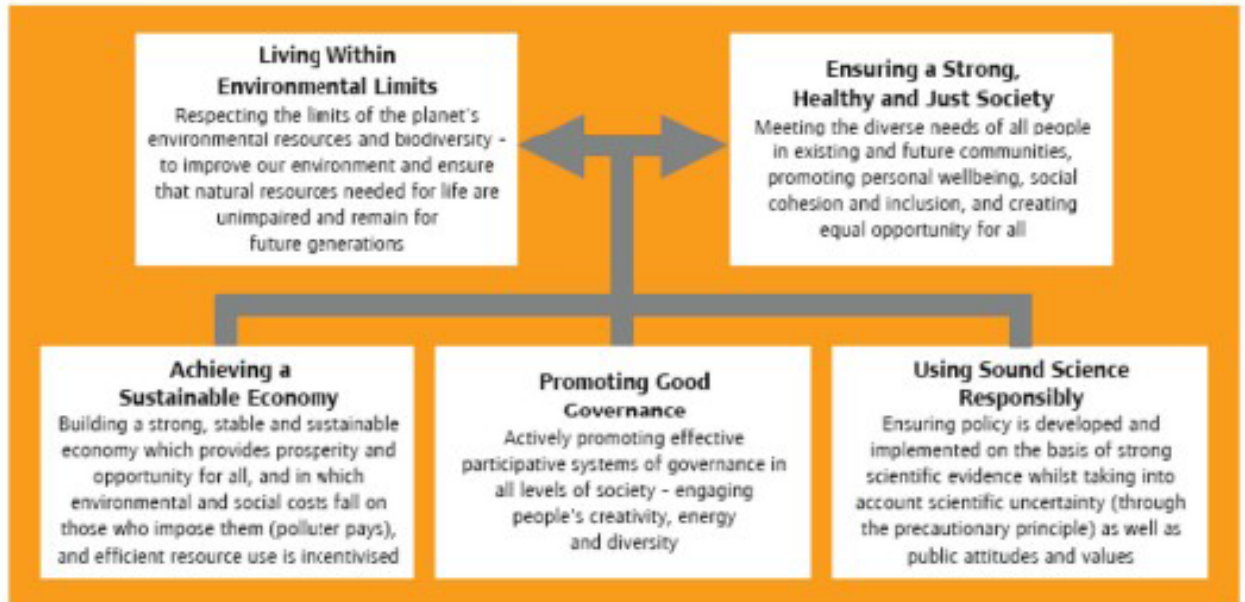
2.2.3 The Government has also published a Sustainable Development Strategy 'Securing the future - delivering the UK Sustainable Development Strategy, 2005'. A revision of the 1999 strategy, the document sets out the guiding principles for sustainable development and priorities for action. The strategy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

2.3.1 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.

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

Table 2.1 – Stages of the SA

Sustainability Appraisal Stages	Timetable
Stage A Setting the context and objectives, establishing the baseline and deciding on the scope A1: Identifying other relevant policies, plans and programmes and sustainable development objectives. A2: Collecting baseline information. A3: Identifying sustainability issues and problems. A4: Developing the SA framework. A5: Consulting on the scope of the SA.	Consultation on the Sustainability Appraisal scoping report took place from 13 January to 17 February 2011.
Stage B	

<p>Developing and refining options and assessing effects against the SA framework.</p> <p>B1: Testing the SPD objectives against the SA framework B2: Developing the SPD options. B3: Predicting the effects of the options. B4: Evaluating the effects of the options B5: Considering ways of mitigating adverse effects and maximising beneficial effects. B6: Proposing measures to monitor the significant effects of implementing the SPD options.</p>	<p>Options for growth were identified and appraised over the period April - August 2011</p>
Stage C	
<p>Prepare the SA report. Test in detail the impacts of the draft policies. A sustainability appraisal report is prepared for consultation with the public along with the draft SPD.</p>	<p>The SPD draft policies were drafted and appraised over the period August – October 2011</p>
<p>C1: Preparing the SA report.</p>	
Stage D	
<p>Consult on the draft SPD and SA report.</p> <p>D1: Public participation on the SA Report and the draft SPD. D2: Assessing significant changes.</p>	<p>Consultation on the draft SPD and sustainability appraisal report will take place between 15 November 2011- 7 February 2012.</p>
Stage E	
<p>Once the SPD has been agreed by the council, its social, economic and environmental impacts will then be monitored through the council's annual monitoring report.</p> <p>E1: Finalising aims and methods for monitoring. E2: Responding to adverse effects.</p>	<p>Monitoring the SPD will take place once it has been adopted.</p>

2.3.3 Further information regarding the stages of the SA process and the way in which the SA incorporates the requirements of the SEA Directive is given in Appendix 1.

2.4 Consultation

2.4.1 As part of the preparation of the SPD, community consultation is being carried out to make sure that local residents, businesses and stakeholders are informed of the future plans for the area. We have prepared a consultation plan for the SPD setting out how consultation will take place and showing how this relates to our Statement of Community Involvement (SCI) (2008). The SCI sets out how individuals, community groups, developers and anyone else who may have an interest in the Local Development Framework should be consulted on planning documents.

2.4.2 The first stage of consultation involved the Sustainability Appraisal Scoping Report, which was published for consultation in January 2010. SEA guidance requires that the contents of the SA scoping report must be consulted on with the following 'authorities with environmental responsibility':

- Natural England
- Environment Agency

- English Heritage.

2.4.3 Government guidance also recommends that additional bodies can be consulted in order to represent the social and economic aspects of sustainability. The following additional bodies were consulted, in addition to an extensive list of local consultees on our planning policy database. We also published a press advertisement in the Southwark News to notify the dates of consultation of the Scoping Report:

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

2.4.4 The law requires the statutory organisations be provided with 5 weeks in which to respond to the SA Scoping Report. Consultation responses from all respondents to the consultation have been used to update the elements of this SA report and inform the preparation of the draft SPD.

2.4.5 Consultation responses on the Scoping Report included suggestions for a range of minor amendments to be incorporated and also suggestions were put forward for: additional baseline information to be included in the appendices; recommendations for amending some of the objectives and creating new objectives i.e. create sub-objectives specific to Elephant and Castle; recommendations for new sustainability questions and suggestions for amending and creating new indicators. A summary of the responses is set out below:

Statistical information

- More detail and consistency is needed in the statistical information that has been provided; need to seek more relevant and up-to-date data for the Elephant and Castle area such as employment rates/worklessness/business start-up rates; ward statistics; population data; breakdown of ethnicities.

Business

- Need to further develop the local economic evidence base for the SPD with data for the Opportunity Area to build up the picture of its existing economic 'character' which also includes contribution made from bars, restaurants, nightclubs etc.

- Hannibal House is a current example of providing local office space for non-CAZ / CAZ periphery business activities in the Elephant and Castle OA (e.g. education and training, voluntary and community sector, local business services).
- Significant clustering of Latin American owned / run / patronised economic activity through shops, services, cultural and entertainment that should be noted as it generates both economic development and equalities implications.
- Should note that 'flexibility' in workspace context includes length of tenure, size and grow-on space (i.e. modular), particularly for office use.

Retail

- More information needed on the current retail economy and also retail capacity as set out in the Southwark Retail Capacity Study.
- The retail section contains no mention of the current markets provision (inside and outside the Shopping Centre).
- Need to address the type of retail offer i.e. health advantages of regulating and limiting A5 takeaways and access to health fresh food must be a priority.
- More emphasis on East Street market issues i.e. under-occupation and plans for improvement.

Health

- Health and safety information needs updating and expanding.
- Existing provision of health facilities needs more detail e.g.. medical, dental and nursing schools to be considered.

Open Spaces and Biodiversity

- The Heygate estate tree cover and biodiversity is not highlighted. Concern for habitat loss. Protection of trees needed in the area and a proper evaluation in accordance with the tree strategy.
- Clarity on how the increase in building and population density will be counterbalanced with good quality green open spaces.
- More area specific biodiversity information needed.
- Need for an open spaces and play strategy specifically for the area.
- Need for a review for the scope for new SINCs designations and designation of open spaces.
- Food growing spaces are needed.

Education

- The needs of young people need to be identified.

Historic Environment, Conservation Areas, Character Areas

- Consider new conservation areas - Walworth Road and Brandon Street.
- Character area descriptions need more definition, especially for Brandon St; and the tree cover around the Heygate Estate.
- Tall buildings – an urban design study is necessary to refine tall buildings policies to identify areas that are appropriate, sensitive or inappropriate for tall buildings.
- A street audit could inform the baseline for transport section.
- Recognise that a local list of historic buildings will be undertaken.

Transport and Pollution

- The TfL feasibility Study should form an integral part of the SPD.
- The funding and timing for the capacity upgrade at the Northern Line ticket hall is a critical component of the new SPD.
- More detail needed on the southern roundabout junction improvement scheme
- Link issues such as pollution, noise, road casualties, walking/cycling together more holistically. These are viewed in isolation from one another.

- Monitoring stations need to be set up for pollution levels; studies should be commissioned to calculate the mitigating effects of mature trees on vehicle pollutants.

Housing

- Clarity on approach to student housing versus affordable housing needed.
- Include evidence on housing for older people.

Energy and Environment

- Information needed on operation of a community heating network.
- Option to consider interim uses of spaces should be considered.
- No reference to Elephant and Castle being identified as one of the Clinton Climate Initiatives.

2.4.6 Consultation representations and our officer responses for the SA Scoping report can be found in **Appendix 3** of this report.

2.5 Any difficulties undertaking the SA

2.5.1 The identification of suitable sustainability indicators within the Sustainability Appraisal Framework to ensure issues can be effectively measured and monitored has been an iterative process and taken into consideration comments made in the consultation process.

2.5.2 We have borne in mind that the indicators need to satisfy the following characteristics since only these are suitable for monitoring purposes:

a. Important:

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

b. Supported by readily available information:

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

c. Capable of showing trends over time:

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

d. Easy to understand and communicate:

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

2.5.3 Some of the indicators have therefore been revised slightly since the consultation on the SA scoping report to reflect the issues above and ensure that policies can be monitored effectively.

2.5.4 At the options identification stage we dealt with general concepts and directions for regeneration and growth in Elephant and Castle. This has meant that this initial appraisal has been high level, identifying potential social, environmental and economic impacts.

2.5.5 There are also still some gaps in the evidence base which will be filled and refined as an on-going process.

2.6 Compliance with the SEA Directive

2.6.1 **Appendix 1** explains what the SEA directive is and signposts where the relevant information can be found within the document.

3 SPD Objectives

3.1 The Purpose of the SPD

- 3.1.1 The purpose of this SPD is to provide a planning framework to coordinate growth, directing development to those areas in which is appropriate and desirable, protecting areas which are sensitive and ensuring that growth is supported by appropriate physical as well as social and community infrastructure.
- 3.1.2 The SPD will be part of our framework of planning documents. The SPD must be consistent with the Core Strategy and also the London Plan policies. Once adopted, it will be a material planning consideration in deciding planning applications in the opportunity area. It will help ensure that the council makes decisions transparently, providing clarity for members of the public and giving more confidence to developers to invest in the area.
- 3.1.3 The SPD will replace the following adopted guidance documents:
- Elephant and Castle Development Framework Supplementary Planning Guidance (2004)
 - Elephant and Castle Enterprise Quarter Supplementary Planning Document (2008).
 - Walworth Road Supplementary Planning Document (2008)

3.2 The Vision and Objectives

- 3.2.1 The vision for Elephant and Castle is:

Elephant and Castle has potential for redevelopment into an attractive central London destination. We will facilitate regeneration of the Elephant and Castle into a more desirable place for both existing and new residents. There will be excellent shopping, leisure facilities and cultural activities. London South Bank University and London University of the Arts will develop further as important centres of learning. Elephant and Castle will continue to be highly accessible from other places in Southwark and London.

We are using our land at the heart of the area to stimulate 440,000 sqm of new development with of up to 45,000 sqm new shopping and leisure floor space and 25,000-30,000 sqm of business floorspace. We will meet our target of 4000 new homes and a minimum of 1,400 affordable housing units by working with the local community, registered providers and private developers to deliver new homes. We will also meet the London plan target of 5,000 new jobs by encouraging more offices, hotels, small businesses and developing the evening economy and cultural activities. There could be tall buildings on some sites in the core area where this helps stimulate regeneration and creates a distinctive place. We will set out in detail which sites are appropriate, sensitive and inappropriate for tall buildings through the supplementary planning document/opportunity area framework.

The regeneration of the opportunity area will create a highly integrated and efficient public transport hub. This will include an improved Northern line station with a new ticket hall and improved access to platforms; while additional lifts would provide sufficient capacity, there is an aspiration that access should be via escalators. There will be enhanced conditions for bus and rail users and an improved interchange between the various modes. All development will be phased to ensure that the funding is available so that the necessary transport capacity and improvements can be delivered in time to accommodate the new residents, businesses and leisure activities in the opportunity area. Existing subways will be removed and replaced by surface pedestrian crossings creating a more attractive and safe environment with priority for public transport users,

cyclists and walkers over the car. A minimum level of car parking and limitations on traffic will reduce pollution. A new and improved street layout including public open spaces will be created allowing those who live and work in the area to move around easily and safely. We will work with Transport for London and Network Rail to bring forward these improvements and will have due regard to the detailed principles set out in the Elephant and Castle Development Framework (2004), or any development plan documents or updated supplementary planning documents which may from time to time be adopted to guide development in this opportunity area.

Elephant and Castle will be a leading example for sustainable development. It will meet the highest possible environmental standards through using low and zero carbon technologies, including renewable energy sources, heat network and combined heat and power and sustainable approaches to water management, reducing waste and controlling noise and air quality.

We are working with the local community, Greater London Authority, businesses including local traders, land owners, the London Development Agency, Transport for London, Lambeth Council, the Cross River Partnership, English Heritage, the Primary Care Trust, and developers to make the Elephant and Castle a successful place.

The vision for the area is expressed spatially on the key diagram. The key diagram is a graphical representation of the main elements of the vision, such as improvements to transport infrastructure and the creation of a new town centre, to be delivered in the area.

The Elephant and Castle SPD seeks to meet the following objectives:

3.2.2 Theme 1: Town centre: Shopping, business and hotels

- Strengthen the Elephant and Castle as a major shopping destination by increasing the amount of shopping space by up to 45,000sqm in the town centre.
- Provide a vibrant mix of activities in the town centre, ensuring it is busy throughout the day and evening.
- Reinforce retail activities on the main roads leading into the town centre.
- Improve the evening economy and the variety of arts, cultural and entertainment offer by providing more cafes and restaurants as well as new leisure and cultural facilities.
- Renew business space in the area and encourage the development of an enterprise culture and inward investment by providing more opportunities for local people and small and medium sized businesses (SMEs).
- Regenerate railway arches, enabling their use for a mix of uses including business, retail and community uses.
- Ensure that new retail and business opportunities generate around 5,000 new jobs.

3.2.3 Theme 2: High quality homes: Providing more and better homes

- Deliver at least 4,000 (net) new homes over the period 2011-2026.
- Provide at least 1,400 affordable homes over the period 2011-2026.
- Provide at least 1,400 private homes over the period 2011-2026.
- Ensure that at least 10% of new homes have 3 or more bedrooms and that all new homes provide good quality accommodation and have generous room sizes.
- Help address needs for student housing, whilst ensuring that a mix and choice of housing types is available in all character areas.

3.2.4 Theme 3: Wellbeing: Social and community infrastructure

- Ensure that new development promotes healthy and active lifestyles.
- Transform leisure opportunities by building a new leisure centre, including a new swimming pool.
- Provide more and improved educational, health and community facilities which meet the needs of existing and future residents.
- Support the growth of London South Bank University and the London College of Communication.

3.2.5 Theme 4: Transport and movement: Better connections and an integrated public transport hub

- Improve bus, tube and rail facilities and the pedestrian connections between them, ensuring that necessary increases in capacity are provided to support development.
- Improve the Northern Line station by providing a new ticket hall and increased capacity to platforms.
- Replace subways with surface level crossings.
- Minimise the amount of car parking provided.
- Reduce the impact of the viaduct and main roads as a barrier to pedestrian and cycle movement and use development opportunities to provide a high quality network of pedestrian and cycle links which are attractive, safe and easy to use.

3.2.6 Theme 5: Built environment: Attractive neighbourhoods with their own character

- Promote a high quality public realm which is safe, secure and attractive.
- Ensure that the design, scale and locations of new buildings contributes to reinforcing and creating neighbourhoods which have distinctive character and a sense of place.
- Create a positive identity for the town centre which reflects its status as a major destination in south London and potential to appeal to a wide catchment.
- Conserve and enhance the historic environment and use the heritage of places as an asset to promote positive change.

3.2.7 Theme 6: Natural environment: Sustainable use of resources

- Promote a network of high quality open spaces which have a range of functions including recreation, children's play, sports and food growing.
- Maximise and extend ecological diversity through promoting nature conservation in new and existing spaces, high quality landscaping, tree planting and a network of green routes.
- Reduce the impact of development on the environment, minimising greenhouse gas emissions and enabling adaptation to climate change and managing pollution, waste and flood-risk.

3.2.8 Theme 7: Delivery: Making regeneration happen

- Continue to work with key stakeholders including the local community, landowners, developers and Transport for London (TfL) to deliver the vision and objectives of the SPD.
- Provide mechanisms to ensure that physical and social infrastructure needed to support the expanded residential and worker population at the Elephant and Castle is delivered in a timely manner.
- Ensure that comprehensive redevelopment does not compromise safety and maximises opportunities to make use of vacant sites on an interim basis.

- To monitor and review the delivery of SPD policies annually to inform phasing of future development and delivery of infrastructure.

3.2 SPD policies

3.3.1 The draft SPD sets out a number of policies which seek to balance housing growth, with growth in other areas such as retail, business, leisure provision, arts and culture and social infrastructure. The vision focuses on the elements that make Elephant and Castle distinctive and through the set of policies, seeks to draw on the strengths of these areas. This sustainability appraisal gives due consideration to social, economic and environmental effects of the opportunity area-wide policies. Under the SEA Directive, we are only required to assess the likely significant effects of the plan, not all possible effects.

3.3.2 The draft SPD also describes nine character areas in the opportunity area and sets out a range of detailed policies within each character area to guide development. The policies comprise of the following: Land uses; Transport and movement; Built environment (public realm, built form and building heights); and Natural environment.

3.3.3 The 20 area-wide policies set out in the SPD provide comprehensive coverage of the main issues to be addressed in the opportunity area. The SA therefore assesses the sustainability impacts of these in detail. As is noted above, the SPD also provides guidance for nine character areas. These provide an additional layer of guidance on the detailed application of the area-wide policies. It is not considered that the character area guidance generates additional sustainability impacts which have not been already identified through the appraisal of the area-wide policies. For example, policy 1 identifies that 10% of retail floorspace should be provided as affordable floorspace in large applications. This is reiterated in policies 21 and 25 which provide guidance for the central character area and Heygate Street respectively. Policy 8 emphasises that proposals for education space will be supported and this is reiterated in policies 21 and 49 which relate to the central character area and the Enterprise Quarter. In view of this, it has not been considered necessary to undertake a detailed appraisal of the character area guidance.

3.3.1 The SPD area-wide policies are set out below:

Policy 1	Shopping
Policy 2	Markets
Policy 3	Hotels
Policy 4	Jobs and Businesses
Policy 5	New Homes
Policy 6	Arts, Culture, Leisure and entertainment
Policy 7	Sports Facilities
Policy 8	Higher Education and Student Housing
Policy 9	Community Facilities
Policy 10	Public Transport
Policy 11	Walking and Cycling
Policy 12	Parking
Policy 13	Servicing and Deliveries
Policy 14	Transport Mitigation

Policy 15	Public Realm
Policy 16	Built Form
Policy 17	Building Heights
Policy 18	Open Spaces
Policy 19	Energy, water and waste
Policy 20	S106 Planning Contributions and the Community Infrastructure Levy

4 Context and Baseline

4.1 Links to other policies, plans and programmes

- 4.1.1 The SPD needs to take into account a wide range of other policies, plans and programmes. Identifying and reviewing these documents is an important element of the SA process, as it can help to shape the SPD, as well as pointing to particular issues and problems that need to be tackled.
- 4.1.2 A considerable number of relevant documents were identified at the international, national, regional and local levels as part of the Scoping Report. Since the consultation on the Scoping report, additional or more recent documents of relevance have been identified and these have been included in the table set out in **Appendix 2**.

4.2 Summary of Baseline Information

- 4.2.1 The aim in collecting baseline information is to assemble data on the current state of the area and the likely future state. The information then provides the basis for predicting and monitoring effects. Collecting baseline information is also a way of identifying sustainability problems and alternative ways of dealing with them. In order to structure the baseline information in this report, this is presented in relation to the sustainability objectives (see section 5.3 for a list of the SA objectives). The **Baseline Information background paper** sets out the baseline data and information that has been collected to inform the preparation of the draft SPD Policies. The baseline data is presented in the form of indicators. The objectives were used to focus and refine the range of indicators, one or two indicators being sought for each objective.
- 4.2.2 Both qualitative and quantitative data has been used to inform the baseline analysis. Quantitative data has been taken from monitoring and research activities currently being carried out by a variety of organisations. Qualitative information is more often based on judgement and is particularly useful for objectives that relate to the character and quality of the built environment. The SA Guidance advises an approach to baseline data collection that includes a combination of both types of data.

Problems in collecting baseline data

- 4.2.3 Problems arose because in some instances where data did exist it was often either at the wrong geographical scale e.g. borough/regional/national or held over insufficient time to show a trend. There was also a case where some baseline data was no longer being collected. Where qualitative data has been used, it has not always been possible to provide an analysis of trends.
- 4.2.4 Monitoring is carried out more frequently for some indicators than others. In addition, some of the gaps in data still remain. In the future, if data is still not available for some of the indicators it may be more appropriate to select alternative indicators. However, in some cases where there are no suitable indicators relating to an objective, the objective itself may need to be revised or deleted.
- 4.2.5 The baseline data has been used to describe the current social, economic and environmental characteristics. Where possible, data specific to the area has been used, and where this is not available, data for the borough as a whole has been used. A summary of the baseline information is provided below.

Baseline Information

Transport and movement

- 4.2.6 The area includes a complex road junction system, which forms part of the London Inner Ring Road. The two intersections route traffic arriving from and heading to the south-east of England along the A2 —the New Kent Road and the Old Kent Road — and towards the south of England on the A3 as well as splitting traffic into the West End via St George's Road, and the City of London via London Road and Newington Causeway at the northern intersection. Newington Butts and Walworth Road adjoin the southern intersection.
- 4.2.7 There are two tube stations serving the Northern and Bakerloo lines. Three lifts are provided in the Bakerloo Line station and two in the Northern Line station. Interchange between the two stations is via a passageway connecting the northbound Bakerloo Line platform to the southbound Northern Line platform.
- 4.2.8 The shopping centre is connected to the mainline rail station which serves Thameslink and Southeast Trains. Thameslink trains run from Brighton to Bedford, whilst South-Eastern Trains operate throughout south east London and Kent.
- 4.2.9 Elephant and Castle is a significant bus interchange, with 24 bus services travelling through the area, eight of which terminate there. The bus stops for these services are widely distributed around all of the approach roads to Elephant and Castle. However, the majority of bus services use either the bus stops located between the shopping centre and the London College of Communication, or the bus stops on New Kent Road.
- 4.2.10 In partnership with Transport for London, the southern roundabout was replaced with a T-junction signalised road system at the junction of Walworth Road and Newington Butts and pedestrian subways were also removed.. The scheme was completed in April 2011. These works have delivered significant improvements both for pedestrians, who can now cross the roads at surface level, and for cyclists who now benefit from new cycle lanes and advanced stop lanes at junction.

Homes and population

- 4.2.11 The opportunity area falls wholly or partly within the Borough and Bankside Community Council and the Walworth Community Council areas. The Borough and Bankside Community Council area comprises of Chaucer and Cathedrals wards. Around 31,000 people in 14,000 households live in these wards. Walworth Community Council comprises of Newington, East Walworth and Faraday wards which fall wholly or partly within the opportunity area boundaries. Around 40,000 people live in 17,000 households in these areas. According to GLA projections, the population of Walworth Community Council will almost double in size by 2029 and the population of Borough and Bankside will demonstrate a similar trend by increasing by around 40%.
- 4.2.12 In 2001 the top two most populous ethnic groups in the Walworth and Bankside and Borough Community Council areas were White British and Black or Black British (African) with the majority of the Black British population residing in the East Walworth and Chaucer wards.
- 4.2.13 Owner occupation forms only a minority of the housing stock in both areas. In Walworth, only 15% of all properties across the area are owned outright or owned with a mortgage with over 59% of the stock is socially rented and the remaining 26% in the private rented-sector. In Borough and Bankside, 18% of all properties across the area are

owned outright or owned with a mortgage. Little over half of the stock is socially rented with the remaining 30% in the private rented-sector. Flats account for the majority of the stock in both community council areas, at over 80% in Walworth and 90% in Borough and Bankside.

4.2.14 Parts of the East Walworth ward rank in the 10% most deprived areas in the country in the 2010 Index of Multiple Deprivation levels. Parts of Faraday and Newington rank in the 20% most deprived areas in the country. The Borough and Bankside wards are less deprived in comparison (see Figure 7).

Jobs

4.2.15 The number of people claiming out of work benefits in and around the opportunity area is higher than the Southwark average with a claimant stock of 7,505 working age residents (13.7%). In all of the wards there are more people on employment support allowance/incapacity benefit (a total of 3,390 claimants) than people on Job Seekers Allowance (2,625) as their main benefit, indicating above average levels of ill-health and disability.

4.2.16 In 2009 there were 1.45 jobs per working age resident in Elephant and Castle, compared to 1.18 in Southwark and 0.9 in London. The strongest industry sectors in Elephant and Castle are business administration and support services, professional, scientific and technical, public administration and other. Real estate, renting and business activities is the strongest growth sector.

4.2.17 The number of people claiming out of work benefits is higher than the Southwark average with a claimant stock of 7,505 working age residents (13.7%) 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 (a total of 3,390 claimants) than people on Job Seekers Allowance (2,625) as their main benefit, indicating above average levels of ill-health and disability.

4.2.18 The wards within the Opportunity Area experience a high level of crime. The wards have high score levels of between 10-40% for crime deprivation.

Parks and open spaces

4.2.19 The area has a limited range of open spaces, consisting mainly of small parks. The north west of the area contains the largest park, Geraldine Mary Harmsworth Park (5.6ha). This space provides sports pitches, such as netball, tennis and basketball courts, five-a-side football, a children playground and informal games area.

4.2.20 There is currently 11ha or 0.70ha of public park provision per 1,000 population within the area. This is below the borough average of 0.91ha per 1,000 population. There is currently 6.4ha of designated natural green space (Sites of Importance for Nature Conservation) on two sites: Geraldine Mary Harmsworth Park and Victory Community Park.

4.2.21 Once a large churchyard, St Mary's has been transformed into an extremely popular and well used park. It has been completely re-landscaped, providing playground facilities, and an open plaza.

Social and community infrastructure

- 4.2.22 There are four secondary schools that fall within or adjacent to the opportunity area. These are the Notre Dame RC Girls School, St. Saviours and St. Olave's School, the Globe Academy and the Walworth Academy. The Elephant and Castle opportunity area straddles two of the council's primary school planning zones. To the north there is the Borough and Bankside planning zone and to the south there is the Walworth planning zone. There are 20 primary schools located within these two planning zones.
- 4.2.23 The five wards which cover the opportunity area contain 12 After school clubs, 3 Breakfast clubs, 5 day nurseries, 7 pre-school playgroups, such as the Rockingham Play Association and 13 registered childminders. There are also a range of play facilities available for children within the existing open spaces.
- 4.2.24 Health and disability deprivation varies across the opportunity area. The most deprived areas are in Newington and East Walworth ward whereas the least deprived areas are further south within Faraday ward.
- 4.2.25 There are eight GP surgeries in or adjacent to the opportunity area. The PCT has several premises in the area in and around the opportunity area, including Walworth Clinic and the Aylesbury Health Centre on the Aylesbury Estate.
- 4.2.26 Life expectancy for men living in the wards of the Opportunity Area is similar to England's average life expectancy, however life expectancy for women is higher than England's average. Women living in Chaucer and Cathedrals have a much higher life expectancy than those living in the other three wards. Mortality from cancer is significantly higher in East Walworth, Faraday and Newington wards compared with Chaucer and Cathedrals (for all ages, as well as under 75 year olds) and East Walworth ward had a much higher incidence of mortality from coronary heart disease compared to the other wards.
- 4.2.27 There is a high level of overweight children in the area compared to the rest of the borough. In 2009/10, Walworth community council area had the fourth highest percentage of overweight children in the borough (Body Mass Index 25-29.9). The area rates 4th out of 8 community council areas in Southwark in terms of the percentage level of obese children (BMI greater than 30). Adult obesity rates are on average 22% in the area compared to 24.2 % for England as a whole. The rates vary from ward to ward, with East Walworth having a higher rate compared to Chaucer.
- 4.2.28 People living in the Cathedrals and Chaucer wards (aged 16+) are reported to have a higher level of eating healthily compared to those living in East Walworth, Newington and Faraday wards and England as a whole. Healthy eating is defined as those who consume 5 or more portions of fruit and vegetables per day.

5 Sustainability Issues and Objectives

5.1 Sustainability Issues

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

- **Offices and Employment**
 - The need for local office space
 - Needs of Small and Medium Enterprises (SMEs)
 - Micro-businesses
 - Opportunities for large office space
 - Core strategy targets
 - Types of offices and employment
 - The potential for hotels
 - Provision of Markets
- **Retail and Leisure**
 - The type and mix of retail and leisure provision
 - The relationship with other centres
 - Viability
 - Location and phasing
 - Amount and location of affordable space
 - Impact of development on existing traders
 - Markets
 - Accessibility
 - Local shops and shopping parades
- **Education**
 - The plans of higher and further education institutions in the area and the wider role they can play
 - Schools –new primary provision may be needed in the future
- **Social Infrastructure**
 - Health - need for an extended health care centre
 - Libraries
 - Culture and tourism
 - Community Space including places of worship, general meeting space and resource space
 - Police facilities
 - Concentration versus dispersion
 - Co-location and flexibility of spaces
 - Voluntary and community sector premises
- **Physical Infrastructure**
 - Energy – district network/Code for Sustainable Homes/BREEAM
 - Water – reducing demand for potable water/flood resistant design/ SUDS/ sewerage
 - Waste minimisation and management - reduce/reuse/recycle/recover
- **Green Infrastructure**
 - Open spaces and public realm
 - Play and amenity space
 - Green links and corridors
 - Trees
 - Greening buildings – roofs/facades
 - Allotments
- **Housing**

- Amount of housing/housing targets
- Split – type/tenure, need for family homes
- Space standards
- Affordable housing – social and intermediate
- Student housing
- Improving council and RSL stock to be warm, safe and dry
- Decent homes standards
- Amenity space
- Energy efficiency
- Location – density and distribution/access to transport
- Impact of residential use on adjacent non-residential and commercial uses
- **Transport**
 - Public transport provision – buses/rail/underground/accessibility/capacity
 - Walking and cycling – routes/facilities
 - Roads – congestion/parking/pollution/air pollution
 - Phasing of development
- **Tall buildings/Built environment/Heritage**
 - London Plan designation as appropriate for tall buildings
 - Changes since the Elephant and Castle 2004 strategy
 - Alterations to the London View Management Framework
 - Conservation Areas and sensitive receptors
 - Characterisation
 - Heritage assets under threat or at risk from neglect or decay or development pressures
 - Areas of significantly degraded townscape character, or at risk of further loss or erosion quality
 - Historic areas/assets that may suffer from poor access
 - Traffic congestion, air quality, noise pollution and other problems affecting enjoyment of the historic environment
 - Locations and height – impact on microclimate/views/public realm/existing development
 - Density and distribution of development
 - Impact of very tall buildings
- **Phasing**
 - Impact of phasing on deliverability/viability of proposals
 - Impact on area/community/businesses
 - Interim uses

5.2 What is the likely future of Elephant and Castle without the SPD?

- 5.2.1 A planning framework is needed for the area to coordinate growth, directing development to those areas in which is appropriate and desirable, and protecting areas which are sensitive, such as conservation areas. Many of the neighbourhoods which comprise the opportunity area have a distinct character. Development should aim to reinforce the sense of distinctiveness and help create a sense of place.
- 5.2.2 To help reinforce the distinctiveness of the various character areas, detailed guidance is needed on a range of issues including building heights and the location of tall buildings, shops and the type of retailing on offer and the location of business and cultural space.
- 5.2.3 Growth needs to be supported by appropriate social and community infrastructure and detailed guidance is needed identify social needs and establish the most appropriate locations. The open space and public transport infrastructure will also need to be upgraded.

5.2.4 Successful implementation of growth in the opportunity area will require coordination among key delivery agencies, including the council and Transport for London (TfL), development partners, the local community and businesses, the Homes and Community Agency (HCA), Southwark NHS and others. An overarching planning document is needed to help combine the aspirations and strategies of those who have a stake in the area, to ensure that the phasing and delivery of growth is coherent and ensure that impacts can be addressed at the appropriate time.

5.3 Sustainability Objectives

5.3.1 Eighteen 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 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 mitigate and adapt to the impacts of climate change
SDO 7	To improve the air quality in Southwark
SDO 8	To minimise the (impact of) ambient noise environment
SDO 9	To reduce waste and maximise use of waste arising as a resource
SDO 10	To encourage sustainable use of water resources
SDO 11	To maintain and enhance the quality of land and soils
SDO 12	To protect and enhance the quality of landscape and townscape
SDO 13	To conserve and enhance the historic environment and cultural assets
SDO 14	To protect and improve open spaces, green corridors and biodiversity
SDO 15	To reduce vulnerability to flooding
SDO 16	To provide everyone with the opportunity to live in a decent home
SDO 17	To increase walking, cycling, public transport and reduce car journeys
SDO 18	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	<p>SDO3: To improve the health of the population</p> <p>Will it promote and facilitate healthy living and active lifestyles? Will it reduce health inequalities? Will it promote non-polluting forms of transport? Will it improve access to health and social care/treatment?</p>	<p>3.1 3.2 3.3 3.4 3.5 3.6 3.7</p>	<p>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</p>
Crime and Community Safety	<p>SDO4: To reduce the incidence of crime and the fear of crime</p> <p>Will it improve safety and security? Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?</p>	<p>4.1 4.2 4.3 4.4</p>	<p>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</p>
Social Inclusion and Community Cohesion	<p>SDO5: To promote social inclusion, equality, diversity and community cohesion</p> <p>Will it help support voluntary sector and promote volunteering? Will it support active community engagement? Will it support a diversity of lifestyles? Will it address equality's groups?</p>	<p>5.1 5.2 5.3</p>	<p>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</p>

Sustainability Issue	Sustainability Objective and Questions	Sustainability Indicators	
Mitigation of and adaption to climate change	<p>SDO6: To mitigate and adapt to the impacts of climate change</p> <p>Will it reduce consumption of energy? Will it use renewable sources of energy? Will it help local people cope with hotter drier summers and warmer wetter winters? Will it mitigate against the urban heat island effect?</p>	6.1 6.2 6.3 6.4	<p>CO2 emissions and energy consumption (break down by source/type)</p> <p>No. of extreme weather events by type</p> <p>No. of hospital admissions as a result of extreme weather</p> <p>SAP rating of borough's housing stock</p>
Air Quality	<p>SDO7: To improve the air quality in Southwark</p> <p>Will it help to reduce emissions of PM10, NO2? Will it encourage a reduction in amount and length of journeys made by car?</p>	7.1 7.2 7.3	<p>Number of days of high pollution</p> <p>Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air</p> <p>Annual average concentrations and number of daily exceedences of PM10 in air</p>
Noise	<p>SDO8: To minimise the (impact of) ambient noise environment</p> <p>Will it help to minimise the ambient noise environment? Will it improve the soundscape of the area? Will it introduce new noise sources to the area?</p>	8.1 8.2	<p>Number of Priority Areas in the Borough.</p> <p>The number of persons affected by a noise level above 55 dB(A) Lden</p>
Waste Management	<p>SDO9: To reduce waste and maximise use of waste arising as a resource</p> <p>Will it promote the reduction of waste during construction / operation? Will it minimise the production of household and commercial waste? Will it promote sustainable processing of waste?</p>	9.1 9.2 9.3	<p>Municipal waste land-filled (tonnes)</p> <p>Residual household waste per household (tonnes)</p> <p>Percentage of municipal waste sent for reuse, recycling and composting</p>

Water Resources	<p>SDO10: To encourage sustainable use of water resources</p> <p>Will it encourage reuse of water? Will it maximise use of rainwater or other local water supplies? Will it reduce discharges to surface and groundwater?</p>	<p>10.1</p> <p>10.2</p>	<p>Average domestic and commercial potable water consumption (l/head/day)</p> <p>Water quality measure</p>
Soil and Land Quality	<p>SDO11: To maintain and enhance the quality of land and soils</p> <p>Will it encourage the remediation of land identified as potentially contaminated? Will it prevent further contamination of soils?</p>	<p>11.1</p> <p>11.2</p>	<p>Number of contaminated sites</p> <p>Number of contaminated sites not remediated</p>

Quality in Design	<p>SDO12: To protect and enhance the quality of landscape and townscape</p> <p>Will it have a negative impact on important strategic/local views?</p> <p>Will it improve the quality of public spaces and street?</p> <p>Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the public domain?</p>	12.1 12.2 12.3	Satisfaction with local area People who can identify with their local area Building for Life Assessments
Conservation of the Historic Environment	<p>SDO13: To conserve and enhance the historic environment and cultural assets</p> <p>Will it involve the loss or damage to historic buildings and remains and their setting?</p> <p>Will it improve the historic value of places?</p> <p>Will it promote the historic environment and also contribute to better understanding of the historic environment?</p>	13.1 13.2 13.3 13.4 13.5 13.6	Amount of Southwark covered by Conservation Area or APZ Numbers of heritage assets in the borough on the English Heritage 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	<p>SDO14: To protect and improve open spaces, green corridors and biodiversity</p> <p>Will it encourage development on previously developed land?</p> <p>Will it improve the quality and range of open spaces?</p> <p>Will it improve access to open space and nature?</p> <p>Will it improve the quality and range of habitat for wildlife?</p> <p>Will it avoid harm to protected and priority species?</p>	14.1 14.2 14.3 14.4 14.5 14.6 14.7 14.8	Change in quantity of open space (ha) Resident satisfaction with open space Change in SINCS and LNRs Change in quality of open space (ha) Open space deficiency Deficiency in access to nature Number /types of habitats No. of green roofs/facades
Flood Risk	<p>SDO15: To reduce vulnerability to flooding</p> <p>Will it minimise the risk of and from flooding?</p> <p>Will it protect and improve flood defences and allow them to be maintained?</p>	15.1 15.2	Number of flooding incidents (including sewer flooding) Condition of flood defences
Housing	<p>SDO16: To provide everyone with the</p>	16.1	Amount of homes in the borough (by type/tenure)

	<p>opportunity to live in a decent home</p> <p>Will it contribute towards meeting housing need, in particular affordable housing and family homes?</p> <p>Will it improve the supply and range of housing?</p> <p>Will it contribute towards improving the quality of homes and the living environment?</p> <p>Will it reduce overcrowding?</p>	<p>16.2</p> <p>16.3</p> <p>16.4</p> <p>16.5</p> <p>16.6</p> <p>16.7</p>	<p>Percentage of households living in temporary accommodation</p> <p>No. of households in housing need</p> <p>No. of households on housing register</p> <p>No. of households unintentionally homeless and in priority need</p> <p>Income to average house price ratio</p> <p>No. of families living in overcrowded properties</p>
Sustainable Transport	<p>SDO17:</p> <p>To increase walking, cycling, public transport and reduce car journeys</p> <p>Will it reduce car use?</p> <p>Will it promote walking and cycling?</p> <p>Will it reduce the number and length of journeys?</p> <p>Will it improve public transport?</p> <p>Will it reduce road traffic accidents?</p>	<p>17.1</p> <p>17.2</p> <p>17.3</p>	<p>Estimated traffic flows per annum (mil.vehicle km)</p> <p>The number of people killed or seriously injured in road traffic collisions</p> <p>Proportion of personal travel made on each mode of transport overall and by equalities groups</p>
Infrastructure	<p>SDO18:</p> <p>To provide the necessary infrastructure to support existing and future development</p> <p>Will it provide enough social infrastructure ?</p> <p>Will it provide enough physical infrastructure?</p> <p>Will it provide enough green infrastructure?</p>	<p>18.1</p> <p>18.2</p> <p>18.3</p> <p>18.4</p>	<p>No. and type of existing infrastructure (social, physical and green)</p> <p>Capacity of existing infrastructure (social, physical and green)</p> <p>No. and type of proposed infrastructure (social, physical and green)</p> <p>Capacity of future infrastructure (social, physical and green)</p>

6.3 Comparison of the Sustainability Objectives

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

Objective	SDO1	SDO2	SDO3	SDO4	SDO5	SDO6	SDO7	SDO8	SDO9	SDO10	SDO11	SDO12	SDO13	SDO14	SDO15	SDO16	SDO17	SDO18	
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
SDO 17	✓		✓		✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
SDO 18	✓		✓			✓	✓	✓	✓	✓		?	?	?	✓	✓	✓	✓	✓

✓	positive impact
	no significant impact
?	uncertain impact

6.3.2 The compatibility of SDO 6: To mitigate and adapt to the impacts of climate change and SDO 9: To reduce waste and maximise use of waste arising as a resource with SDO12: To protect and enhance the quality of landscape and townscape and SDO13: To conserve and enhance the historic environment and cultural assets score an uncertain result as the impact will depend upon implementation. The careful application of renewable technologies and waste disposal facilities will be needed to ensure that quality in design or the setting of the historic environment is not compromised.

6.3.3 An uncertain impact is also given for SDO 18: To promote the necessary infrastructure to support existing and future development against the following objectives:
 SDO12: To protect and enhance the quality of landscape and townscape
 SDO13: To conserve and enhance the historic environment and cultural assets
 SDO14: To protect and improve open spaces, green corridors and biodiversity

The impact will depend on the provision of new infrastructure being implemented in a sensitive manner, although such impacts are likely to be short term and temporary in nature. Suitable mitigation measures will need to be identified to offset any adverse impacts.

7 SPD ISSUES AND OPTIONS

7.1 Compatibility of the SA objectives against the Elephant and Castle SPD/OAPF objectives

7.1.1 An assessment of the compatibility of the SA objectives against the Elephant and Castle SPD 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 5**.

7.2 What options have been considered and why?

7.2.1 The Core Strategy DPD has set the level, general quantum and spatial pattern of development in the borough and the SPD cannot change this spatial strategy but can set out further guidance on implementing the policies in the Core Strategy.

7.2.2 PPS12 sets out that “Sustainability Assessment should inform the evaluation of alternatives. Sustainability Assessment should provide a powerful means of proving to decision makers, and the public, that the plan is the most appropriate given reasonable alternatives” (para 4.43.)

7.2.3 In deciding on a range of options we initially considered:

- **How Elephant and Castle fits into the wider picture:** The options needed to fit into the overall strategy to accommodate growth in the borough set out in the Core Strategy. The likely impacts on neighbouring centres and the strategic fit with Southwark’s strategies for other centres in the borough, impacts on deprivation, Southwark’s Sustainable Community Strategy and the objectives of the core strategy.
- **How realistic the options were to seek to address the sustainability issues identified in the SA scoping report:** For example, for new retail provision we considered the quantum of space to be provided, the format of units, the character of retail offer, the need for small or independent units etc
- **Current aspirations:** We reviewed the initial ideas for the redevelopment of the Heygate Estate and the shopping centre to understand current aspirations. We need to ensure that we work with landowners and developers to bring forward schemes that will have positive benefits for the area and we considered whether the options would be able to achieve this.

7.2.4 Each option was assessed for its ‘reasonableness’ prior to being taken forward for appraisal. This involved considering a series of questions:

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

7.2.5 There is not necessarily one single way of meeting the needs of people who live and visit the area. Some of the different options may be more sustainable than others and, in order to ensure that the SPD contributes to sustainable development as far as possible, three different options were assessed.

Option A: Business as usual

7.2.6 Establishing the business-as-usual scenario involved asking how current policies, practices and trends might change in the future in the absence of any active intervention through an SPD. The 21 identified issues were evaluated in terms of growth already committed or planned in the Core Strategy, existing transport proposals; and the continuation of certain trends (e.g. in terms of levels of job creation). In this option we set out the following in relation to 21 identified issues:

- 1 **Shopping and the town centre:** We would seek to promote the consolidation of the town centre and provision of new retail space in line with the Core Strategy. However there would be uncertainty on the timing and delivery of new retail floorspace. It may be difficult to mitigate loss of small units or take into account issues associated with displacement of existing occupiers.
- 2 **Business and Jobs:** We would aim to provide 5,000 new jobs and up to 25,000sqm of new office space and also maintain the function of the enterprise quarter and the higher education function of LSBU. Hotel proposals would be considered on their merits.
- 3 **Police Facilities:** We would work with the police over the plan period to help ensure that their needs can be met. There are no current plans to cease using the Manor Place police station or the pathology labs on Walworth Road. Without design guidance it would also be more difficult to ensure that spaces are safe and secure.
- 4 **Health:** New proposals for health facilities would be decided using policies in the Core Strategy and saved Southwark Plan. There would be no opportunity to highlight the potential need for health facilities over the life of the Plan. We would rely on the Core Strategy to promote healthy living, but there would be less opportunity to promote measures which improve health such as open space and food growing.
- 5 **Libraries:** The existing Newington Library on Walworth Road would be retained.
- 6 **Schools and further education:** There is a pressure for new secondary places which we are planning to meet by the provision of the new 5FE Aylesbury Academy in Walworth and a new 5FE academy in Rotherhithe, which is currently the subject of negotiations with the Department for Education. The forecasts for the Borough and Bankside planning zone do not show a shortfall of primary school places in the next few years but the Walworth planning zone forecast shows greater growth than Borough and Bankside and we will be responding to this growth with a combination of temporary bulge classes and permanent additional places. LSBU and University of the Arts continue to aspire to increase student numbers, although recent changes in higher education funding may reduce growth potential.
- 7 **Early Years provision:** Planning proposals for early years facilities would be treated in line with existing policy in the Core Strategy and saved Southwark Plan. Without an SPD there would be no opportunity to highlight potential future needs.
- 8 **Faith Premises:** We would consider faith premises within the context of adopted policies in the Core Strategy and saved Southwark Plan. New community uses would need to provide an element of dual use to ensure that they were available for use by the wider community.

- 9 **Community meeting space, arts and cultural provision:** We would rely on policies in the Core Strategy and the saved Southwark Plan to make decisions on arts, cultural or community use. There would be no opportunity to highlight the importance of these uses at Elephant and Castle or provide encouragement for new proposals.
- 10 **Leisure:** It would become more difficult to deliver a new leisure centre. Without enabling residential development, there may not be sufficient funding for the centre.
- 11 **Housing:** Aim to provide 4,000 new homes on development sites throughout the Opportunity area. However there would be uncertainty on the timing and delivery of new homes and it would be more difficult to coordinate delivery with increased transport capacity. Fewer homes may be built as a result.
- 12 **Student Homes:** Rely on adopted policy for student homes which would involve assessing each scheme on its merits.
- 13 **Energy and Utilities:** Implement the London Plan energy hierarchy and Core Strategy targets – minimum CfSH level 4; BREEAM excellent and 20% reduction in CO2 using renewables. Developers liaise with Thames Water, EDF and other utilities providers.
- 14 **Building Heights:** Without a tall buildings strategy, the council would be reliant on guidance in the Core Strategy and saved Southwark Plan policies. The Strata Tower and consented London Park Hotel would remain the most prominent tall buildings in the area. It would be more difficult to ensure that tall buildings form a coherent cluster and relate well to one another.
- 15 **Open Space:** Protect existing open spaces and take opportunities to improve public spaces as they arise. It would be more difficult to pool s106 obligations and deliver improvements without a strategy.
- 16 **Public Realm:** Continue to improve public spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes. Without an SPD improvements to the public realm may or may not happen. There will be no timescale or strategy for delivery.
- 17 **Public Transport:** Land would be safeguarded for a public transport route. Improvements would be likely to comprise incremental improvements to address frequency and reliability of bus routes and the environment around the train station. However there would be less certainty around delivery timescales and mechanisms which would put the regeneration of the opportunity area at serious risk.
- 18 **Cycling and Walking:** Facilitate incremental improvements to the cycling and pedestrian environment. Without a strategy it would be more difficult to bring about a step change in the quality of public realm and pedestrian and cycle routes.
- 19 **Road Network:** The southern roundabout removal work is completed. Incremental improvements to the road network would be made. The public realm may continue to be dominated by car use. It would be more difficult to create a high quality public realm in which pedestrians and cyclists have priority. It is likely that there would not be sufficient funding to implement needed improvements on the northern roundabout or London Road.

- 20 **Parking:** We would rely on the parking standards in the Southwark Plan, the London Plan and Southwark's Sustainable Transport SPD (maximum of 0.4 spaces per residential unit and car free within a CPZ; new shopping space would have up to 1 space per 75sqm).
- 21 **S106 and Phasing:** This option would continue applying the s106 SPD standard charges to help mitigate impacts from new development, however they may not be sufficient to mitigate the impacts on the capacity of infrastructure. Without an SPD there is uncertainty whether necessary infrastructure will be provided on time as there will be no timescale or strategy for delivery.

Option B: Managed growth: A major new town centre destination

7.2.7 In this option, the character of the central area of the Opportunity Area would become much more like a major town centre, because at present it is not fulfilling its role to its full potential. A critical mass of new shopping and leisure space would be provided creating a destination and new shopping option for Southwark residents. The Heygate development site would be developed for a mix of uses which include a significant amount of new retail space. The Enterprise Quarter would also become more mixed use, with the introduction of residential use.

- 1 **Shopping and the town centre:** The shopping centre site would be the focus for the regeneration of the town centre with the aspiration that it is redeveloped or remodelled. The amount of shopping space in the centre would substantially increase. Across the centre, we would promote up to 25,000sqm of new shopping space on the Heygate site. New comparison goods shopping space would be provided drawing shoppers from a wider catchment. The option would help retain expenditure which leaks outside the borough. New retail provision would be made on the Heygate estate. Because the amount of space would increase substantially, there would be scope to require a proportion of new space to be provided for independent occupiers or tenants displaced through redevelopment of the shopping centre.
- 2 **Business and Jobs:** There would be an increase in business space including space suitable for small and medium sized enterprises (SMEs). We would promote new business space on the Heygate estate as well as in the existing clusters around Newington Causeway, the viaduct adjacent to Robert Dashwood Way and St George's Circus to promote a more mixed use town centre. Flexible space and a range of formats would be required to help meet the needs of SMEs i.e. 'incubator' space, or 'follow-on' space for more established businesses. We would maintain the function of the enterprise quarter and higher education function of LSBU. We would promote the creation of new specialist business activity between education establishments and the business sector. New hotel space on the Heygate development site would be promoted.
- 3 **Police Facilities:** The need for a new police facility would be kept under review and issues that arise would be able to be addressed. We would be able to highlight the opportunity to redevelop the pathology lab on Walworth Road.
- 4 **Health:** Within the larger town centre redevelopment there will be greater opportunity to provide new health provision if PCT / local GPs require it. We would indicate that the need for new facilities should be considered through environmental impact assessments. There would be an opportunity to promote measures which improve health such as a new park on the Heygate development site, green routes and opportunities for food growing.

- 5 **Libraries:** Investment would be made to improve existing library provision to ensure it can accommodate with projected increase in population and also enable more or a shared use facilities for other community activities. .
- 6 **Schools and further education:** Monitor demand for primary and secondary school places and any investment focused on improving existing primary school facilities. We would work with the universities to help ensure that their need for new facilities can be met. Growth of the universities in turn will benefit the regeneration of the opportunity area.
- 7 **Early Years provision:** We would keep need for additional pre-school facilities under review and highlight the fact that need may rise over the plan period.
- 8 **Faith Premises:** We would consider faith premises within the context of adopted policies in the Core Strategy and saved Southwark Plan. The SPD would highlight the potential for new community uses to include an element of dual use to ensure that they were available for use by the wider community.
- 9 **Community meeting space, arts and cultural provision:** We would continue to review need for new community premises for shared use. Some additional community use would be provided on the Heygate development site. We would put in place criteria to ensure that provision of arts, cultural and tourism uses can be actively managed. We would highlight the role which the local universities play in providing arts, cultural and tourism use.
- 10 **Leisure:** The Leisure Centre would be redeveloped. A mixed use proposal on the existing leisure centre site could help fund provision of a new centre.
- 11 **Housing:** At least 4,000 new homes provided. There would be more certainty over this as we would be able to ensure that infrastructure is upgraded to cope with increased demand. Additional guidance would be needed to ensure that new residential use does not impact on existing businesses, particularly in the Enterprise Quarter.
- 12 **Student Homes:** This option would indicate that the council would work with the local universities to ensure that their needs for student housing are met. We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration of student homes.
- 13 **Energy and Utilities:** All large developments would include CHP and district/communal heating and also require development to connect to a future district heating system (or to be able to connect in the case of smaller sites).
- 14 **Building Heights:** Promote clusters of tall buildings. We would test the impact of tall buildings and put in place criteria to ensure that the impacts of these can be managed. Criteria would help ensure that tall buildings do not coalesce to form a single mass and help create a more legible environment by using building heights to emphasis gateways, key locations adjacent to public transport and important routes and spaces.
- 15 **Open Space:** Improve existing open spaces and promote a network of open spaces with links to the public realm with the promotion of a range of typologies of open space, including space for food growing and quiet space. A new park would be provided on the Heygate development site which would create an attractive and flexible public open space to be used by residents, visitors and business users and be a destination/focal point. The potential new space could create new places for outside activities and events, which all contribute to the

distinctiveness of the area. We would provide robust guidance on trees, seeking to ensure that these are retained where possible or that appropriate replacements are made.

- 16 Public Realm:** Pedestrian links from the shopping centre across the railway arches through to Elephant Road would be promoted. Improved permeability and active frontages promoted around the LSBU campus and London College of Communication. Promote a new public space on the Heygate site and landscaping around a redeveloped shopping centre with outdoor markets which would provide a bench mark for future high quality public realm and open space in the area and 'anchor' the revitalisation of the area. New public realm would link across to the commercial/educational Enterprise Quarter area to the north. The subways on the northern roundabout would be removed and replaced with surface level crossings.
- 17 Public Transport:** We would work with TfL to deliver improvements to the reliability and frequency of bus routes, improvements made to the interchange between buses, tube and train and improvements to be made to the northern ticket hall and access to the platforms. Improvements would ensure that there is sufficient capacity to accommodate an increase in the number of homes and trips.
- 18 Cycling and Walking:** We would continue existing emphasis on improvements and priority for cyclists and pedestrians. This option would also improve pedestrian links and overall permeability and the removal of the northern roundabout with the removal of the subways, creating new surface level crossings around the northern roundabout in order to maximise the transformation of the public realm increasing the number of walking and cycling trips and contributing to transforming the character of the town centre. This option would also promote opening up and activating the railway arches creating a route through linking shopping centre to Elephant Road to the east and St. Mary's churchyard to the west
- 19 Road Network:** Improvements would be delivered in the Enterprise Quarter such as removing vehicular traffic from Keyworth Street, improving pedestrian priority at St George's Circus; relocating the bus standards on Southwark Bridge Road; reducing vehicular priority at key gateways (Southwark bridge Road, Thomas Doyle St, Ontario Street). The area around the northern roundabout would become much more accessible for pedestrians. London Road would be converted into a public transport only corridor and St George's Road would revert to two-way working.
- 20 Parking:** Providing car free development (other than disabled parking, car club parking and essential operational only for retail and commercial)
- 21 S106 and Phasing:** This option would introduce a s106 tariff for the area, to ensure that the impacts of new development appropriately mitigate and address the large scale infrastructure improvements required to cater for the projected increase in population and jobs. With a SPD there is more certainty on when infrastructure will be provided as there will be timescales and a strategy for delivery.

Option C: Managed growth: A district centre which meets local needs

- 7.2.8 In this option, the town centre would be regenerated, but with a smaller increase in shopping space. New shopping space would meet the needs of a smaller and more local catchment area. The Heygate development site would be redeveloped as a primarily

residential scheme. The Enterprise Quarter would remain primarily in commercial and educational use.

- 1 **Shopping and the town centre:** This option would focus regeneration of town centre uses around the shopping centre. The amount of retail development would be less than in option B and would seek to meet the needs of a much more local catchment. Because less additional space would be provided, it would be difficult to provide space for independent retailers or accommodate tenants displaced from the shopping centre. The Heygate redevelopment would focus on creating a new residential quarter.
- 2 **Business and Jobs:** As in option B, the council would promote retention of space but little additional would be provided. No additional space would be provided on the Heygate development site. Fewer overall jobs would be created as less non-residential space would be provided. In turn, local SMEs would not benefit to the extent that would be possible under Option B.
- 3 **Police Facilities:** This option is the same as Option B.
- 4 **Health:** This Option is the same as Option B.
- 5 **Libraries:** This Option is the same as Option B.
- 6 **Schools and further education:** This Option is the same as Option B
- 7 **Early Years provision:** This Option is the same as Option B.
- 8 **Faith Premises:** This Option is the same as Option B
- 9 **Community meeting space, arts and cultural provision:** This option is similar to option B. Unlike in Option B however, no additional arts and cultural space would be located on the Heygate development site.
- 10 **Leisure:** This Option is the same as Option B
- 11 **Housing:** This option is similar to option B, with the difference that the Heygate development site would be a largely residential quarter. Fewer homes would be provided in the Enterprise Quarter. The result of the latter however is that it is likely that the area around Newington Causeway would not benefit from regeneration. This is because office land values are much lower than residential use values and because demand for office space is not sufficient to sustain very large office schemes.
- 12 **Student Homes:** This Option is the same as Option B
- 13 **Energy and Utilities:** This Option is the same as Option B
- 14 **Building Heights:** In this option, building heights would be lower than in Option B, at a medium height of around up to 60m. This would be below the threshold of the view of the Palace of Westminster from the Serpentine Bridge. Heights on the Heygate development site would also be lower corresponding with its status as a primarily residential quarter rather than a part of the town centre.
- 15 **Open Space:** In addition to improving existing open spaces and promoting a network of open spaces and a range of typologies of open space a new open space on the Heygate site would be promoted as a quieter break out space and an amenity for local residents.

- 16 **Public Realm:** This option is similar to option B. Public realm around the Heygate development site would have a very different feel than in Option B. It would be less lively during the daytime and in the evening and because of that would not feel as safe to be in. Public realm improvements in the Enterprise Quarter may not happen if the area around Newington Causeway is not regenerated.
- 17 **Public Transport:** This Option is the same as Option B.
- 18 **Cycling and Walking:** This Option is the same as Option B.
- 19 **Road Network:** This Option is the same as Option B.
- 20 **Parking:** Parking Medium amount of car parking – 0.25 for residential, and no parking for retail and leisure use. This option would ensure that a limited amount of residential car parking is provided. This could help make development more viable. Keeping the amount of parking available for retail and leisure use very low would ensure that impacts on the road network are minimised.
- 21 **S106 and Phasing:** This Option is the same as Option B.

7.3 What have the options identified?

- 7.3.1 The appraisal evaluated the sustainability of the proposed options using the Sustainability Appraisal Framework set out in section 6. Each option was assessed in detail to determine whether it supported or conflicted with each sustainability objective, the size of impact and how this may change over time. Each detailed assessment was supported by comments to explain or clarify the rating and a summary of its overall impact. The following tables summarise the possible impacts of each set of options. The detailed analysis can be found in **Appendix 5**.
- 7.3.2 The results of the appraisal showed that the overall social, environmental and economic impacts of Option B were more positive than for Options A and C.
- 7.3.3 The appraisal for Option A obtained more uncertain impacts as there would be more uncertainty on the timing and delivery of new development in the absence of guidance and a strategy for the area and consequently, and there was more uncertainty whether the necessary infrastructure to support existing and future development could be secured.
- 7.3.4 Option B presented more of a regenerative approach to the growth of the area. It not only promoted the protection and enhancement of existing assets and facilities, but also a higher level of growth in the area by focusing more on consolidating Elephant and Castle and the Walworth Road as a major town centre through the promotion of a diverse mix of uses within the central area.
- 7.3.5 The appraisal of Option B received a higher number of major positive impacts through the promotion of a higher quantum of retail and business floorspace in comparison to the other two spatial options. The appraisal of Option B including the promotion of a higher level of retail floorspace, in the central area, which would attract more shoppers from further away and in turn had more positive impact on creating employment opportunities, promoting increased leisure opportunities, and providing more opportunities for supporting SMEs and local businesses with the potential for the generation of new skills.
- 7.3.6 While this growth will increase demand for energy, water and generate more waste and traffic these impacts can all be mitigated by other policies in the SPD and also adopted

policies in the Southwark Plan and Core Strategy which seek to reduce car parking, set energy guidance and design guidance. While the impacts of Option C can also be mitigated against, overall Option B will have more sustainability benefits in the long term than Option C in terms of job creation, community cohesion, providing local services and community facilities, improving walking and cycling routes, and reducing crime and fear of crime.

Sustainability Objectives

Option A : Business as Usual

Establishing the business-as-usual scenario involves asking how current policies, practices and trends might change in the future in the absence of any active intervention through the SPD. The issues are evaluated in growth already committed in the core strategy, existing transport proposals; and the continuation of certain trends (e.g. in terms of levels of job creation).

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
SDO 1:To tackle poverty and encourage wealth creation	✓	✓?	-	-	-	-	-	-	?	-	✓	✓	-	?	-	-	-	-	-	-	-	✓	1. Shopping and the town centre	
SDO 2:To improve the education and skill of the population	✓	✓	-	-	✓?	✓	✓?	-	?	?	✓	✓	-	-	-	-	-	-	-	-	-	✓	2. Business and Jobs	
SDO 3:To improve the health of the population	✓	?	-	✓?	-	-	-	-	-	✓	✓	✓	✓	-	✓?	✓	✓	✓	✓?	?	✓	✓	3. Police Facilities	
SDO 4:To reduce the incidence of crime and the fear of crime	?	?	?	-	-	-	-	-	-	-	-	-	-	-	-	✓	?	?	-	-	-	✓	4. Health	
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓?	?	-	✓	✓?	✓	✓	✓?	✓?	✓	✓	-	-	-	✓	-	-	-	-	-	✓	5. Libraries	
SDO 6:To mitigate and adapt to the impacts of climate change	X	X	-	-	-	-	-	-	-	-	X?	X?	✓?	-	✓?	-	✓?	✓?	✓?	?	✓?	✓?	6. Schools and Further Education	
SDO 7:To improve the air quality in Southwark	X	X	-	-	-	-	-	-	-	-	X?	X?	✓?	-	✓?	-	✓?	✓?	✓?	X?	✓?	✓?	7. Early Years Provision	
SDO 8: To minimise the (impact of) ambient noise environment	X	X	-	-	-	-	-	-	-	-	X?	X?	?	-	✓?	✓	-	✓?	✓?	X?	✓?	✓?	8. Faith Premises	
SDO 9:To reduce waste and maximise use of waste arising as a resource	X	X	-	-	-	-	-	-	-	-	X?	X?	✓✓	-	-	-	-	-	-	-	-	✓?	9. Community meeting space, arts and cultural facilities	
SDO 10:To encourage sustainable use of water resources	X?	X?	-	-	-	-	-	-	-	-	X?	X?	✓✓	-	-	-	-	-	-	-	-	✓?	10.. Leisure	
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓	-	✓	?	-	-	-	?	✓?	✓?	11. Housing	
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	-	-	-	✓	-	-	-	-	?	?	?	?	✓?	?	-	✓?	-	?	✓?	✓?	12. Student homes	
SDO 13: To conserve and enhance the historic environment and cultural	?	?	-	-	-	-	-	-	-	-	?	?	?	?	-	?	-	-	-	-	✓	✓	13. Energy and Utilities	
																							14. Building Heights	
																							15. Open Spaces	
																							16. Public Realm	
																							17. Public Transport	
																							18. Cycling and Walking	
																							19. Road Network	
																							20. Car parking	
																							21. S106 and Phasing	
																							Key	
																							✓✓	major positive
																							✓	minor positive
																							XX	major negative

Sustainability Objectives	Option B : Managed growth: A major new town centre destination																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
SDO 1:To tackle poverty and encourage wealth creation	✓✓	✓	-	-	-	-	-	-	✓	✓	✓✓	✓	✓	✓	-	-	-	-	-	-	✓	1. Shopping and the town centre
SDO 2:To improve the education and skill of the population	✓	✓	-	-	✓	✓	✓?	-	?	✓	✓	✓	-	-	-	-	-	-	-	-	✓	2. Business and Jobs
SDO 3:To improve the health of the population	✓	✓	-	✓	-	-	-	-	-	✓	✓	✓	✓✓	-	✓?	?	✓	✓	?	?	✓	3. Police Facilities
SDO 4:To reduce the incidence of crime and the fear of crime	✓	✓	✓?	-	-	-	-	-	-	-	✓	-	-	-	✓?	✓✓	?	✓	-	-	✓?	4. Health
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓?	-	✓	-	✓?	✓	✓	✓	✓✓	✓✓	-	✓	✓	✓	-	-	-	-	✓	5. Libraries
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓✓	-	✓✓	✓?	✓	✓	?	?	-	6. Schools and Further Education
SDO 7:To improve the air quality in Southwark	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	✓	✓?	?	✓	?	✓	-	7. Early Years Provision
SDO 8: To minimise the (impact of) ambient noise environment	✓?	✓?	-	-	-	-	-	?	?	?	X?	X?	?	-	?	✓?	-	✓	✓	?	-	8. Faith Premises
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓✓	-	-	-	-	-	-	-	-	9. Community meeting space, arts and cultural facilities
SDO 10:To encourage sustainable use of water resources	X?	X?	-	-	-	-	-	-	?	?	✓	✓	✓✓	-	-	-	-	-	-	-	-	10.. Leisure
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓✓	-	✓	✓	-	-	-	-	✓	11. Housing
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓✓	-	?	-	-	-	-	✓?	✓?	✓?	✓?	?	?	✓	✓✓	✓	✓	✓✓	✓	✓	12. Student homes
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	-	-	✓	-	-	-	✓	-	✓✓	✓?	?	✓	✓	✓✓	-	✓	-	✓	✓	13. Energy and Utilities
SDO 14: To protect &	✓✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓✓	✓✓	-	✓	-	✓	✓	14. Building Heights
																						15. Open Spaces
																						16. Public Realm
																						17. Public Transport
																						18. Cycling and Walking
																						19. Road Network
																						20. Car parking
																						21. S106 and Phasing
																						Key ✓✓ major positive
																						✓ minor positive
																						XX major negative
																						X minor

Sustainability Objectives	Option C: Managed growth: A district centre which meets local needs																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
SDO 1: To tackle poverty and encourage wealth creation	✓	✓?	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	1. Shopping and the town centre
SDO 2: To improve the education and skill of the population	✓	✓	-	-	✓	✓	✓?	-	?	✓	✓	✓	-	-	-	-	-	-	-	-	✓	2. Business and Jobs
SDO 3: To improve the health of the population	✓	?	-	✓	-	-	-	-	-	✓	✓	✓	✓	-	✓?	?	✓	✓	?	?	✓	3. Police Facilities
SDO 4: To reduce the incidence of crime and the fear of crime	✓	?	✓?	-	-	-	-	-	-	-	✓	-	-	-	?	✓?	?	✓	-	-	✓?	4. Health
SDO 5: To promote social inclusion, equality, diversity and community cohesion	✓?	?	✓?	-	✓	-	✓?	✓	✓	✓	✓	✓	-	✓	?	✓	-	-	-	-	✓	5. Libraries
SDO 6: To mitigate and adapt to the impacts of climate change	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	✓?	✓?	✓	✓	?	✓?	-	6. Schools and Further Education
SDO 7: To improve the air quality in Southwark	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	✓?	✓?	?	✓	?	✓	-	7. Early Years Provision
SDO 8: To minimise the (impact of) ambient noise environment	✓?	✓?	-	-	-	-	-	-	?	?	X?	X?	?	-	?	✓?	-	✓	✓	?	-	8. Faith Premises
SDO 9: To reduce waste and maximise use of waste arising as a resource	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	-	-	-	-	-	-	-	9. Community meeting space, arts and cultural facilities
SDO 10: To encourage sustainable use of water resources	X?	X?	-	-	-	-	-	-	?	?	✓	✓	✓	-	✓	-	-	-	-	-	-	10. Leisure
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓	-	✓	✓	-	-	-	-	✓	11. Housing
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	-	-	-	✓	-	-	✓?	✓?	✓?	✓?	?	✓?	✓?	✓	✓	✓	✓	✓	✓	12. Student homes
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	-	-	✓	-	-	-	✓	-	✓	✓?	?	✓	✓?	✓	-	✓	-	✓	✓	13. Energy and Utilities
SDO 14: To protect &	✓?	✓?	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	✓	-	✓	✓	14. Building Heights
																						15. Open Spaces
																						16. Public Realm
																						17. Public Transport
																						18. Cycling and Walking
																						19. Road Network
																						20. Car parking
																						21. S106 and Phasing
																						Key ✓✓ major positive
																						✓ minor positive
																						XX major negative
																						X minor

8 EFFECTS OF THE DRAFT SPD POLICIES

8.1 How has sustainability been considered in the development of the SPD policies?

- 8.1.1 It is considered that the findings contained in this report will help to improve the sustainability of the SPD objectives. 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 have also provided a good basis for determining whether or not the draft policy 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 SPD 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 judgement of the likely sustainability impacts of proceeding with any policy over the short, medium and long term. The judgement is made with reference to what the sustainability objective is trying to achieve and the possible impact a proposed action may have. Impacts of strategic policies may be hard to predict at the local level but once more detailed information is available it will be easier to establish mitigation measures.

8.2 Elephant and Castle draft SPD

- 8.2.1 The draft SPD sets out our preferred approach for guiding development in the area. We have generally taken forward Option B from section 7 of this report. The results of the Issues and Options SA showed that the overall impact of Option B was more positive in terms of social, economic and environmental impacts than for Options A and C.
- 8.2.2 The draft SPD sets out a number of policies which seek to balance housing growth, with growth in other areas such as retail, business, leisure provision, arts and culture and social infrastructure. The vision focuses on the elements that make Elephant and Castle distinctive and through the set of policies, seeks to draw on the strengths of these areas.
- 8.2.3 We have set out 20 draft policies (see section 3.3.1) in order to seek to achieve sustainable development and direct spatial growth in Elephant and Castle.
- 8.2.4 The following table summarises the possible impacts of the draft policies. The detailed analysis can be found in **Appendix 6**.

Sustainability Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
SDO 1: To tackle poverty and encourage wealth creation	✓✓	✓	✓	✓✓	✓✓	✓	✓	✓	✓	✓	-	✓	-	✓	✓	-	✓	✓	✓	✓	1. Shopping
SDO 2: To improve the education and skill of the population	✓	✓	✓	✓✓	✓	✓	✓	✓	✓	-	-	-	-	-	✓	-	-	✓	✓	✓	2. Markets
SDO 3: To improve the health of the population	✓	✓	✓	✓	✓	?	✓✓	✓	✓	✓	✓	✓	-	✓	✓	-	?	✓✓	✓	✓	3. Hotels
SDO 4: To reduce the incidence of crime and the fear of crime	?	-	✓?	✓?	✓?	✓	✓	-	✓	✓	✓	-	-	✓	✓✓	✓	-	✓	-	✓?	4. Jobs and Businesses
SDO 5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓✓	✓✓	✓	✓	✓✓	✓✓	✓	✓	-	-	✓	✓✓	-	-	✓✓	✓	✓	5. New Homes
SDO 6: To mitigate and adapt to the impacts of climate change	X?	✓	X?	X?	X?	?	?	?	?	✓	✓	✓	-	✓✓	✓✓	✓	?	✓	✓✓	✓	6. Arts, Culture, Leisure and entertainment
SDO 7: To improve the air quality in Southwark	X?	✓	X?	X?	X?	?	?	?	?	✓	✓	✓	-	✓✓	✓✓	✓	?	✓	✓	✓	7. Sports facilities
SDO 8: To minimise the (impact of) ambient noise environment	X?	?	X?	X?	X?	?	?	?	?	-	✓	✓	✓	✓✓	✓✓	✓	?	✓	?	-	8. Higher Education and Students
SDO 9: To reduce waste and maximise use of waste arising as a resource	X?	?	X?	X?	X?	?	?	?	?	-	-	-	✓	✓✓	-	?	?	-	✓✓	-	9. Community facilities
SDO 10: To encourage sustainable use of water resources	✓	?	✓	✓	✓	?	?	?	?	-	-	-	-	-	-	-	✓	?	✓✓	-	10. Public Transport
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	✓	✓✓	-	✓	✓?	✓	✓	Key ✓✓ major positive
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓	✓?	✓?	✓?	✓?	✓?	✓?	✓?	✓	✓✓	✓	✓	✓	✓✓	✓	✓	✓✓	?	✓	✓ minor positive
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	✓✓	✓?	?	?	?	-	✓	✓	✓	?	✓✓	✓	✓✓	✓✓	?	✓	XX major negative
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓	✓	✓	✓	?	✓	✓	✓	-	✓	✓	-	?	✓✓	✓	✓	✓✓	✓?	✓	X minor negative
SDO 15: To reduce vulnerability to flooding	✓	-	✓	✓	✓	✓	✓	✓	✓	-	-	✓	-	-	✓	?	✓	✓	✓	-	? uncertain
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	✓✓	-	✓	-	-	-	-	?	-	-	-	-	✓✓	-	✓✓	✓	- no significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓	✓	✓✓	?	✓	✓	✓	✓✓	✓✓	✓✓	-	✓✓	✓✓	✓	✓	✓	-	✓	
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓✓	✓✓	?	-	✓✓	✓✓	?	?	✓✓	✓✓	

8.3 What are the significant positive effects of the SPD?

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

8.3.2 The results of the appraisal showed a major positive impact for the following policies:

Policy 1	Shopping
Policy 4	Jobs and Businesses
Policy 5	New Homes
Policy 7	Sports Facilities
Policy 8	Higher Education and Students
Policy 9	Community Facilities
Policy 11	Walking and Cycling
Policy 14	Transport Mitigation
Policy 15	Public Realm
Policy 18	Open Spaces
Policy 19	Energy, water and waste

Policy 15 scored the highest number of major positive impacts. This policy aims to create an attractive environment by linking spaces together and creating a defined town centre area. An improved environment will help attract more inward investment to the area as well as providing an improved landscape and townscape.

Policies 14, 18 and 19 scored the second highest number of major positive results. **Policy 14** requires transport assessments to demonstrate how developments can mitigate their impact upon transport infrastructure. Improvements to the transport infrastructure are required in order to accommodate the proposed growth. Planning obligations will be sought to improve the highway network, upgrade pedestrian and cycle facilities and fund public transport improvements, where necessary. **Policy 18** encourages high quality landscaping to be incorporated into developments, which should reinforce the character and distinctiveness of the surroundings. A high quality network of open spaces will enhance the quality and appearance of the area, and also ensure more people have access to parks, gardens and recreation and meet the needs of a growing population in a built up area. **Policy 19** requires the adopted policy requirements of a minimum CfSH level 4; BREEAM excellent and 20% reduction in CO₂ using renewables to be achieved in new developments. This will help to ensure new development is of a very high environmental standard which will help to reduce contributions to climate change through good design. The future introduction of a local heating network will improve energy efficiency and result in less CO₂ emissions.

Policy 5 scored several major positive results. Varying densities across the town centre will help to reduce inequalities and promote social inclusion, equality, diversity and community cohesion by improving the quality of accommodation. Requiring at least 35% of new homes to be affordable and at least 35% to be private will contribute towards the objective of creating more mixed and balanced communities.

Policies 7, 8 and 9 scored major positive results for improving health, and promoting social inclusion, equality, diversity and community cohesion. By promoting more provision of sports facilities, supporting the development of more higher education facilities and supporting new community facilities in the area, this will help provide the necessary social infrastructure to support a growing population.

Policy 1 and **Policy 4** also scored several major positive results. New shopping and business space will result in new job opportunities for local people and boost the local economy, having a positive impact upon addressing poverty and encouraging wealth creation. The promotion of a range of shop unit sizes and flexible space, to include affordable units will help support new business start-ups and independent retailers in the area. The town centre would also become much more distinctive with the provision of new mixed use buildings containing shopping floorspace. The remodelling of the shopping centre will help to enhance the look and character of the town centre, in addition to the inclusion of active uses along the main roads which will help to enhance the wider townscape and create a more attractive, and functional town centre.

Policy 11 scored several major positive results for promoting relating to promoting improvements to walking and cycling routes which will improve the townscape by providing a safer, more accessible, comfortable and attractive environment. In addition, the policy would help to maximise the number of walking and cycling trips and help to minimise the need to travel by car and minimising impacts on the road network.

The following sustainability objectives also scored a high number of major and minor positive scores overall:

- SDO 1 To tackle poverty and encourage wealth creation
- 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 12 To protect and enhance the quality of landscape and townscape
- SDO 13 To conserve and enhance the historic environment and cultural assets
- SDO 17 To increase walking, cycling, public transport and reduce car journeys
- SDO 18 To provide the necessary infrastructure to support existing and future development

The positive results reaffirm the benefits of regeneration that the SPD policies are seeking to achieve alongside the implementation of policies in the Core Strategy DPD and the saved Southwark Plan policies.

8.4 What are the significant negative effects of the SPD?

8.4.1 In total, there are four SDOs that show potential minor negative impacts. These are:

- SDO 6 To mitigate and adapt to the impacts of climate change
- SDO 7 To improve the air quality in Southwark
- SDO 8 To minimise the (impact of) ambient noise environment
- SDO 9 To reduce waste and maximise use of waste arising as a resource

The following policies showed a minor negative impact against SDO6, SDO7, SDO8 and SDO9:

- Policy 1** Shopping in the town centre
- Policy 3** Hotels
- Policy 4** Jobs and Businesses
- Policy 5** New Homes

8.4.2 The reason for the negative result is that the quantum of new development is likely to have negative impacts in both construction and operation upon climate change, air quality and noise as a result of an increase in carbon emissions from energy consumption and traffic. The development will also increase the amount of waste produced. However, the development will be necessary in order to regenerate the area. Negative impacts can be addressed through suitable mitigation measures such as the requirement to reduce carbon

emissions through implementing the energy hierarchy, the proposed district heating network and the application of the core strategy policies and supplementary planning documents.

8.5 Uncertain impacts

- 8.5.1 The impact of several policies scored as uncertain against the sustainability objectives. Further details can be found in the individual appraisal of each policy but the uncertain scores were largely due to mitigation being required and/ or the impact being dependant on the detailed design of developments, which will not be known until the pre-application stage.

8.6 Cumulative impacts

- 8.6.1 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.
- 8.6.2 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.
- 8.6.3 The cumulative impact of policies with a minor negative or uncertain impact could result in a major negative impact overall. It is difficult to assess the extent of such impacts at this stage in the process with the lack of detailed information on individual sites. Providing that suitable mitigation measures are applied to individual proposals it is considered that the potential negative impacts will remain minor and, with the development of new technologies and regulations, could even be reduced further over time. Cumulative impacts may also be positive – for example several minor positive impacts on open space and biodiversity could lead to a major positive impact for the area as a whole.
- 8.6.4 The cumulative impacts of the policies will need to be kept under review through the monitoring process and assessment of planning applications to measure the success of implementing the policies and inform any amendments that may be needed to policies and guidance.

8.7 Proposed mitigation

- 8.7.1 Where the SA identified potential shortcomings of particular policies, mitigation measures are proposed to help off-set the negative impacts. Many of these mitigation measures are policy requirements in either the Core Strategy or Supplementary Planning Documents (SPDs) such as the Sustainable Transport SPD, Residential Design Standards SPD, Sustainable Design and Construction SPD and Sustainability Assessment SPD. For example: Strategic Policy 13 in the Core Strategy, which sets out the council's targets for development to minimise their impacts upon climate change.
- 8.7.2 Some of the negative impacts will be mitigated through other policies in the LDF.

8.8 Uncertainties and risks

- 8.8.1 The conclusions that were reached in undertaking the SA were a result of qualitative (i.e. subjective) judgement, albeit by planning professionals within the Council. Where possible,

the quantitative impacts of the SPD policies will be considered in the Annual Monitoring Report.

8.8.2 In addition, predicting the outcome of a potentially complex mix of social, economic and environmental factors is an inherently difficult task to undertake, and can only be undertaken on the basis of the background data that is available. Consequently, there may be some questions about the way some policies were ranked against particular sustainability objectives. However, whilst some individual rankings may possibly be challenged at this level, it is the overall performance of a policy against the Sustainability Framework taken as a whole, which is the most important element to consider.

9 IMPLEMENTATION

9.1 What are the next stages in the plan preparation?

SA PRODUCTION STAGE	TIMETABLE
Preparation of draft sustainability appraisal report to accompany the draft Elephant and Castle SPD	July - October 2011
Consultation on Elephant and Castle SPD and draft sustainability appraisal report.	15 November 2011 to 7 February 2012
Consideration of the responses to the consultation on the Elephant and Castle SPD and draft sustainability appraisal report.	February 2012
Preparation of the Final Sustainability Appraisal report to accompany the final SPD	February/March 2012
Adoption of the SPD and publication of the final sustainability appraisal report.	March 2012

9.2 How will the plan be implemented?

- 9.2.1 The SPD sets out the vision for the type of place Elephant and Castle Opportunity Area should be in the future. The guidance in the SPD will help shape the development of the area for the next 15 years by providing a list of clear objectives to guide development to the right place at the right time. The SPD 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 SPD policies will be achieved through our development management function when we make decisions on planning applications.
- 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 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 will continue to work in partnership with infrastructure providers, including both internal council departments and external agencies, throughout the implementation of the SPD to identify infrastructure required to facilitate the development set out in the plan.
- 9.2.6 We will use s106 planning obligations (or Community Infrastructure Levy) 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 s106 Planning Obligations supplementary planning document (2007) 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

9.3.1 The LDF for Southwark will guide development in the future and is made up of a series of documents, prepared in stages. More information on the LDF can be viewed on the Council's website. This includes the Local Development Scheme which sets out the programme for the production of documents.

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

9.4 Proposals for monitoring

9.4.1 It is important that the SPD 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 SPD. The most appropriate way to monitor the SPD 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 SPD 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 SPD, 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 2
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 6 Appendix 2
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
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 7 and 8 Appendix 5 and 6
i	A description of measures envisaged concerning monitoring in accordance with Article 10	Sections 2 and 9
j	A non-technical summary of the information provided under the above headings.	Non-technical summary

	<p>The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).</p>	<p>Sections 2, 3 and 9</p>
	<p>Consultation:</p> <ul style="list-style-type: none"> • 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). 	<p>Section 2 Appendix 3</p>
	<p>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:</p> <ul style="list-style-type: none"> • 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) 	<p>Section 9</p>
	<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	<p>Section 9</p>
	<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12).</p>	<p>The Quality Assurance Checklist has been followed</p>

APPENDIX 2: RELEVANT PLANS, POLICIES AND PROGRAMMES

International

Policy or Plan	Summary of objectives and targets
Kyoto Protocol to the United Nations Framework Convention on Climate Change (1997)	<ul style="list-style-type: none"> • Limit the emissions of 6 greenhouse gases including: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride. • Reduce greenhouse gas emissions by 5% of 1990 levels by 2008-12. • UK has an agreement to reduce emissions by 12.5% below 1990 levels by 2008/12 and a national goal to a 20% reduction in CO2 emissions below 1990 levels by 2010.
Johannesburg Declaration on Sustainable Development	<ul style="list-style-type: none"> • Promote the integration of the three components of sustainable development — economic development, social development and environmental protection — as interdependent and mutually reinforcing pillars. • Poverty eradication, changing unsustainable patterns of production and consumption and protecting and managing the natural resource base of economic and social development are overarching objectives of, and essential requirements for, sustainable development.

European

Policy or Plan	Summary of objectives and targets
EU Biodiversity Strategy (1998)	This strategy lays down a general framework for developing community policies and instruments to fulfil the community's obligations under the Rio de Janeiro Convention on Biological Diversity. It is developed around four major themes, with specific objectives being determined and implemented for each by means of action plans.
EU Biodiversity Action Plan (2006)	The EU Biodiversity Action Plan addresses the challenge of integrating biodiversity concerns into other policy sectors in a unified way. It specifies a comprehensive plan of priority actions and outlines the responsibility of community institutions and Member States in relation to each. It also contains indicators to monitor progress and a timetable for evaluations. The European Commission has undertaken to provide annual reporting on progress in delivery of the Biodiversity Action Plan.
European Landscape Convention (ratified by the UK Government in 2006)	<p>The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape, and is dedicated exclusively to the protection, management and planning of all landscapes in Europe. The ELC was signed by the UK government on 24 February 2006, ratified on the 21 November 2006, and became binding on 1 March 2007.</p> <p>The convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies</p>

Policy or Plan	Summary of objectives and targets
EU Sixth Environment Action Plan (Sustainable Development Strategy) (2002)	<p>The Sixth EAP identifies four priority areas:</p> <ul style="list-style-type: none"> • Climate change • Nature and biodiversity • Environment and health • Natural resources and waste <p>The Sixth EAP promotes full integration of environmental protection requirements into all community policies and actions and provides the environmental component of the community's strategy for sustainable development. The link is made between environment and European objectives for growth, competitiveness and employment</p>
European Spatial Development Perspective Report (1999)	<ul style="list-style-type: none"> • Limit climate change and increase the use of clean energy • Address threats to public health • Manage natural resources more responsibly • Improve the transport system and land use management • Combat poverty and social exclusion and deal with the economic and social implications of ageing society
EU Sustainable Development Strategy 2002 (revised 2006) (reviewed 2009)	<p>The overall aim of the EU Sustainable Development Strategy is to identify and develop action to enable the EU to achieve a continuous long-term improvement of quality of life through the creation of sustainable communities able to manage and use resources efficiently, able to tap the ecological and social innovation potential of the economy and in the end able to ensure prosperity, environmental protection and social cohesion</p>
EU Directives	
Air Quality Framework (EU Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)	<p>Objective is to improve air quality through out Europe by monitoring certain pollutants and set alert thresholds for specific pollutants. The Framework Directive was followed by daughter directives, which set the numerical limit values, or in the case of ozone, target values for each of the identified pollutants. The daughter directives are to harmonise monitoring strategies, measuring methods, calibration and quality assessment methods to arrive at comparable measurements throughout the EU and to provide for good public information</p>
Assessment of the Effects of Certain Public and Private Projects on the Environment (EIA Directive 85/337/EEC)	<p>The Environmental Impact Assessment Directive (EIA) (85/337/EEC) has been in force since 1985 and applies to a wide range of defined public and private projects, which are defined in Annexes I and II. All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, the national authorities have to decide whether an EIA is needed. This is done by the "screening procedure", which determines the effects of projects on the basis of thresholds/criteria or a case by case examination.</p>
Assessment and Management of Environmental Noise (END Directive 2002/49/EC)	<p>The Environmental Noise Directive or END concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals, complementing existing EU legislation which sets standards for noise emissions from specific sources. The Directive requires:</p> <ul style="list-style-type: none"> • the determination of exposure to environmental noise, through noise mapping • provision of information on environmental noise and its effects on the public • adoption of action plans, based upon noise mapping results, which should be designed to manage noise issues and effects, including noise reduction if necessary • preservation by the member states of environmental noise quality where it is good. <p>The Directive requires mapping and action planning in relation to noise from major roads, major railways, major airports and in agglomerations (large urban areas).</p>

Policy or Plan	Summary of objectives and targets
EU Directives	
Conservation on Natural Habitats and of Wild Fauna and Flora (Directive 92/43/EEC)	<ul style="list-style-type: none"> • Conserve fauna and flora and natural habitats of EU importance. • Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats
Conservation of Wild Birds (Directive 79/409/EEC)	The long term protection and conservation of all bird species naturally living in the wild within the European territory of the Member States (except Greenland).
Energy Performance of Buildings (EU Directive 2002/91/EC)	<p>The objective of this Directive is to promote the improvement of the energy performance of buildings within the Community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness considering;</p> <p>This Directive lays down requirements as regards :</p> <ul style="list-style-type: none"> (a) the general framework for the energy performance of buildings; (b) the application of minimum requirements on the energy performance of new buildings; (c) the application of minimum requirements on the energy performance of large existing buildings that are subject to major renovation; (d) energy certification of buildings; and (e) regular inspection of boilers and of air-conditioning systems in buildings and in addition an assessment of the heating installations in which boilers are more than 15 years old.
Floods Directive (EU Directive 2007/60/EC)	This Directive requires Member States to assess if all water course and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. This Directive also reinforces the rights of the public to access this information and to have a say in the planning process.
Groundwater Directive (EU Directive 2006/118/EC)	<p>This Directive establishes specific measures as provided for in Article 17(1) and (2) of Directive 2000/60/EC in order to prevent and control groundwater pollution. These measures include in particular:</p> <ul style="list-style-type: none"> (a) criteria for the assessment of good groundwater chemical status; and (b) criteria for the identification and reversal of significant and sustained upward trends and for the definition of starting points for trend reversals. <p>This Directive also complements the provisions preventing or limiting inputs of pollutants into groundwater already contained in Directive 2000/60/EC, and aims to prevent the deterioration of the status of all bodies of groundwater.</p>
Landfill Directive 1999/31/EC	<p>The objective of the Directive is to prevent or reduce as far as possible negative effects on the environment from the landfilling of waste, by introducing stringent technical requirements for waste and landfills.</p> <p>The Directive is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health.</p>
Promotion of the use of Biofuels or other Renewable Fuels for Transport (EU Directive 2003/30/EC)	Objective to promote the use of bio-fuels or other renewable fuels to replace diesel or petrol for transport purposes in each Member State, with a view to contributing to objectives such as meeting climate change commitments, environmentally friendly security of supply and promoting renewable energy sources
Renewable Energy (EU Directive 2009/28/EC)	The Directive on renewable energy sets ambitious targets for all Member States, such that the EU will reach a 20% share of energy from renewable sources by 2020 and a 10% share of energy specifically in the transport sector. It also improves the legal framework for promoting renewable electricity, requires national action plans that establish pathways for the development of renewable energy sources including bio-energy, creates cooperation mechanisms to help achieve the targets cost effectively and establishes the sustainability criteria for bio-fuels.
Strategic Environmental Assessment (SEA Directive 2001/42/EC)	Requires the formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. The focus of SEA is environmental effects.
Urban Waste Water Directive	The Council Directive 91/271/EEC concerning urban waste-water treatment was adopted on 21 May 1991. Its objective is to protect the

(91/271/EEC)	environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors (see Annex III of the Directive) and concerns the collection, treatment and discharge of Domestic waste water, Mixture of waste water and Waste water from certain industrial sectors (see Annex III of the Directive)
Waste Framework Directive 75/442/EEC	To set up a system for the co-ordinated management of waste within the European Community in order to limit waste production. Member states must promote the prevention, recycling and conversion of wastes with a view to their reuse.
Policy or Plan	Summary of objectives and targets
EU Directives	
Water Framework Directive (EU Directive 2000/60/EC)	<ul style="list-style-type: none"> • The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater • All inland and coastal waters to reach good ecological status by 2015. • Indicates the importance of applying and developing SUDS policy.

National

Policy or Plan	Summary of objectives and targets
Regulations	
Air Quality Standards Regulations (2010)	<p>These Regulations replace the Air Quality Standards Regulations 2007 implement the following Directives:</p> <p>Directive 2008/50/EC on ambient air quality and cleaner air for Europe (this Directive replaces Council Directive 96/62/EC on ambient air quality assessment and management, Council Directive 1999/30 EC relating to limits for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in ambient air, Council Directive 2000/69/EC relating to limit values for benzene and carbon monoxide in ambient air, Council directive 2002/3/EC relating to ozone in ambient air.) Directive 2004/107/EC relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air.</p>
Building Regulations: England and Wales (Part L – Conservation of Fuel and Power, 2010) and (Part G Sanitation, hot water safety and water efficiency, 2010)	<p>Part L – Conservation of fuel and power The legal framework and Approved Documents for Part L (Conservation of fuel and power) were last revised by amendments that came into effect on 1 Oct 2010.</p> <p>Part G (Sanitation, hot water safety and water efficiency) This section covers the technical guidance contained in Part G (Approved Document G) of schedule 1 of the Building Regulations. It covers the requirements with respect to Sanitation, hot water safety and water efficiency.</p>
Climate Change Act (2008)	<p>The Climate Change Act creates a new approach to managing and responding to climate change in the UK, by:</p> <ul style="list-style-type: none"> • setting ambitious, legally binding targets • raking powers to help meet those targets • strengthening the institutional framework • enhancing the UK's ability to adapt to the impact of climate change • establishing clear and regular accountability to the UK Parliament and to the devolved legislatures
Energy Act 2008	<p>The Energy Act 2008 updates energy legislation to:</p> <ul style="list-style-type: none"> • reflect the availability of new technologies and emerging renewable technologies • correspond with the UK's changing requirements for secure energy supply

	<ul style="list-style-type: none"> protect our environment and the tax payer as the energy market changes
Policy or Plan	Summary of objectives and targets
Regulations	
Environmental Assessment of Plans and Programmes regulations 2004	Provides the regulations for the implementation of the Strategic Environmental Assessment Directive (EU/2001/42/EC) for certain plans and programmes that are likely to have significant environmental impacts
Environmental Noise (England) Regulations 2006 (as amended)	The regulations transpose the EU Directive 2002/49/EC that relates to the assessment and management of environmental noise.
Local Government Act 2000	<p>This act received Royal Assent in July 2000 and is made up of three parts:</p> <ul style="list-style-type: none"> Part I introduces a new power for local authorities to promote the economic, social or environmental wellbeing of an area. Part II requires that all local authorities move away from the traditional committee style of decision making in which all members had a formal decision-making role, to one of four executive models. These are; leader or cabinet, mayor or cabinet, mayor or council manager, or alternative arrangements. Part III introduces a new ethical framework for councils, including a requirement to adopt a code of conduct for members and implement a standards committee. The general functions of the standards committee are to promote and maintain high standards of conduct within the local authority, and to assist members of the authority to observe the code of conduct.
Local Government White Paper: Strong and Prosperous Communities (2009)	The aim of this White Paper is to give local people and local communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a rebalancing of the relationship between central government, local government and local people.
Natural Environment and Rural Communities Act (2006)	The Natural Environment and Rural Communities Act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy. The Act was published by Parliament and is accompanied by a set of explanatory notes, a Regulatory Impact Assessment and a policy statement.
Planning and Compulsory Purchase Act (2004)	The Act received Royal Assent on 13 May 2004 and the provisions of the Act were introduced through a series of Commencement Orders and Regulations. The Act strengthened the focus on sustainability, transparency, flexibility and speed. The aim of the Act is to give effect to the Government's policy on the reform of the planning system, the principal features of which are set out in the policy statement Sustainable communities: Delivering through planning which was published on 23 July 2002.
Planning and Energy Act (2008)	This Act allows local councils to set targets in their areas for on-site renewable energy, on-site low carbon electricity and energy efficiency standards in addition to national requirements. It requires developers to source at least 10% of any new building's energy from renewable sources.
Planning Act (2008)	The Planning Act 2008 was granted Royal Assent on 26 November 2008. The Act introduced a new stream-lined system for decisions on applications to build nationally significant infrastructure projects (NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).
Town and Country Planning Act (1990)	The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales
The Town and Country Planning (Environmental Impact Assessment) Regulations 2010	The regulations consolidate and update the 1999 Environmental Impact Assessment Regulations, as amended, and explains amendments for screening changes and extensions. It also explains the requirement for the competent authority to provide reasons for screening decisions.
The Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008	These Regulations amend the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1991 so that they apply to applications for subsequent approval of matters under conditions attached to planning permissions.

Policy or Plan	Summary of objectives and targets
Regulations	
The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999	These regulations outline the procedure for considering environmental impact when deterring planning permission applications.
The Town and Country Planning (Environmental Assessment and Permitted Development) Regulations 1995	These Regulations are concerned with the further implementation in England and Wales of Council Directive 85/337/EEC.
The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010	This order amends the GDPO 1995 in relation to: <ul style="list-style-type: none"> • Design and access statements • Publicity of planning applications • Time limits for lodging certain planning appeals • Provisions to include on the planning register applications for non-material amendments
The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2008	This order amends the Town and Country Planning (General Development Procedure) Order 1995, which specifies procedures connected with planning applications, appeals to the Secretary of State, and related matters not laid down in the Town and Country Planning Act 1990. It came into force on 6 April 2008.
The Town and Country Planning (General Development Procedure) (Amendment) (No. 2) (England) Order 2006	This Order, which applies to England only, amends the Town and Country Planning (General Development Procedure) Order 1995. It introduces further requirements to consult the Environment Agency before applications for development in certain areas are determined.
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010	This order amends the GPDO 1995 to expand the scope of non-domestic permitted development and amend the procedure by which local authorities make Article 4 Directions. It also gives permitted development rights for buildings used as small scale houses in multiple occupation shared by three to six people, to use as dwelling houses, so that specific planning permission is not required.
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008	This order provides permitted development rights for the installation of specified types of microgeneration equipment including solar PV and solar thermal equipment on or within the curtilage of dwelling houses subject to certain criteria.
The Town and Country Planning (General Permitted Development) Order 1995	The main purpose of this Order is to grant planning permission for certain classes of development without any requirement for an application to be made under Part III of the Town and Country Planning Act 1990.
The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009	These regulations amend the Town and Country Planning (Local Development) (England) Regulations 2004, which make conditions relating to local development planning. Amongst the significant changes, they add the Homes and Communities Agency as a statutory consultee when preparing development plan documents, and remove the requirement for LPAs to consult the Secretary of State for Transport when preparing a Statement of Community Involvement.
The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008	The Regulations amend the Town and Country Planning (Local Development) (England) Regulations 2004 (“the 2004 Regulations”) to simplify and deregulate the local development plan making procedures in England.
The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2005	These rules outline the procedures to be followed for local inquiries into 1) applications for planning permission or 2) the approval of local planning authorities for major developments deemed to have national or regional importance.

Policy or Plan	Summary of objectives and targets
Regulations	
The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992	This Regulation gives further detail to the procedure for appeals against enforced planning obligations.
The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010	This amendment introduces a definition of houses in multiple occupation into the Use Classes Order.
The Town and Country Planning (Use Classes) Order	This Order revokes and replaces the Town and Country Planning Order 1972 as amended by the Town and Country Planning Order 1983.
Planning Policy Statements (PPS)	
Draft National Planning Policy Framework (2011)	<p>The Government is producing a simple national planning policy framework setting out their priorities for the planning system in England in a single, concise document covering all major forms of development proposals handled by local authorities. All the national planning policies set out in PPSs, MPSs, PPGs and MPGs, will be integrated into a single document.</p> <p>The National Planning Policy Framework sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.</p> <p>It will set out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.</p>
PPS1: Delivering Sustainable Development (2005)	PPS1 sets out the Government's vision for planning. The main aims are promoting regeneration, regional, sub-regional and local economies, healthy, safe and crime free places, encouraging land to come forward for development, giving priority to ensuring access for all to jobs, health, education, shops, leisure and community facilities. Putting developments that attract a large number of people, promoting more efficient use of land with higher densities and reducing the need to travel. This requires policies to achieve this.
Planning and Climate Change: Supplement to PPS1 (2007)	<p>To deliver sustainable development, and in doing so a full and appropriate response on climate change, regional planning bodies and all planning authorities should prepare, and manage the delivery of, spatial strategies that:</p> <ul style="list-style-type: none"> • Make a full contribution to delivering Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability; • In providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions; • Deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car; • Secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion; • Conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change; • Reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and • Respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change.

Planning for a Low Carbon Future in a Changing Climate (2010) - Draft Supplement to PPS1	The Government is currently consulting on the proposal to combine and update existing planning policy on climate change and renewable energy from two documents into one. Building from current approaches, the new policy reflects the latest legislative and policy context. The Planning Policy Statement (PPS) will be a supplement to <i>Planning Policy Statement 1: Delivering Sustainable Development</i> (PPS1).
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Policy or Plan	Summary of objectives and targets
Planning Policy Statements (PPS)	
PPS3: Housing (2011) (This version was reissued, to provide technical amendments to Annex B: Definitions, to reflect the introduction of Affordable Rent).	<p>PPS3 sets out the national planning policy framework for delivering the Government's housing objectives.</p> <ul style="list-style-type: none"> • High quality housing that is well-designed and built to a high standard. • A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural. • A sufficient quantity of housing taking into account need and demand and seeking to improve choice. • Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure. • A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate.
PPS4: Planning for Sustainable Economic Development (2009)	The new PPS sets out how planning bodies should, in the wider context of delivering sustainable development, positively plan for sustainable economic growth and respond to the challenges of the global economy, in their plan policies and planning decisions.
PPS5: Planning for the Historic Environment (2010)	This new document retains the principles set out in PPG 15 & 16 with concern to the historic environment and archaeological remains. PPS5 defines those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest as heritage assets. PPS5 covers heritage assets that are both designated (particular procedures apply to decisions that involve them) and those which are not designated but which are of heritage interest nonetheless.
PPS5: Planning for the Historic Environment: Historic Planning Practice Guide	The purpose of this guide is to assist local authorities, owners, applicants and other interested parties in implementing Planning Policy Statement 5 (Planning for the Historic Environment) and to help in the interpretation of policies within the PPS.
PPS9: Biodiversity and Geological Conservation (2005)	<p>PPS 9 sets out that planning, construction, development and regeneration should have the least impacts on biodiversity and they should improve it wherever possible.</p> <p>The objectives are to:</p> <ul style="list-style-type: none"> • Sustain, maintain, restore and enhance biodiversity and environmental resources. • Ensure appropriate assessment is made to protected sites of biological importance. • To accommodate biodiversity within new development, recognising the link between nature conservation and a sense of well-being in the community.
PPS10: Planning for Sustainable Waste Management (2005)	PPS 10 helps implement national waste strategy and provides a framework which allows sufficient for provision waste facilities to meet the needs of the whole community. The framework aims to reduce waste by making sure re-use/recycling facilities are in new developments, and to manage waste as near as possible to its place of production because transporting waste itself has an environmental impact.
PPS12: Local Spatial Planning (2008)	PPS12 sets out government policy on local development frameworks and explains what local spatial planning is, and how it benefits communities. It sets out the key ingredients of local spatial plans and the key government policies on how they should be prepared.

	The guidance should be taken into account by local planning authorities in preparing development plan documents and other local development documents.
PPG13: Transport (2001)	PPG 13 aims to integrate transport and planning by promoting more transport choices to jobs, shopping, leisure facilities and services by public transport, cycling and walking and reducing the need to travel, especially by car. It requires developments that have a large number of trips to be in town centres close to major public transport, to use parking policies to reduce car use, to take the needs of disabled people into account and to improve design, to reduce crime and improve community safety.
Policy or Plan	Summary of objectives and targets
Planning Policy Statements (PPS)	
PPG17: Planning for Open Space, Sport and Recreation (2002)	<p>PPG 17 sets local standards for open space, including both extra provision requirements and standards for existing facilities.</p> <ul style="list-style-type: none"> • Maintain an adequate supply of Open Space by protecting existing facilities (including playing fields), using development opportunities to improve open space and associated facilities, prevent the loss of quality of open space, better management of open space. • New open space should taken into account; accessibility, contribute to town centre vitality, improve the quality of public realm, provision of open space in commercial areas, safety, meet regeneration needs, social inclusion and needs of tourists. • Use planning obligations to alleviate local deficiencies; particularly where quality and/ or quantity is threatened and where local needs are increasing through additions to housing stock
PPS22: Renewable Energy (2004)	PPS22 sets out objectives to reduce carbon dioxide emissions by 60% by 2050, and to keep reliable and efficient energy supplies. The development of renewable energy sources needs to be linked to improvements in energy efficiency. Local planning authorities should adhere to a set of key principles in their approach to planning for renewable energy
PPS23: Planning and Pollution Control (2004)	PPS23 is intended to complement the pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000. PPS 23 works towards minimising the levels of pollution caused by development. The guidance states that LDDs should set out the criteria against which applications for potentially polluting developments will be considered.
PPG24: Planning and Noise (1994)	PPG24 guides local authorities on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise. It also advises on the use of conditions to minimise the impact of noise.
PPS25: Development and Flood Risk (2006)	<p>PPS25 sets out Government policy on development and flood risk. The aim of the guidance is to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.</p> <p>The following needs to be taken into account:</p> <p>Appraising Risk</p> <ul style="list-style-type: none"> • identifying land at risk and the degree of risk of flooding from river, sea and other sources in their areas; • preparing Regional Flood Risk Appraisals (RFRAs) or Strategic Flood Risk Assessments (SFRAs) as appropriate, as free-standing assessments that contribute to the Sustainability Appraisal. <p>Managing risk</p> <ul style="list-style-type: none"> • framing policies for the location of development which avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change; • only permitting development in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding;

	<p>Reducing risk</p> <ul style="list-style-type: none"> • safeguarding land from development that is required for current and future flood management • reducing flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS); • using opportunities offered by new development to reduce the causes and impacts of flooding e.g. surface water management plans; making the most of the benefits of green infrastructure for flood storage, conveyance and SUDS; re-creating functional floodplain; and setting back defences
Policy or Plan	Summary of objectives and targets
Planning Policy Statements (PPS)	
Draft PPS Planning for the Natural and Healthy Environment (2010)	<p>The proposed Planning Policy Statement (PPS) sets out streamlined and consolidated planning policy relating to:</p> <ul style="list-style-type: none"> • Biodiversity and geological conservation • Landscape protection, soil and agricultural land quality and forestry • Coastal access, heritage coast and the undeveloped coast • open space, sport, recreation and play <p>Proposed policy changes relate only to the strategic provision of green infrastructure and to the floodlighting of sports and recreational facilities.</p>
Planning Circulars	
Planning Circular 05/10 Changes to Planning Regulations for Dwelling Houses and Houses in Multiple Occupation (2010)	This circular gives guidance on the planning regulations for dwelling houses and houses in multiple occupation. SI 2010/653 amends the UCO in relation to residential properties. It effectively splits the old C3: Dwellinghouses class into two classes C3: Dwellinghouses and C4: Houses in multiple occupation.
Planning Circular 07/09 Protection of World Heritage Sites (2009)	This circular replaces and expands on the guidance in paragraphs 2.22-2.23 and 6.35-6.37 of <i>Planning Policy Guidance 15: Planning and the Historic Environment</i> (PPG15). It gives advice on the level of protection and management needed for World Heritage Sites, and draws attention to recent legislative measures designed to enhance the protection of these sites.
Planning Circular 04/07 Planning for Travelling Show people	This circular provides updated guidance on planning aspects for travelling show people and how local authorities and travelling show people can work together to achieve that aim. The policies in this circular apply throughout England.
Planning Circular 02/07 Planning for the Strategic Road Network	This circular explains how the Highways Agency (the Agency), on behalf of the Secretary of State for Transport, will participate in all stages of the planning process with Government Offices, regional and local planning authorities, local highway/transport authorities, public transport providers and developers to ensure national and regional aims and objectives can be aligned and met.
Planning Circular 01/06 (ODPM) Planning for Gypsy and Traveller Caravan Sites (2006)	This circular provides updated guidance on the planning aspects of finding sites for Gypsies and Travelers and how local authorities and Gypsies and Travelers can work together to achieve that aim
Planning Circular 05/05 (ODPM)	The purpose of this Circular is to provide guidance to local authorities in England on the use of planning obligations under section 106 of the Town and Country Planning Act 1990.

Policy or Plan	Summary of objectives and targets
Government Strategies	
Air Quality Strategy (2007)	The Strategy: sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; identifies potential new national policy measures which modeling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.
Biodiversity – The UK Action Plan (1994)	The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources. The first lists of Priority Species and Habitats were published by Government in 1995 as part of the UK Biodiversity Action Plan (UK BAP). They included over 300 species of which 11 were butterflies and 53 were moths.
Code for Sustainable Homes: Setting the standard in sustainability for new homes (2008)	The Code for Sustainable Homes (the Code) was introduced to improve the overall sustainability of new homes by setting a single national standard within which the home building industry can design and construct homes to higher environmental standards and offers a tool for developers to differentiate themselves within the market. The Code also gives new homebuyers better information about the environmental impact of their new home and its potential running costs.
Conserving Biodiversity – the UK approach (DEFRA 2007)	This statement has been prepared by the UK Biodiversity Standing Committee ¹ on behalf of the UK Biodiversity Partnership. Its purpose is to set out the vision and approach to conserving biodiversity within the UK's devolved framework for anyone with a policy interest in biodiversity conservation. It sets out an approach to biodiversity conservation that is designed not only to meet the commitment to halt the loss of biodiversity by 2010, but to guide action well into the second decade of the 21st century at a time when the challenges faced by the natural environment are great.
Department of Health Public Health Strategy – healthy lives, healthy people (July 2011)	This policy statement sets out the progress the government has made in developing the new public health system. In doing so the paper sets out how the government expect the reformed public health system to work including: <ul style="list-style-type: none"> • clarifying the role of local authorities and the Director of Public Health in health improvement, health protection and population healthcare; • proposals for who is responsible for commissioning the different public health services; • the mandatory services local authorities will be required to provide; • the grant conditions we expect to place on the local authority public health grant; • establishing Public Health England as an Executive Agency to provide greater operational independence within a structure that is clearly accountable to the Secretary of State for Health; • clear principles for emergency preparedness, resilience and response.
Departments of Health and Transport- Active Travel Strategy 2010	The Department of Health and Department for Transport jointly published a new Active Travel Strategy. The strategy highlights plans to put walking and cycling at the heart of local transport and public health strategies over the next decade. The guiding principles for the strategy are that walking and cycling should be everyday ways of getting around – not just for their own sake but also because of what they can do to improve public health, tackle congestion, reduce carbon emissions and improve the local environment
Heat and Energy Saving Strategy (2009) (Draft)	The Heat and Energy Saving Strategy will help formulate a successful strategy for national and local government to help people individually, and as a part of their community, to heat and power their homes and businesses.
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)	This cross-government strategy is the first step in a sustained programme to support people to maintain a healthy weight. It will be followed by a public annual report that assesses progress, looks at the latest evidence and trends, and makes recommendations for further action.
National Institute for Health and Clinical	The guidance identifies how government policies on alcohol pricing, its availability and how it is marketed could be used to combat

Excellence (NICE):Alcohol-use disorders: preventing harmful drinking	such harm. Changes in policy in these areas is likely to be more effective in reducing alcohol-related harm among the population as a whole than actions undertaken by local health professionals.
National Institute for Health and Clinical Excellence (NICE): Prevention of Cardiovascular disease at the population level	<p>The guidance is for government, the NHS, local authorities, industry and all those whose actions influence the population's cardiovascular health (that is, can help keep people's hearts healthy and prevent strokes). The guidance comprises two sets of recommendations aimed at national policy makers and local practitioners respectively. Recommendations 1 to 12 outline a national framework for action. They break new ground for NICE by focusing on legislative, regulatory and voluntary changes – including further development of existing policies. Topics covered include:</p> <ul style="list-style-type: none"> • How to reduce the nation's consumption of salt, saturated fats and trans fats • How to ensure food marketing and promotions aimed at children and young people do not encourage them to consume high levels of salt, saturated fats and trans fats • Commercial interests • Food product labelling • The European Union's common agricultural policy • Public sector catering guidelines • Advice on take-aways and other food outlets.
National Institute for Health and Clinical Excellence (NICE): Preventing unintentional injuries among children and young people aged under 15: road design and modification	<p>This is one of three pieces of NICE guidance published in November 2010 on how to prevent unintentional injuries among under-15s. A second publication covers unintentional injuries in the home and a third covers strategies, regulation, enforcement, surveillance and workforce development. The guidance covers 20 mph limits, 20mph zones and engineering measures to reduce speed or make routes safer. The recommendations include advice on:</p> <ul style="list-style-type: none"> • How health professionals and local highways authorities can coordinate work to make the road environment safer. • Introducing engineering measures to reduce vehicle speeds, in line with Department for Transport guidance. • Making routes commonly used by children and young people safer. This includes routes to schools and parks.
National Institute for Health and Clinical Excellence (NICE): Promoting physical activity: active play and sport for pre-school and school-age children and young people in family, pre-school, school and community settings	<p>This guidance is for all those who are involved in promoting physical activity among children and young people, including parents and carers. The NICE recommendations give advice on:</p> <ul style="list-style-type: none"> • how to promote the benefits of physical activity and encourage participation • high level strategic planning • the importance of consultation with children and young people and how to set about it • planning and providing spaces, facilities and opportunities • training people to run programmes and activities • how to promote physically active travel such as cycling and walking.
National Institute for Health and Clinical Excellence (NICE): Promotion and creation of physical environments that support increased levels of physical activity	<p>This guidance offers the first evidence-based recommendations on how to improve the physical environment to encourage physical activity. It is for NHS and other professionals who have responsibility for the built or natural environment. This includes local transport authorities, transport planners, those working in local authorities and the education, community, voluntary and private sectors. The seven recommendations cover strategy, policy and plans, transport, public open spaces, buildings and schools. They include:</p> <ul style="list-style-type: none"> • Ensure planning applications for new developments always prioritise the need for people (including those whose mobility is impaired) to be physically active as a routine part of their daily life. • Ensure pedestrians, cyclists and users of other modes of transport that involve physical activity are given the highest priority when developing or maintaining streets and roads. • Plan and provide a comprehensive network of routes for walking, cycling and using other modes of transport involving physical activity.

<p>Natural England's – England Biodiversity (2002)</p>	<p>England Biodiversity Strategy was published in 2002. It brings together England's key contributions to achieving the 2010 target to halt biodiversity loss. It also seeks to make biodiversity part of mainstream thinking and emphasises that healthy, thriving and diverse ecosystems are essential to everybody's quality of life and wellbeing. The Strategy has five themes:</p> <ul style="list-style-type: none"> • Protecting the best wildlife sites. • Promoting the recovery of declining species and habitats. • Embedding biodiversity in all sectors of policy and decision making. • Enthusing people • Developing the evidence base. <p>An important aim of the strategy is to deliver the UK Biodiversity Action Plan in England, and a measure of success of conserving England's biodiversity is how the status of priority species and habitats is changing</p>
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Policy or Plan	Summary of objectives and targets
Government Strategies	
<p>Noise Policy Statement for England (DEFRA 2010)</p>	<p>This statement sets out the long term vision of Government noise policy, which is to promote good health and a good quality of life through the management of noise within the context of Government policy on sustainable development. The policy seeks to make explicit the implicit underlying principles and aims regarding noise management and control that are to be found in existing policy documents, legislation and guidance.</p>
<p>Plan for Growth – (March 2011)</p>	<p>The Government's economic policy objective is to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between industries. The Plan for Growth contains four overarching ambitions that will ensure the progress is made towards achieving this economic objective. The ambitions are:</p> <ol style="list-style-type: none"> 1. to create the most competitive tax system in the G20; 2. to make the UK one of the best places in Europe to start, finance and grow a business; 3. to encourage investment and exports as a route to a more balanced economy; and 4. to create a more educated workforce that is the most flexible in Europe.
<p>Securing the Future – UK Sustainable Development Strategy (2005)</p>	<p>This is the most important document for sustainability in the United Kingdom and sets out the national framework based on 4 themes:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone; • effective protection of the environment; • prudent use of natural resources; and • maintenance of high and stable levels of economic growth and employment. • making the polluter pay. <p>The strategy also set five guiding principles to achieve sustainable development:</p> <ul style="list-style-type: none"> • living within environmental limits • ensuring a strong, healthy and just society • achieving a sustainable economy • promoting good governance • using sound science responsibly
<p>Strategic Review of Health Inequalities in England Post 2010 (The Marmot Review)</p>	<p>In November 2008, Professor Sir Michael Marmot was asked by the Secretary of State for Health to chair an independent review to propose the most effective evidence-based strategies for reducing health inequalities in England from 2010. The strategy will include policies and interventions that address the social determinants of health inequalities.</p> <p>The Review had four tasks</p>

	<p>1 Identify, for the health inequalities challenge facing England, the evidence most relevant to underpinning future policy and action</p> <p>2 Show how this evidence could be translated into practice</p> <p>3 Advise on possible objectives and measures, building on the experience of the current PSA target on infant mortality and life expectancy</p> <p>4 Publish a report of the Review's work that will contribute to the development of a post- 2010 health inequalities strategy</p>
Sustainable Communities: Building for the Future (2003)	The action plan sets out the policies, resources and partnerships to achieve sustainable communities throughout the UK
Sustainable Construction Strategy (2008)	<p>This Strategy is aimed at providing clarity around the existing policy framework and signalling the future direction of Government policy. It aims to realise the shared vision of sustainable construction by:</p> <ul style="list-style-type: none"> • Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability; • Setting and committing to higher standards to help achieve sustainability in specific areas; • Making specific commitments by industry and Government to take the sustainable construction agenda forward
UK Climate Change Programme (2006)	This Climate Change Programme seeks to ensure that the UK can make real progress by 2020 towards the long-term goal to reduce carbon dioxide emissions by 60 percent by 2050. The package of existing and new policy measures in the Programme are projected to reduce carbon dioxide emissions to 15-18 per cent below 1990 levels – the new measures saving 12 million tonnes of carbon by 2010.
UK Low Carbon Transition Plan (2009)	The low carbon transition plan sets out how the government is to meet its binding carbon budget – an 18% cut in emissions on 2008 levels by 2020 (34% on 1990 levels). It also allocated individual carbon budgets for the major UK government departments, which are expected to produce their own plans.

Policy or Plan	Summary of objectives and targets
Government Strategies	
UK Renewable Energy Strategy (2009)	<p>The Renewable Energy Strategy sets a path towards increasing UK generation of renewable projects. It sets out the actions the Government are taking to ensure the targets of producing 15% of UK energy needs from renewable energy sources by 2020 are met. To achieve this the strategy calls for;</p> <ul style="list-style-type: none"> • 30% of electricity supply to come from renewable sources, including 2% from micro-generation • 12% of heat supply to come from renewable sources • 10% of transport supply from renewable sources
UK Sustainable Procurement Action Plan (2007)	The Government launched a package of actions to deliver the step change needed to ensure that supply chains and public services will be increasingly low carbon, low waste and water efficient, respect biodiversity and deliver wider sustainable development goals. The Action Plan puts in place clear lines of accountabilities and reporting, and develops plans to raise the standards and status of procurement practice in Government which will strengthen delivery of these targets.
Water Strategy - Future Water: The Government's Water Strategy for England (2008)	The overarching aim of the Water Strategy is to improve standards of service and quality, through sustainable water management, whilst achieving a balance between environmental impacts, water quality of surface and ground waters, supply and demand, and social and economic effects.

	<p>The intermediate outcomes are:</p> <ul style="list-style-type: none"> • No deterioration in water quality in the environment, aiming for improvement to good ecological status by 2015, and improved biodiversity and ecology with increased value from sustainable recreation • Climate change mitigation and adaptation • Sustainable use of water resources with no essential supply interruptions during drought • High levels of drinking water quality • Fair, affordable and cost-reflective charges
Waste Strategy (2007)	<p>This new strategy builds on Waste Strategy 2000 (WS2000) and the progress since then but aims for greater ambition by addressing the key challenges for the future through additional steps.</p> <p>The Government's key objectives are to:</p> <ul style="list-style-type: none"> • decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use; • meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; • increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; • secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and • get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.

Policy or Plan	Summary of objectives and targets
Guidance and Other Reference Documents	
A Practical Guide to the Strategic Environmental Assessment Directive (2005)	Practical guidance, published in September 2005, on applying European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".
By Design – Urban design in the planning system: towards better practice. DETR / CABE (2000)	The aim of this guide is to promote high standards in urban design. The central message is that careful assessments of places, well-drafted policies, well-designed proposals, robust decision-making and a collaborative approach are needed if better places are to be created.
BREEAM (Building Research Establishment Environmental Assessment Method) (2008)	BREEAM addresses wide-ranging environmental and sustainability issues and enables developers and designers to prove the environmental credentials of their buildings. It uses a straightforward scoring system that is transparent, easy to understand and supported by evidence-based research; has a positive influence on the design, construction and management of buildings and sets and maintains a robust technical standard with rigorous quality assurance and certification
CABE: From Grey to Green (2009)	This document provides fresh ideas and evidence, showing how we could design and manage places in radically different ways
CABE: Sustainable Places	Sustainable Places gives expert advice on planning, designing and managing a sustainable place. It includes clear priorities for action alongside expert advice on effective leadership for your neighbourhood, town or city.
Department of Health: Next Step Review: High Quality Care for All (2008)	High Quality Care for All sets a new foundation for a health service that empowers staff and gives patients choice. It ensures that health care will be personalised and fair, include the most effective treatments within a safe system, and help patients to stay healthy.
Environment Agency - Creating a better place. Our corporate strategy (2010-2015)	This strategy sets out the Environment Agency's aims for the period to 2015 and describes the role they will play in being part of the solution to the environmental challenges society faces. It sets out how the EA will continue to review their priorities and ways of working to ensure value for money whilst creating a better place for people and the environment..

Environment Agency – Climate Change, adapting for tomorrow (2009)	This report shows how the Environment Agency are working, often in partnership with others, to help communities and businesses adapt, while still protecting the natural environment.
Environment Agency – Building a better environment. A guide for developers (2006)	This guide provides advice on making sure development contributes to the long-term environmental quality of our country. The guide gives practical advice on each of the environmental issues that may affect a site. This ranges from how you can reduce flood risk through to creating quality green space in your development. It gives pointers for building sustainable, cost-effective homes, helping create an environment in which people will really want to live. It also provides examples of sites where this good practice has already been applied.
Environment Agency State of Environment Report for Southwark (2010)	This report provides a snapshot of the environment in the London Borough of Southwark. It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people's experience of it. The report has been compiled as an extension of the London State of the Environment report to provide a local focus on the boroughs and the health of their environment.
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	This document contains policies and guidance for the sustainable management of the historic environment. This includes historic buildings, areas and their setting; archaeology; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the areas local distinctiveness. The document is used when considering heritage values, how to assess their significance and manage successful change in the historic environment.
English Heritage, Guidance on Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010)	This guidance focuses on SEA/SA for development plans, building on existing Government advice, it is equally applicable to the preparation of SEAs for other types of documents, such as Local Transport Plans and Water Resource Management Plans.
Policy or Plan	Summary of objectives and targets
Guidance and Other Reference Documents	
English Indices of Deprivation 2010	The Index of Multiple Deprivation 2010 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.
Guidance on Tall Buildings CABE and English Heritage (2007)	The aim is to 'ensure that tall buildings are properly planned'. The document is for use as a basis for assessment for specific local projects in local policy and guidance preparation. The most important issues are making sure that tall buildings of high architectural quality, that they have a positive impact on the environment and area, and that they are supported by services, transport etc.
Model Procedures for the Management of Contaminated Land- Environment Agency.	The Model Procedures for the Management of Land Contamination, CLR 11, have been developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination. The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.
Natural England: A Natural Development (2009)	The Natural Development Project launched on 3 November 2009 to demonstrate how both large and small scale development can incorporate green infrastructure in practice. Natural England and key players in the development sector formed a partnership to understand how to value, design and create quality green infrastructure. The partnership aims to demonstrate how – at different scales and locations – the contribution of the natural environment in regeneration can move from that of traditional landscaping to one of providing vital spaces for people, wildlife, health, wellbeing, and climate change adaptation. The Natural Development project will provide a focus for our engagement with real sites and enable us to practically demonstrate positive planning with developers. It will work to highlight opportunities and overcome barriers to success and enable sharing of best practice to support the mainstreaming of

	<p>green infrastructure in development and regeneration.</p> <p>Over the coming months and years the project will collect and share:</p> <p>Case Studies, focusing on a range of sites – initially in the Thames Gateway, and widening out as the project progresses.</p> <p>Commentary on problems, opportunities, and issues for large and small scale developments.</p> <p>Technical information relating to our work with developers across the country.</p>
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Regional

Policy or Plan	Summary of objectives and targets
Air Quality	
Air Quality Strategy (2010) (Draft)	This strategy sets out a framework for delivering improvements to London's air quality and includes measures aimed at reducing emissions from transport, homes, offices and new developments, as well as raising awareness of air quality issues. Over the last few years, a number of innovative measures have been introduced to help improve air quality in London. Nevertheless, air pollution remains a problem in the capital, as is clear from the fact that European Union targets for air quality standards that were intended to be met in 2004 and 2005 have still not been achieved.
Cleaning London's Air, The Mayor's Air Quality Strategy (2002)	<p>The Mayors aim is to minimise the adverse effects of air pollution on human health and to improve air quality to a level that everyone can enjoy, making London a more pleasant place in which to live, work and to visit.</p> <p>Key areas of work set out in the mayors Air Quality Strategy are;</p> <ul style="list-style-type: none"> • Reducing pollution from road traffic by reducing the amount of traffic and reducing emissions from individual vehicles • Grants for cleaner vehicles • Reducing emissions from air travel • Sustainable buildings • Reducing pollution from industry and construction
The control of dust and emissions from construction and demolition - Best Practice Guidance (2006)	The GLA and London Councils have produced 'Best Practice Guidance' to control dust and emissions from construction and demolition. The Guidance will be used to inform the planning process within London boroughs; assisting developers in understanding the methods available to them and what London boroughs might expect. The Guidance will be reviewed regularly, in order to update new best practice in dust and emissions management.
Accessibility and Equity	
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)	This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people.
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)	<p>This SPG:</p> <ul style="list-style-type: none"> • provides guidance to boroughs, partners and developers on the implementation of policies in the London Plan which relate to equalities issues and addressing the needs of London's diverse communities; • sets out some of the tools for promoting equality and diversity in planning processes; • highlights the spatial impacts of wider socio-economic issues such as poverty and discrimination in the planning context; • sets out overarching principles and the key spatial issues for planning for equality; and examines in greater detail the spatial needs of London's diverse communities and identifies how spatial planning can be used to try and address these

Culture	
Mayor's Cultural Strategy (2010)	The Mayor's Cultural Strategy sets out his vision, priorities and recommendations for how to strengthen the cultural life of Londoners across the capital. It recognises the significance of the cultural and creative sectors in making London a successful world city, and puts forward a case for its continued support and investment – particularly in the run up to the 2012 Olympics and the opportunity it presents for London to undertake a step change in cultural activity and participation.
Policy or Plan	Summary of objectives and targets
Economy	
Mayors Economic Development Strategy (2010)	The Mayor's vision is for London to be the best big city in the world. The Economic Development Strategy sets out this vision with respect to the London economy, and how it can be realised. The Mayor's ambitions are for London to be the World Capital of Business, and to have the most competitive business environment in the world; to be one of the world's leading low carbon capitals, for all Londoners to share in London's economic success and for London to maximise the benefits of the 2012 Olympic and Paralympic games.
GLA Economics- Evidence Base (2009)	The latest Economic Evidence Base document supports the public consultation drafts of the three Mayoral strategies currently being revised: the London Plan, the Economic Development Strategy and the Transport Strategy.
GLA Economics- Working Paper 39 – Borough Employment Projections to 2031 (2009)	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
GLA Economics- Working Paper 38 – Employment Projections for London by sector	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
Technical paper 1: London employment sites database (2009)	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
Technical paper 2: Accessibility-based employment projections (2009)	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
London Office Policy Review (2009)	Prepared by a consortium of independent office specialists led by Ramidus Consulting, the 2009 Review charts the relationship between office demand and supply to the end of 2008, with a mid-year update to 2009, and provides forecasts of demand for office floorspace to 2031. The report also covers other issues facing the London office market including a market view of the prospects for office markets and town centres outside of the Central Activities Zone (CAZ) including the Outer London Development Centres. The report also considers issues such as transport infrastructure, the conversion of surplus offices to other uses, mixed use development, climate change and the cumulative impact of 'mega-schemes' on the edge of or beyond CAZ.
Industrial Capacity Mayor's Supplementary Planning Guidance (2008)	The importance of integrating transport and industrial development is recognised in this document, with particular reference to improving linkages between rail connectivity and major distribution locations. It also provides guidance for freight requirements for Storage and Distribution functions.
GLA Hotel Demand Study (2006)	This study tests the hotel demand assumptions used in the 2004 London Plan to inform the draft alterations to the plan. It adds a finer grained geographic dimension which will help develop sub regional and more local monitoring benchmarks.

Policy or Plan	Summary of objectives and targets
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Energy and Climate Change	
Climate Change Adaption Strategy for London (2010)	<p>The Mayor's Climate Change Adaptation Strategy:</p> <ul style="list-style-type: none"> identifies who and what is most at risk today analyses how climate change will change the risk of flood, drought and heatwave through the century describes what action is needed to manage this and who is responsible for it. <p>The key actions proposed in the strategy are:</p> <ul style="list-style-type: none"> To improve our understanding and management of surface water flood risk An urban greening programme to increase the quality and quantity of greenspace and vegetation in London – this will buffer us from floods and hot weather To retro-fit up to 1.2m homes by 2015 to improve the water and energy efficiency of London homes
Climate Change Mitigation and Energy Strategy (2011)	<p>This Strategy has a positive message on targets. It shows that if all the existing policies and programmes that are already in train – whether at national or local level – actually deliver as promised, we will be able to get very close to London's ambitious CO2 reduction target of 60 per cent against 1990 levels. The Strategy also identifies the further measures needed to close the gap.</p>
Green Light to Clean Power. The Mayor's Energy Strategy (2004)	<p>The Strategy's specific aims are:</p> <ul style="list-style-type: none"> Reducing London's contribution to climate change by minimising emissions of carbon dioxide from all sectors (commercial, domestic, industrial and transport) through energy efficiency, combined heat and power, renewable energy and hydrogen. Helping to eradicate fuel poverty by giving Londoners, particularly the most vulnerable groups, access to affordable warmth. Contributing to London's economy by increasing job opportunities and innovation in delivering sustainable energy, and improving London's housing and other building stock. <p>The aim is to change energy provision and use by 2050 with a key target of CO₂ emissions reductions of more than 60% of those in 2000. The ways to achieve this are to reduce carbon dioxide emissions through energy efficiency, renewable energy, using less energy and preventing fuel poverty where people cannot afford energy.</p>
Flood Risk	
Thames Region Catchment Flood Management Plan, 2009	<p>This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. It is based on extensive research into the catchment characteristics of the region and the options available for managing the risk to people, properties and the environment. It takes into account the likely impacts of climate change and the plans for future development.</p>
Regional Flood Risk Appraisal (2009)	<p>In June 2007 the Mayor published the draft Regional Flood Risk Appraisal (RFRA) for the London Plan, for public consultation. The RFRA examines the nature and implication of flood risk in London and how the risk should be managed.</p>

Policy or Plan	Summary of objectives and targets
Health	
The London Health Inequalities Strategy (2010)	<p>The strategy sets out the Mayor's framework to reduce health inequalities in the capital. Key aims of the strategy include encouraging physical activity, supporting long-term investment to reduce poverty, improving access to primary care and NHS services, supporting individuals to make healthier choices and promoting well being in the workplace.</p>
NHS London: Strategic Plan (2008)	<p>A strategic plan that sets out an ambitious programme of work to deliver high-quality, value for money services.</p>
Healthcare for London: A Framework for	<p>Healthcare for London: A Framework for Action presents a powerful vision of how different healthcare in London could be – safer, more</p>

Action (2007)	accessible, higher quality – and of how much healthier Londoners could become. Its recommendations include innovation and challenge in equal measure.
South East London Housing Market Assessment (2009) and sub reports	Opinion Research Services (ORS) was commissioned by local authorities in South East London to undertake housing requirements studies in each borough and a strategic housing market assessment for the sub region. The local authorities involved in the project are Bexley, Bromley, Greenwich, Lewisham and Southwark. A SHMA is a framework that local authorities and regional bodies can follow to develop a good understanding of how housing markets operate. It promotes an approach to assessing housing need and demand which can inform the development of local development document and regional spatial strategy planning for housing policies, as set out in planning policy statement 3: housing (PPS3).
Heritage	
English Heritage's Heritage at Risk- London 2010	The Register identifies which heritage assets are at risk from development pressures, neglect or decay. It also monitors the changing condition of assets in order to help us prioritise where resources and expertise can best be deployed to resolve the problems. It also includes listed buildings and scheduled monuments, Conservation Areas, Registered Parks and gardens.
Housing	
London Housing Strategy (2010)	London's first statutory housing strategy was published on 27 February 2010, embodying the Mayor's vision for housing in London to: <ul style="list-style-type: none"> • Raise aspirations and promote opportunity: by producing more affordable homes, particularly for families and by increasing opportunities for home ownership through the new First Steps housing programme; • Improve homes and transform neighbourhoods: by improving design quality, by greening homes, by promoting successful, strong and mixed communities and by tackling empty homes; • Maximise delivery and optimise value for money: by creating a new architecture for delivery, by developing new investment models and by promoting new delivery mechanisms.
GLA Housing Design Guide 2010 Interim edition (2010)	The new 'interim edition' of the London Housing Design Guide sets out the Mayor of London's aspirations for the design of new housing in the capital. The Mayor is committed not just to delivering more homes in London, but also to improving the quality of our homes. The London Development Agency has published the new London Housing Design Guide, which sets a new benchmark for housing design in London. All housing built on London Development Agency land is expected to meet these standards. The standards will also start to be applied to housing schemes applying for funding from the London Homes and Communities Agency from April 2011.
GLA Interim Housing SPG (2009)	The SPG was published in draft form for the London Plan Examination in Public (EiP)

Policy or Plan	Summary of objectives and targets
Housing	
South East London Student Sub Report, Strategic Housing Market Assessment (2009)	This document is the one of the sub-group reports for South East London. Other sub-group reports include an analysis of the circumstances and housing requirements of older people, people with support needs, young people, families, Black and Minority Ethnic groups, migrant workers, public sector workers, the private rented sector, Low Cost Home Ownership, intermediate housing, low earners and Gypsies and Travellers.
GLA 2008 Round Population Projections	Detailed ward level population projections to support the London Plan. Incorporating housing provision targets as outlined in the consultations draft of the revised London Plan
London Student Housing Requirements Study (2007)	BBP Regeneration, SQW Ltd., Tribal Consulting, and Opinion Research Services undertook a study in 2006 to assess the impact that growth in the Higher Education (HE) sector may have on housing requirements and housing markets in Greater London. The primary aim of this research was to inform the implementation of London Plan and borough policy. The study incorporates a policy review, an

	analysis of baseline data on London's student population and student accommodation, and primary research. The data has been used to help forecast future student population growth and accommodation needs and the potential impact of the HE sector on London's economy, followed by a number of recommendations.
Housing Mayor's Supplementary Planning Guidance (2005)	This SPG gives detailed guidance for boroughs on how to develop sites for housing and how to determine housing mix and density for any individual site. It emphasises that new developments should make the most effective and appropriate use of the land available, consistent with the principles of Sustainable Residential Quality.
Infrastructure	
Central London Infrastructure Study (2009)	The study aims to provide a strategic understanding of the implications of growth for the whole of Central London, with an indication of how growth, and therefore demand for infrastructure, is distributed across the study area. This analysis allows Central London Forward to build a robust case for additional infrastructure investment for Central London to achieve sustainable growth up to 2026. In particular, as well as offering local authority level information and analysis, the report provides evidence of sub-regional issues and opportunities, encouraging joint solutions wherever appropriate. This study also identifies existing gaps and shortfalls in infrastructure provision.
London Plan	
London Plan (July 2011)	<p>The London Plan describes an integrated economic, social, environmental and transport framework for the development of London over the next 20-25 years. London boroughs' local plans need to work within this larger structure and its policies guide decisions on planning applications by councils and the Mayor. The new London Plan policies deal with:</p> <ul style="list-style-type: none"> • quality of life issues in particular places within London – particularly those on the 2012 Games and their legacy, outer London , inner London, the Central Activities Zone, regeneration areas, town centres and green infrastructure • ensuring equal life chances for all, improving and addressing health inequalities, ensuring an adequate supply of good quality homes for all Londoners and sufficient social infrastructure • ensuring and developing a London economy that provides jobs, goods and services Londoners need – including those on developing the economy, arts, culture and entertainment, retail, town centres and small shops, encouraging a connected economy, and improving opportunities for all • mitigating the scale of future climate change, adapting to the change that is now inevitable and, as part of this, ensuring high water quality and sufficient water supply and wastewater infrastructure • providing a transport network enabling easy access to jobs, opportunities and facilities while mitigating adverse environmental and other impacts in • supporting a high quality urban living space – including building neighbourhoods and communities, inclusive environments, high quality built environments (7.3–7.7), protection of London's heritage, air and noise pollution, protection and enhancement of open and natural environments and of the Blue Ribbon Network of waterways • strategic priorities for use of the planning system to secure infrastructure and other benefits to support improving quality of life • Monitoring and Review

Policy or Plan	Summary of objectives and targets
Noise	
London Agglomeration Noise Action Plan (2010)	The purpose of the Noise Action Plan is to assist in the management of environmental noise and its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008.
Souder City: The Mayors Ambient Noise	The aim of the Mayor's ambient noise strategy is a practical one – to minimise the adverse impacts of noise on people living and

Strategy (2004)	<p>working in, and visiting London using the best available practices and technology within a sustainable development framework.</p> <p>Three key issues are:</p> <ol style="list-style-type: none"> 1. Securing good noise reducing road surfaces 2. Securing a night aircraft ban across London 3. Reducing noise through better planning and design of new housing
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Policy or Plan	Summary of objectives and targets
Open Space and Biodiversity	
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)	The document details the Mayor's vision for protecting and conserving London's natural open spaces. It seeks to ensure that there is no overall loss of wildlife habitats in London, and that open spaces are created and made accessible, so that all Londoners are within walking distance of a quality natural space. The strategy is an important step in establishing a London-wide framework for maintaining London's diversity of wildlife.
Environment Agency Greenroof Toolkit	<p>Environment Agency on-line toolkit which sets out guidance for site specific opportunities, green roof design and technical assessment</p> <p>The vision is that developers will promote the use of green roofs to:</p> <ul style="list-style-type: none"> • create a better and more sustainable London • deliver better quality places to live and work • create a low-carbon city • adapt to and mitigate the effects of climate change
Forestry Commission – The case for trees (2010)	This document aims to inspire people involved in planning policy and practice to become champions and advocates for trees.
London Trees and Woodland Framework (2005)	<p>The London Trees and Woodland Framework is part of the Environment Strategy of the Greater London Authority. It was launched on the 23rd March 2005 and is the result of a broad partnership of London-wide bodies headed by the Forestry Commission and the GLA.</p> <p>Chapter 2 describes the current status of trees and woodlands in London</p> <p>Chapter 3 provides the national and London policy context</p> <p>Chapter 4 sets out the Framework. It puts forward key aims and objectives for trees and woodlands in London to realise their contribution to the natural, built and managed environment, people, and the economy</p> <p>Chapter 5 provides detailed proposals on how the Framework should be turned into action</p>
Providing for Children and Young People's Play and Informal Recreation. Mayor's Supplementary Planning Guidance (2008)	This SPG aims to help those involved in planning local neighbourhoods to engage with young Londoners to deliver real improvements in the quality of play spaces. The Mayor wants to see a child-friendly London with inclusive, accessible, and safe play spaces that allow all young Londoners to engage in fun, positive, and healthy play and recreation in their own communities and throughout London.
Sustainability	
Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006)	London Plan Policy 4B.6 relates to sustainable design and construction and sets the context for this SPG. The SPG provides guidance on the way that the seven measures identified in the policy can be implemented to meet the London Plan objectives and therefore the SPG is structured around these seven factors.
Adapting to Climate Change: A checklist for development (2005)	This guidance on designing developments in a changing climate was published by the Greater London Authority. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance

Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)	<p>This Framework has been developed by the London Sustainable Development Commission, appointed by the Mayor in May 2002 to advise on sustainability issues in the capital. It is the first Sustainable Development Framework for London. It sets out a Vision for the capital and a set of objectives to guide decision making.</p> <p>The Framework should be used to:</p> <ul style="list-style-type: none"> -provide the context for policy development and decision-making; -undertake sustainability appraisals of projects, plans and strategies; -monitor progress towards a more sustainable city
Sustainable Communities Plan for London: Building for the Future (2003)	<p>This document is part of a national programme of action setting out how the Government intends to achieve sustainable communities in London. The main challenges for London are to accommodate growth and to reduce poverty and deprivation. To do this, the main aims are for more and better-designed and affordable homes, including homes for key workers. To improve public transport and other infrastructure to support the development of new and growing communities; to raise education standards and skill levels across the capital; to tackle crime, anti-social behaviour and the fear of crime.</p>

Policy or Plan	Summary of objectives and targets
Transport	
Mayors Transport Strategy (2010)	<p>The Mayor's Transport Strategy is a statutory document, developed alongside the London Plan and Economic Development Strategy as part of a strategic policy framework to support and shape the economic and social development of London over the next 20 years. It sets out the Mayor's transport vision and describes how Transport for London (TfL) and its partners, including the London boroughs, will deliver that vision. Six goals set out how the overarching vision should be implemented. The transport strategy should:</p> <ul style="list-style-type: none"> • Support economic development and population growth • Enhance the quality of life for all Londoners • Improve the safety and security of all Londoners • Improve transport opportunities for all Londoners • Reduce transport's contribution to climate change and improve its resilience • Support delivery of the London 2012 Olympic and Paralympic Games and its legacy
Land for Transport Functions. Mayor's Supplementary Planning Guidance (2007)	<p>The key aim of this SPG is to ensure that efficient and effective use of land for transport purposes is delivered in order to meet broader sustainability objectives. It provides more detailed guidance to boroughs, developers, operators and landowners on the specific land requirements needed to support different modes of transport. It also suggests how these requirements can be supported in boroughs' UDP/LDF policies.</p>
London Cycle Network Plus Annual Report 2008/2009	<p>This report is a record of activity for the London Cycle Network plus (LCN+) project during the 2007/08 financial year. The LCN+ is a planned 900km network of radial and orbital cycle routes across London, involving borough roads, the Transport for London Road Network (TLRN) and off-highway segments. The project seeks to provide a network of quality cycling facilities across the city, and in doing so encourage more Londoners to cycle</p>
Views	
London View Management Framework. Mayor's Supplementary Planning Guidance (2010)	<p>The London View Management Framework is a key component of the Mayor's strategy to preserve London's character and built heritage. It outlines the policy framework for managing the impact of development on key panoramas, river prospects and townscape views.</p>
Waste	
Mayors Draft Replacement Municipal Waste	<p>The Strategy is made up of six key policy chapters, outlining where the Mayor thinks he can make most difference. The six overarching</p>

Management Strategy (2010)	<p>policies are;</p> <p>Policy 1 – Inform producers and consumers of the value of reducing, reusing and recycling</p> <p>Policy 2 – London will have a greenhouse gas standard for municipal waste management activities to reduce their impact on climate change</p> <p>Policy 3 – Capture the economic benefits of waste management</p> <p>Policy 4 – London to achieve 50 per cent municipal waste recycling or composting performance (including anaerobic digestion) by 2020 and 60 per cent by 2031</p> <p>Policy 5 – Catalysing municipal waste infrastructure in London, particularly low-carbon technologies</p> <p>Policy 6 – Achieving a high level of street cleanliness.</p>
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Policy or Plan	Summary of objectives and targets
Waste	
London Waste Apportionment Study (2007) – update and further sensitivity testing	<p>Subsequent to the reiteration of the apportionment, published in December 2006, further data of relevance to criteria within the model has become available. The update includes</p> <ul style="list-style-type: none"> • correct data on safeguarded wharves, • revision of current licensed waste management capacity in London resulting from the decision on the development of the Belvedere facility, updated, recently verified and soon to be published data on indicative capacity of land for waste, logistics and other industrial used in London, provided by the GLA.
London Waste Apportionment Study (2006)	This report describes in detail the waste apportionment methodology underlying the London Plan minor alteration on borough level waste apportionment.
London Remade Demolition Protocol Report (2005)	This describes how demolition recyclate can be recovered with maximum value and how this can be provided as a high quality recycled material in new builds.
Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)	<p>The Mayor's Municipal Waste Management Strategy sets out a number of policies and proposals to improve waste management in London including:</p> <ul style="list-style-type: none"> • Ensuring that waste authorities look at maximising waste reduction, recycling and composting before considering energy recovery and disposal. • Developing a 'Waste Reduction and Reuse Programme' for London. • Aiming to exceed the recycling and composting targets set by the Government for London's waste authorities. • Increasing recycling collections by waste authorities, with collections to be introduced wherever possible, and more types of materials to be collected including waste for composting. • Increasing bottle banks and recycling banks for other materials, so that everyone is close to facilities for recycling. • Increasing recycling facilities, with Civic Amenity sites turned into 'Reuse and Recycling Centres', making it easier for people to recycle a much wider range of things, including furniture, household goods, and green garden waste. • Encouraging new business ideas for recycling and looking at ways to increase the amount of products made from recycled material. • Planning for new and improved waste and recycling facilities in London. • Improving public awareness of waste issues including the need to reduce, reuse, recycle, and compost waste and also to buy recycled goods.
Water	
Water Strategy (2009) (draft)	The draft London Water Strategy is intended to complement the plans and strategies of other organisations by presenting a London-specific view of managing water resources. The draft strategy has been developed with the support of Thames Water and the

	Environment Agency. Its goal is improved water management – both the water we want (such as drinking water) and the water we don't (such as sewage and floodwater in the wrong place).
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Policy or Plan	Summary of objectives and targets
Water	
Environment Agency Thames Estuary 2100 plan	This document provides regional guidance on the predicted effects of climate change in relation to tidal flood risk
Thames River Basin Management Plan (2009)	<p>The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) by 2009 to promote the concept of sustainable water management. Their aims are:</p> <ul style="list-style-type: none"> • To safeguard the sustainable use of water • To protect and restore the status of aquatic ecosystems • To improve aquatic environments by the reduction of hazardous substances • To reduce groundwater pollution; and • To help mitigate the effects of flood and droughts
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007)	Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the likely impact on bills.
Water Resources Management Plan (Thames Water Utilities) 2010-2035	Sets out how demand for water is balanced against the supply over the next 25-year period.
Our Plans for Water (Thames Water Utilities) 2010-2015	A five-year Plan which sets out proposals to maintain and improve services during the period 2010 to 2015.
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008	Thames Water Utilities Ltd. (Thames Water) has developed high-level strategic proposals for sludge management/disposal in our region for the 25 years to 2035. The decision to carry out the strategy development was taken for the following reasons: (1) to provide a broad framework for the specific investment proposals, particularly in the period 2010-2015 for the periodic review of our charges in 2009, and (2) to review the appropriateness of the current strategy (i.e. wherever possible recycle sludge to land) going forward, given the increasing costs and regulatory/other constraints arising from this outlet.
Thames Corridor Catchment Abstraction Management Strategy (CAMS)	This guidance on designing developments in a changing climate was published by the Greater London Authority in November 2005. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance.

Local

Policy or Plan	Summary of objectives and targets
Community	
London Borough of Southwark: Sustainable Community Strategy 2006-16	The Community Strategy is prepared by Southwark Alliance (the local strategic partnership) and sets out a vision and priorities for the Borough from 2006 to 2016. The vision is 'the belief of making Southwark a better place to live, to learn, to work and have fun'. This was developed in consultation with the local community. The strategy seeks to improve life in Southwark by: tackling poverty, making Southwark cleaner and greener; cutting crime and fear of crime; raising standards in our schools; and improving the health of the borough.
Southwark, Children and Young People's Plan 2010-2013	This strategy provides a plan for all local services affecting children and young people in Southwark. The aims in the next three years are: improved literacy and numeracy; more things to do; less crime against children and young people; fewer teenagers getting pregnant; and a reduction in the rate of increase of children who are obese.
Southwark Supporting People Strategy (2005-2010)	This five-year strategy sets out how Southwark intends to manage and develop this sector in order to build upon the expertise and diversity that the borough has inherited.
Southwark Statement of Community Involvement (2008)	The Statement of Community Involvement (SCI) sets out how and when Southwark Council involve the community in the alteration and development of town planning documents and applications for planning permission. This ensures there is effective community involvement in the planning process.
Metropolitan Police Estate – Asset Management Plan (2007)	This document sets out the strategy for improving the Metropolitan Police Estate in Southwark over the next three years. The future estate will be based around the following five operational policing themes: <ul style="list-style-type: none"> • Safer Neighbourhoods bases • Custody Centres • Patrol Bases • Front Counters • Office accommodation
Southwark Council Corporate Asset Management Plan 2008	AMP 2008, which was approved by Executive on 20th May 2008, establishes the Council's overarching approach to the management of its property assets and how these can most effectively be arranged to ensure that the Council can achieve its core objectives and deliver key corporate outcomes.
Strategy for the future Management of Council owned properties occupied by the Voluntary and Community Sector, Southwark Corporate Property, April 2009	The strategy sets out the Asset Management Strategy framework for Southwark's portfolio of Council owned properties that are occupied by the Voluntary and Community Sector (VCS). It describes the baseline position for the estate as it stands currently, the Council's objectives in holding the assets concerned and examines the drivers that are likely to influence the development of the portfolio into the future. The paper also explains the review processes that have been undertaken to inform the development of the strategy. The VCS Asset Management Strategy derives directly from the Council's Corporate Asset Management Plan 2008 (AMP 2008) and underpins this key strategic document with an additional tier of detail.
Southwark Violent Crime Strategy 2010/2015	The Southwark violent crime strategy 2010/15 detailing how the council, police and other partners in Southwark are tackling violent crime in the borough.
Economy and Employment	
Southwark Employment Land Review 2010	The study provides an assessment of the quantity, quality and viability of employment land throughout the borough and evaluates the

	viability of existing (UDP) employment policies as well as informing the LDF evidence base and associated policies.
South Bank Partnership Manifesto, "Under pressure and on the edge: London's South Bank – a Manifesto for Action" (2006)	Highlights the improvements required in the areas of economic growth and employment, inward investment, environment, safety and security, and transport. It also addresses a number of quality of life issues.
Southwark Tourism Strategy: 2005-2010	The strategy sets out a policy framework to guide development and promotion of tourism for the benefit of the area and its residents.
Southwark Economic Strategy 2010	

Policy or Plan	Summary of objectives and targets
Education	
Southwark School Organisation Plan and Education Development Plan	<p>This aims to: raise levels of educational achievement; to respond to technological, economic and social change by more people of all ages learning; improve the efficiency and effectiveness of schools and the councils education services; develop partnerships to improve learning opportunities, promote equality of opportunity and combat social exclusion; and to put education at the heart of the regeneration.</p> <p>The Schools Organisation Plan has now been largely replaced by the Southwark Schools for the Future Programme. This is part of a national initiative to rebuild schools to provide excellent facilities for education. This does not include higher education.</p>
Southwark Schools for the Future, New School Provision, 2006	<p>Southwark council officers report asking the executive to:</p> <ul style="list-style-type: none"> • Approve the revised strategy to meeting the pupil place planning requirements, including the development of proposals to open two new secondary schools. • Approve the commencement of the initial statutory consultation with relation to the opening of two new secondary schools by 2012 (subject to the results of initial consultation). • Request that officers prepare the Building Schools for the Future (BSF) Outline Business Case on the basis of this revised strategy for December 2006.
Southwark Schools for the Future BSF Outline Business Case report 2007	Southwark Council officers have developed five programme options, with differing degrees of transformation of the secondary schools involved and different associated costs. In arriving at these programme options, officers have investigated a range of possible solutions for each school included in the programme ranging from doing nothing through to complete rebuild for each school.
Southwark Primary Strategy for Change, 2008	The Primary Strategy for Change highlights the key areas of focus for the borough based on an analysis of the baseline data and provides a snapshot of primary education provision in the borough at this time.
Southwark Schools for the future: Strategic Business Case for Investment in Secondary Mainstream and Special Schools under the BSF programme, 2006	<p>Southwark council officers report asking the executive to:</p> <ol style="list-style-type: none"> 1 Approve the education vision for Southwark Schools for the Future 2 Approve the conclusions of the review of Special Educational Needs provision in Southwark, articulating a strategy for special schools and resourced units in Southwark 3 Approve the Building Schools for the Future (BSF) Strategic Business Case (SBC) Programme Options (as outlined in paragraph 36). 4 Note the significant funding that Partnerships for Schools (Pfs) has indicated will be made available as a contribution to delivering these options (£188.4m). 5 Note the opportunity for the Council to contribute additional funds, subject to their availability, and the preferred programme option

	selected.
Southwark Extended Schools Strategy	<p>The strategy sets out a set out principles as the basis for the development of extended schools in Southwark.</p> <p>The strategy anticipates that providing extended services will</p> <ul style="list-style-type: none"> • support improvements in standards • enable children to have fun and develop new skills • enhance support for vulnerable children • encourage parental involvement in children's learning • make better use of facilities by opening them up to the community • provide better help to address children's wider needs
Flood Risk	
Southwark Strategic Flood Risk Assessment (SFRA) (February 2008)	A Strategic Flood Risk Assessment (SFRA) has been prepared to ensure that flood risk is taken into account and minimised in all new developments. The SFRA sets out the level of flood risk in different areas of the borough. This will help plan for new developments and assist in the determination of planning applications.
Health	
Alcohol Strategy 2010-2012	<p>The three year alcohol strategy sets out the following:</p> <ul style="list-style-type: none"> • Focus on children and young people, supporting children of problem drinkers and running health campaigns for young people. • Address alcohol related crime and community safety concerns especially regarding alcohol fuelled violence and domestic violence. • Support problem drinkers via health and social care services involving outreach workers targeting hidden or hard to reach drinkers. • Southwark Council will ensure a joined up approach is taken regarding local concerns about alcohol.
Annual Public Health Report 2010	Life expectancy in Southwark has never been higher, with women in Southwark living to an average of 82.9 years, which is above the national average of 82.3 and men in Southwark living to an average of 77.8 years. However, every year up to 600 people die in Southwark before the age of 75. This year's Annual Public Health Report for Southwark focuses on how GP practices can work with their patients to prevent more early deaths. Southwark's early death rates from heart attack and chronic obstructive lung disease (covering emphysema and bronchitis) was significantly higher than the national average.
Children and Young People's Health Needs Assessment (2010)	A detailed analysis of the demand and performance of Southwark's services and how this contributed to the development of the Children and Young People's Plan 2010-2013.
NHS Southwark: Commissioners Investment & Asset Management Strategy (CIAMS): Understanding the Estate - A comprehensive audit of the NHS Southwark primary and community services estate (December 2009)	The Commissioners Investment and Asset Management Strategy (CIAMS) will set out how the PCT intends to develop its estate to meet its commissioning objectives in developing health services within its available resources. This document represents the first stage in developing that Strategy – reviewing the existing primary care estate, both the PCT's own properties and other primary care premises – to assess its quality, cost and condition.
NHS Southwark Strategic Plan 2010/2011 – 2014/2015	<p>This Strategic Plan sets out our plans over the next five years to deliver improvement in health outcomes and high quality and effective services for our population. The Strategic Plan sets out the PCT vision for improved health in Southwark and describes how we will work with our partners to achieve those goals.</p> <p>This plan outlines our work to prioritise initiatives and actions given a clear understanding of health need, the current provider</p>

	landscape and steps the PCT will take to manage the market for provision to secure the standards required by commissioning intentions.
Southwark Children and Young Peoples Health plan	<p>This plan sets out how we will improve the wellbeing of children and young people in regard to the five Every Child Matters outcomes:</p> <ul style="list-style-type: none"> • Be healthy • Stay safe • Enjoy and achieve • Make a positive contribution • Achieve economic wellbeing <p>This plan recognises and addresses the far-reaching implications of statutory changes to children's trusts, local safeguarding children boards, Children and Young People's Plans and the roles of lead members and directors of children's services, which came into force on 1 April 2010.</p>
Southwark Health Profile 2010	This profile gives a picture of health in this area. It is designed to help local government and health services improve people's health and reduce health inequalities. Health Profiles are produced every year by the Association of Public Health Observatories.
Policy or Plan	Summary of objectives and targets
Health	
Southwark Health: Strategy to reduce health inequalities within Southwark 2009-2020	This strategy sets out our intentions to address health inequalities in Southwark. The document builds on earlier work including a recent Joint Strategic Needs Assessment and consideration of national and other evidence about the most effective ways of reducing health inequalities.
Southwark Crime and Drugs Strategy 2005 - 2008	This sets out a strategy for co-ordinating the statutory agencies response to reduce crime levels and improve perception of public safety and sets crime reduction targets.
Heritage and Archaeology	
Southwark Conservation Area Appraisals	The government requires all councils to produce appraisals for the conservation areas in their borough. Conservation area appraisals are intended to: Provide an analysis and account of the area; Explain why it is considered to be of special architectural or historic interest; Give a clear indication of the council's approach to its preservation and enhancement. They are also used by the council in assessing the design of development proposals.
Southwark Archaeology Priority Zones	Southwark Council has policies to protect the borough's archaeology. The policy identifies seven archaeological priority zones (APZs). When development proposals are submitted for these areas, the archaeology officer conducts initial appraisals to assess the archaeological implications and ensures that any necessary investigations take place
Housing – General	
Southwark Affordable Housing Viability Study (2010)	This report examines in terms of financial viability, the potential for development sites in Southwark to deliver affordable housing at varying percentages and mixes, while maintaining other planning obligations at the current levels as advised.
Southwark Housing Requirements Study (and sub reports) 2010	The study was undertaken to inform local policies, in particular relating to the development plan and housing strategy surrounding affordable housing provision. The study provides a key component of the evidence base required to develop and support a robust policy framework.
Southwark Housing Strategy 2009	This aims to: improve the quality of all homes and neighbourhoods; increase the supply of housing, in particular affordable housing; reduce homelessness and improve the standard of temporary accommodation; improve the quality of life for vulnerable people through housing support and deliver community-focused services;

Southwark Housing Development Capacity Assessment (2010)	This assessment provides further information on possible sites that may come forward in the next 15 years to 2026.
Housing – Student accommodation	
Research into the need for additional student housing in Southwark (2008)	London Borough of Southwark undertook research into the need for additional student housing in Southwark in 2008. The study was initiated to inform the comprehensive review of the Southwark Housing Strategy and to inform the preparation of the core strategy. It was produced at the time when the borough was beginning to experience an increasing number of planning applications from developers wishing to build accommodation for students in Southwark. BNP Paribas Real Estate has been instructed to undertake further research into student housing schemes in the London Borough of Southwark. The objective of this study is to report provide consolidated information on: Existing student accommodation in the Borough; the schemes of student housing currently in the pipeline with planning consent to include those under construction and those not yet started; and the student housing schemes with current applications.

Policy or Plan	Summary of objectives and targets
Neighbouring boroughs:	
Lambeth Council Sustainable Community Strategy (2008-2020)	The strategy sets out a long-term vision for the borough and seven long term outcomes which the council and partners will strive to achieve. In addition, the Sustainable Community Strategy contains improvement targets for the next three years as well as key projects/programmes that Lambeth First will be taking forward.
Lewisham Council Sustainable Community Strategy (2008-2020)	Sets out the vision for Lewisham and the priority areas for action between 2008 and 2020. It is based on a thorough understanding of the borough and its citizens as they are today as well as what the borough and its population will look like in the future. The strategy establishes two cross-cutting principles, that will underline all partnership work in the borough, and six priority outcomes that describe sustainable communities in Lewisham.
Open Spaces and Biodiversity	
Southwark Open Spaces (2010) (evidence base)	This report provides the evidence base setting out the current position with regard to the provision of open spaces in Southwark.
Southwark Open Spaces Strategy, 2003	The vision of the strategy is to: “develop the extent and quality of public open spaces in Southwark in order to accelerate regeneration, encourage social inclusion, improve community health, enhance biodiversity, provide educational opportunities and enhance the quality of life of those people who live, work and visit the borough.”
Parks and Public Spaces Strategy, February 2006	The Parks and Public Spaces Strategy relates to the management of parks and open space provision in the borough. It includes a series of action points, including continuing to develop open space projects in development areas, with emphasis on Elephant and Castle and Rotherhithe. The report to council on the Parks and Public Spaces Strategy recognised the recommendations of the Southwark Open Spaces Strategy in respect of planning policy.
Southwark Play Strategy 2008-2011	The Play Strategy is a five year plan to make sure that; <ul style="list-style-type: none"> - Children's rights to play are recognised - Everyone knows the importance of play in children's lives - All children across the borough have a space where they can play Those responsible for roads, housing, parks and open spaces recognise the need for play space and include it in their planning

Southwark Biodiversity Action Plan	This 'toolkit' provides information and guidance on protecting, managing and promoting key wildlife habitats and species within London.
Southwark Tree Management Strategy, Dec 2010	A tree management strategy is a policy framework for the trees owned, managed and/or protected by an organisation. Southwark Council's tree management strategy sets out a vision for the next five years and explains how we will achieve this vision. It is a reference document for anyone with an interest in Southwark's trees.
Planning	
Southwark Core Strategy (2010)	The Core Strategy is a planning document that sets out how Southwark will change up to 2026 to be the type of place set out in our Sustainable Community Strategy (Southwark 2016). It affects everyone living, working and visiting Southwark. The core strategy sets out our long term vision, spatial strategy and strategic policies with an implementation plan up until 2026 to deliver sustainable development.
Southwark Plan Saved Policies (2010)	The Southwark Plan policies are saved where they are consistent with the core strategy. This is set out on our website at http://www.southwark.gov.uk/info/856/local_development_framework/1241/the_southwark_plan/1
Southwark Core Strategy DPD submission version (2010) – Background evidence papers	<p>The publication draft of the core strategy is accompanied by a sustainability appraisal report, an equalities impact assessment, an appropriate assessment, a consultation statement, a consultation plan and a number of background papers which set out the council's evidence base and describe the council's strategy.</p> <p>These include:</p> <ul style="list-style-type: none"> • Housing • Infrastructure • Tall Buildings • Bankside, Borough and London Bridge Opportunity Area Tall Buildings Study - Stage 1 and 2 • Environmental Performance and Feasibility Study • Sites of Importance for Nature Conservation • Retail • Employment • Environmental Performance and Flood Risk
Southwark Plan Proposals Map (updated 2010)	<p>The adopted proposals map (January 2010) is part of Southwark's local development framework (LDF) and shows the proposals and policies for the following adopted plans which are used to make decisions on planning applications:</p> <ul style="list-style-type: none"> • Southwark Plan (Southwark Unitary Development Plan) adopted July 2007 • Aylesbury Area Action Plan adopted January 2010 <p>The adopted proposals map is updated each time a new Development Plan Document in the LDF is adopted. It will be updated again in July 2010 when some policies in the Southwark Plan which have not been "saved" will no longer be in use.</p>
Southwark Canada Water AAP submission version (2010)	The Canada Water area action plan (AAP) is a plan to regenerate the area around Canada Water. Looking forward to 2020, it sets out a vision which describes the kind of place that Canada Water will be and a strategy for implementing the vision.
Southwark Canada Water AAP submission version (2010) – Background evidence papers	The publication draft of the Canada Water AAP is accompanied by a sustainability appraisal report, an equalities impact assessment, an appropriate assessment, a consultation statement, a consultation plan and a number of background papers which set out the council's evidence base and describe the council's strategy.
Aylesbury Area Action Plan 2010	The Aylesbury area action plan (AAP) is a document that will aim to bring about real change within the Aylesbury area over the coming years. It is focused on the Aylesbury estate itself and considers the long-term needs of residents in the estate - the economy, employment, housing, shopping, transport, open spaces and the overall look of the area. It considers what physical changes are

	needed in the area that will make a positive improvement to all of these factors.
Aylesbury Area Action Plan (2010) – Background evidence papers	The Aylesbury Area Action Plan is accompanied by a sustainability appraisal report, an equalities impact assessment, an appropriate assessment, a consultation statement, a consultation plan and a number of background papers which set out the council's evidence base and describe the council's strategy.
Draft Peckham and Nunhead Area Action Plan – Towards a Preferred Option (2011)	The PNAAP is a planning document that will help bring long lasting improvements to Peckham and Nunhead by 2026. 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 covers the two community council areas of Peckham and Nunhead and Peckham Rye. There is a core area around the town centre where major development is proposed and a wider area where improvements will be of a smaller scale and more focused on accessibility, health and safety and public realm.
Elephant and Castle Development Framework SPG (2004)	<p>The role of the Development Framework is to expand, explain and clarify the strategy and policies of the London Plan and the Southwark Plan. It provides the content for area specific SPG for the Elephant & Castle and in so doing establishes the preferred structure, form and setting out of development in terms of:</p> <ul style="list-style-type: none"> • Land use quantum, distribution and mix. • Movement and circulation (all modes). • Public realm: open spaces and places. • Siting, bulk and massing of the built form. <p>It also provides guidance in relation to:</p> <ul style="list-style-type: none"> • Design quality and character of the built form. • The character and approach to the treatment of the public realm. • Energy conservation, resource consumption and waste reduction. • Planning obligations. • The process of implementation & delivery.
Elephant & Castle Enterprise Quarter SPD 2008	<p>The objectives of the SPD are to:</p> <ul style="list-style-type: none"> • provide further guidance to policy 6.1 of the Southwark Plan for the Elephant and Castle enterprise quarter • provide further detail for stakeholders in the Elephant and Castle area about acceptable types of development and encourage appropriate developers to become involved • set out detailed guidance on land use, layout, access, accessibility, permeability and planning obligation requirements.
Southwark adopted Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs)	Supplementary planning documents (SPDs) and supplementary guidance documents (SPGs) are used to provide more information and guidance on the policies in the development plan. They can be based on certain topics such as transport or design, or they can be specific to certain places such as Canada Water or Dulwich. Southwark has several SPDs and SPGs which provide additional information on the saved policies in the Southwark Plan (UDP) and Core Strategy.

Policy or Plan	Summary of objectives and targets
Pollution	
Southwark Draft Air Quality Management and Improvement Plan (2010)	This draft document will help deliver the National Air Quality Strategy for Air Quality Management Areas (AQMA).
Southwark Contaminated Land Strategy (2001)	This document establishes a programme to identify contaminated land and water in Southwark, and to facilitate its remediation according to UK National Regulations.
Retail	

Southwark Retail Capacity Study (February 2009)	<p>The study considers:</p> <ul style="list-style-type: none"> • The vitality and viability of Southwark's existing town centres • The extent to which Southwark centres are fulfilling their role in meeting the retailing needs of the borough • The need for further retail development during the LDF period, and possible scenarios for meeting any identified need for additional retail floorspace
Southwark Council documents	
Southwark Corporate Plan 2009-2011	The corporate plan provides a summary of the council's priorities, what we will do to ensure progress is continued and includes key milestones which local people can use to monitor our process.
Southwark Annual Monitoring Reports (2004-2010)	<p>The AMR assesses if our planning policies achieve their objectives and targets by using a collection of data from local, regional and national sources and a number of indicators that measure performance.</p> <p>The AMR sets out:</p> <ul style="list-style-type: none"> • progress in producing planning documents • whether planning policies are achieving the objectives of the plan • what impacts the policies are having on the local environment, communities and economy • details of how policies need to be changed or replaced if we are not meeting our objectives or targets
Southwark: Local Area Agreement (2008)	Local Area Agreements (LAAs) are three-year agreements between central government and a local area. The priorities of Southwark's LAA reflect those of the sustainable community strategy, Southwark 2016. This sets out the long-term vision for the future of the borough. It was agreed in 2006 by the borough's local strategic partnership, the Southwark Alliance. Southwark's LAA is in two parts. The first part – narrative of place – sets out the background to the LAA. The second part of the LAA is a series of performance indicators and targets that have been agreed by the Southwark Alliance and central government.
Sustainability	
Environment Agency summary for Southwark (2010)	This report provides a snapshot of the environment in Southwark. It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people's experience of it. The report has been compiled as an extension of the London State of the Environment report to provide a local focus on the Boroughs and the health of their environment.
Southwark Climate Change and Sustainability Strategy (2006)	This document sets a strategic direction for climate change strategies in the borough with targets.

Policy or Plan	Summary of objectives and targets
Transport	
Southwark Transport Plan (2011)	The new Transport Plan for Southwark replaces the Local Implementation Plan. The Transport Plan sets out how we will improve travel to, within and from the borough. It also sets out our long term goals and transport objectives for the borough (up to 20 years), a three year programme of investment, and the targets and outcomes we are seeking to achieve. The Southwark Transport Plan responds to the revised Mayor's Transport Strategy (MTS), the emerging Sub-Regional Transport Plans (SRTPs), Southwark's Sustainable Community Strategy and other relevant policies.
Southwark Development Impact Report (Canada Water) 2010	The objective of the study was to identify both short and long-term transport impacts on the Canada Water regeneration area within Rotherhithe during multiple peak travel periods. Developments in the local and adjacent areas as well as major transport proposals in

	the related vicinity were assessed.
Waste	
Southwark Waste Management Strategy: 2003 – 2021	This sets out Southwark council's programme for achieving the waste management targets set out in the GLA Waste Management Strategy.
Southwark Waste Minimisation Strategy 2007-2010	Southwark's Waste Minimisation Strategy is intended to provide cohesion to the different areas of waste minimisation. It reflects the principles of the waste hierarchy, which identifies the order of preference for dealing with waste and represents a chain of priority for waste management and covers waste prevention, waste reduction, reuse and refurbishment and home and community composting. The principal aim of this Strategy is to address the issue waste growth, which is attributable to a number of factors including population and economic growth and lifestyle changes.

APPENDIX 3 RESPONSES TO THE SUSTAINABILITY APPRAISAL SCOPING CONSULTATION

(FEBRUARY 2011)

Elephant and Castle Representations					
Representation Ref	Repressor Ref	Repressor Type	Section	Details of Representation	Officer Response to Representation
0143		Government agency(non-statutory consultee)		Question 3 – Sustainability Issues We are pleased to see sustainability issues relating to flood risk, biodiversity, waste minimisation and water quality	Support noted.
1127		Government agency(non-statutory consultee)	General	Thank you for consulting Thames Water Utilities Ltd (Thames Water) regarding the above document. We trust that our comments and representations as detailed below will be given due consideration. Thames Water is the statutory sewerage and water undertaker for the whole Borough and is therefore a “specific consultation body” in accordance with Regulation 25 of the Town & Country Planning (Local Development) Regulations 2004 (as amended in May 2008 General Comments: Within our comments on the Core Strategy submission document we raised comments regarding the need to ensure that development would not result in adverse impacts such as sewer flooding, pollution of land or watercourse and low/no water pressure which could arise if development is occupied prior to any necessary water or wastewater infrastructure upgrades being undertaken. It is crucial that developers demonstrate that there is adequate capacity within the existing water and wastewater networks, both on and off site. Where there is insufficient capacity developers will be required to set out how the infrastructure required will be delivered prior to the occupation of development in order to comply with Strategic Policy 14 of the Submission Core Strategy.	Core Strategy Policy 13 sets out the overarching policy on environmental standards. This includes requiring developers to minimise water use and help reduce the risk of flooding by reducing water run-off. Core Strategy policy 14 sets out more detail on how this policy is implemented. Table 1 (page 157 of the Core Strategy) sets out the implementation plan for the Core Strategy and refers to a number of delivery and infrastructure projects currently taking place by/with Thames Water. It refers to Thames Water upgrading the old Victorian water mains and also refers to the Thames Tunnel which is being planned to help improve water quality in the River Thames. Core Strategy policy 1 requires developers to submit a sustainability assessment with applications. The sustainable design and construction SPD also provides guidance on conserving water and planning for flood risk. The Elephant and Castle SPD/OAF provides further guidance on these policies, also recognising that Elephant and Castle is within a flood risk zone. The implementation section of the SPD notes that with regard to water and sewerage

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Representation Ref	Repressor Ref	Repressor Type	Section	Details of Representation	Officer Response to Representation
					infrastructure, the council will use planning conditions where appropriate to ensure that development does not commence until impact studies on the existing water supply and sewerage infrastructure have been approved by Southwark in conjunction with Thames Water. Where there is a capacity problem and no improvements are programmed developers should contact the utilities company to agree what improvements are required and how they will be funded.
2	127	Government agency(non-statutory consultee)	Q2	Specific Comments Within the section on sewerage on page 40 of the consultation document it is set out that Thames Water has a programme to replace old Victorian water mains. This programme of works is to replace non-potable water mains and does not relate to sewerage infrastructure	Noted. This has been corrected in the draft sustainability appraisal background data/information.
3	127	Government agency(non-statutory consultee)	Q3	Thames Water support sustainability objectives SDO10 and SDO15 which relate to water resources and flooding	Support noted.
4	127	Government agency(non-statutory consultee)	Q4	We also support the reference to the number incidents of sewer flooding as a sustainability indicator for sustainability objective SDO15. As set out above it is essential that developers demonstrate that there is sufficient capacity within the existing sewerage network to support development or demonstrate that it will be delivered ahead of the occupation of development.	Support noted.
5	127	Government agency(non-statutory consultee)	Q4	It is crucial that the policies and guidance within the Elephant and Castle SPD work with the policies of the emerging Core Strategy to ensure that development is not occupied ahead of water and wastewater infrastructure required to support it.	The SPD/OAF supplements the Core Strategy policies and provides additional guidance for development in the area. The implementation section of the SPD notes that with regard to water and sewerage infrastructure, the council will use planning conditions where appropriate to ensure that development does not

Elephant and Castle Representations

Representation Ref	Repositor Ref	Repositor Type	Section	Details of Representation	Officer Response to Representation
					commence until impact studies on the existing water supply and sewerage infrastructure have been approved by Southwark in conjunction with Thames Water. Where there is a capacity problem and no improvements are programmed developers should contact the utilities company to agree what improvements are required and how they will be funded.
6153		Government agency(non-statutory consultee)	General	Thank you for consulting English Heritage on LB of Southwark's Scoping Report for the Sustainability Appraisal of the Elephant and Castle Supplementary Planning Document (SPD)/ Opportunity Area Planning Framework (OAF). In 2010 The Government published Planning Policy Statement 5: Planning for the Historic Environment which sets out national planning policies on the conservation of the historic environment. The development plan making policies in this PPS (see HE2, HE3, HE4 and HE5) must be taken into account by local planning authorities in the preparation of local development documents. Local planning authorities should ensure, 1) plans are supported by a robust evidence base, 2) there is a 'positive, proactive strategy for the conservation and enjoyment of the historic environment' and 3) the impact of policies on heritage assets are monitored. As the Government's statutory advisor on the historic environment we have reviewed your consultation in light of PPS5, and alongside other national planning policy, such as PPS1 and PPS12. In general we support the approach taken in this consultation, subject to further consideration of heritage issues, the details for which are set out below.	Noted.
7153		Government agency(non-statutory consultee)	Q1	Links to other policies, plans and programmes Under the headings Regional/ Heritage the summary description for Heritage At Risk only mentions listed buildings (not Scheduled Monuments). It should also be noted the Heritage At Risk Register 2010 has been broadened to	We have included these suggestions into the list of relevant Policies, Plans and programmes and which inform the SPD/OAF

Elephant and Castle Representations					
Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				include Conservation Areas and Registered Parks and Gardens. At the regional level The London Plan heritage policies could be included, as well as the Mayor's Culture Strategy Cultural Metropolis (2010)	
8153		Government agency(non-statutory consultee)	Q2	<p>Baseline Information In Para 4.2.8 (Historic Buildings, Sites, Views and Conservation Areas) we have the following points:</p> <ul style="list-style-type: none"> • Under the heading 'listed buildings' the reference to the 'English Heritage buildings at risk register' needs updating with its correct title, a date and capitalised. The Heritage At Risk Register 2010 also includes Scheduled Monuments, Conservation Areas and Registered Parks and Gardens • The reference to prominent Grade 11 listed buildings could also include the Grade II* Obelisk at the centre of St Georges Circus. The reference to 'Catholic church of St. George', is more accurately called 'the Roman Catholic Cathedral of St George' • Scheduled Monuments and Registered Parks and Gardens have not been included in the Borough-wide data • The map on page 46 would be more useful if replaced or supplemented with a detailed map of the SPD area highlighting the key heritage assets (rather than just a Borough-wide map) • We support the need to define the character areas in the Elephant and Castle Opportunity area further (last para on page 47, top para on page 50 and map pg 48) through a characterisation study • In the summary for these character areas (pg 49-50) we would suggest that the West Square Conservation area is a good example of a Georgian London square (rather than "almost perfect" as suggested). The 'enterprise quarter' also needs to reference the St George's Circus Conservation Area for consistency and also the terrace of Georgian buildings at 123-131 London Road on the English Heritage Heritage At Risk Register 2010 • We welcome the section on views. As well as identifying local views out of the Borough, it may be useful to identify local views from neighbouring Boroughs into the SPD area also. It is also important to 	<p>Paragraph 4.2.8 We have considered the suggested references and where possible corrected and or/updated the references. The list of baseline information has been reviewed and the suggestions will be taken into account when preparing the Draft SPD/OAF. We have prepared a characterisation study for the area and also a tall buildings/views assessment to inform the SPD Support noted regarding the need to define character areas. As part of the preparation of the draft SPD/OAF we commissioned a detailed characterisation study. This looks at the different character areas of Elephant and Castle and is part of our evidence base for the SPD/OAF. Much of the work carried out as part of this study is reflected in the guidance and policies for the different character areas. We will be consulting on the characterisation area alongside the consultation on the SPD/OAF. The SPD/OAF and the characterisation study refers to the importance of views in understanding the character of the area. As suggested, the draft SA refers to the tall building work we carried out for the Core Strategy and for the Bankside, Borough and London Bridge SPD. We have also carried out more detailed work for Elephant and Castle. Our background paper on design and tall buildings is part of our evidence base for the SPD/OAF and we are consulting on this alongside the SPD/OAF. The sections with the draft SPD/OAF</p>

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Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>acknowledge the proposed designated Townscape View from Parliament Square as identified in the draft replacement London Plan and which will be included in the revised LVMF, as this will partly lie within the SPD/OAF area. Although the views of World Heritage Sites and their settings has been listed as a key consideration (pg 52), it would be worth mentioning the Tower of London and Westminster World Heritage Sites specifically, as a key concern in developing this particular SPD/OAF • The section on tall buildings could include reference to the work LB of Southwark has undertaken to define its policy position on tall buildings. For example the Tall Buildings paper in support of the Core Strategy and evidence base to support the Bankside, Borough and London Bridge SPD. An urban design study is necessary to refine tall buildings policies in this SPD. Please refer to the English Heritage and CABE joint Guidance on Tall Buildings (July, 2007), which has been endorsed by Government as capable of being a material consideration in the determination of planning applications. Paragraph 2.7 advises local planning authorities to carry out a detailed urban design study to identify where tall buildings would and would not be appropriate in their development plan documents. Para 2.8 recommends areas that are appropriate, sensitive or inappropriate for tall buildings should be identified. NB the current text in the first para on page 53 only refers to identifying suitable locations. The bullet points refer to very tall buildings – how does this relate to the definition of tall buildings on page 52? In relation to Para 4.2.11 ‘streets’ it is worth noting that there is a need to identify transport opportunities for the historic environment in the SPD (e.g. sensitively designed public realm upgrades to assets) as set out in the Mayor’s Transport Strategy, proposal 83. “The Mayor, through TfL, and working with the London boroughs and other stakeholders, will use the principles of ‘better streets’ to seek to improve town centres, in particular: removing clutter and improving the layout and design of streets; enhancing and</p>	<p>provide detailed guidance on public realm, movement and the historic environment. This takes into account the comments on paragraph 4.2.11.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				protecting the built and historic environment; increasing the permeability of streets; and creating clear and easily understandable routes and spaces to make it easier for cyclists, pedestrians and disabled people to get about.” If LB of Southwark has undertaken a street audit in the area (as recommended in English Heritage Streets for All publication) this could inform the baseline information for the transport section. Our guidance includes detailed regional guidance and a series of practical case studies to help improve streets and spaces.	
9153		Government agency(non-statutory consultee)	Q3	Sustainability Issues The key issues identified through the Core Strategy on page 64 include the “need to preserve and enhance built heritage and the archaeological environment”. Issues considered specific to the SPD/ OAF area (pg 65-66) do not identify this, although there are some related topics under a heading ‘tall buildings/built environment’. We would suggest the bullet points under this heading contains a very narrow view of the heritage issues associated with this SPD/ OAF area (only referring to conservation areas). PPS 5 identifies heritage assets as those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest, and this includes non designated assets. We therefore recommend that the SA considers heritage issues specific to the SPD/ OAF area further. For example: • Heritage assets under threat or at risk from neglect or decay, or development pressures; • Areas of significantly degraded townscape character, or at risk of further loss or erosion of quality; • Areas sensitive or inappropriate for tall buildings; • Traffic congestion, air quality, noise pollution and other problems affecting enjoyment of the historic environment; and, • Historic areas/ assets that may suffer from poor access or interpretation	We have expanded this section within the draft SA to take into account these comments.
10153		Government agency(non-	Q3	Sustainability Objectives The table on page 66 contains a typo – we believe that SDO12 (on landscape and townscape quality) has been	Noted. We have corrected this.

Elephant and Castle Representations

Representation Ref	Repositor Ref	Repositor Type	Section	Details of Representation	Officer Response to Representation
		statutory consultee)		copied and pasted into SDO13 (which should read “to conserve and enhance the historic environment and cultural assets”). We note sustainability questions and indicators have been included for the historic environment and would agree with this. You may wish to replace “historic buildings and remains” with simply ‘heritage assets’ in the first sustainability question	
11	153	Government agency(non-statutory consultee)	Q4	Comparison of SA Objectives The compatibility matrix on page 72 contains the same typo (as set out above) – we believe that SDO12 (on landscape and townscape quality) has been copied and pasted into SDO13 (which should read “to conserve and enhance the historic environment and cultural assets”). We note the 3 areas of uncertain impact on the historic environment and would agree with this	Noted. We have corrected the typo.
12	153	Government agency(non-statutory consultee)	General	Finally, English Heritage would strongly advise that the local authority’s conservation staff are involved throughout the preparation and implementation of the LDF as they are often best placed to advise on; local historic environment issues and priorities; sources of data; and, consideration of options relating to the historic environment. This advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the SPD and its sustainability appraisal, and which may have adverse effects on the historic environment. I hope you find this response helpful in preparing the Elephant and Castle SPD/ OAF for LB of Southwark and we look forward to being consulted again in the future.	We develop all our LDF documents in close consultation with our design and conservation team. They have provided specialist input into the draft SPD/OAF.
13	469	Business	Q2	My only comment on the above mentioned report ids that the Faraday ward statistics have not been included, even though the opportunity area passes through it. A large section of the ward also bounds the opportunity area. Decisions made for this area will have	We have reviewed the baseline information as part of the preparation of the draft SA, and where appropriate included information on the Faraday ward. More detailed baseline information on the Faraday ward can

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Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				a significant impact on the Faraday wards residence, I therefore believe it should be included.	be found in the sustainability appraisal background information paper and the main report for the Aylesbury Area Action Plan.
14	131	Business	General	Thank you for your email of 12 January consulting The Theatres Trust on the Sustainability Appraisal Scoping Report for the Elephant and Castle Supplementary Planning Document. The Theatres Trust is The National Advisory Public Body for Theatres. The Theatres Trust Act 1976 states that 'The Theatres Trust exists to promote the better protection of theatres. It currently delivers statutory planning advice on theatre buildings and theatre use through the Town & Country Planning (General Development Procedure) (England) Order 2010 (DMPO), Articles 16 & 17, Schedule 5, para.(w) that requires the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre.' We have no particular comment to make but are pleased to support this comprehensive document which has an excellent section on Community and Cultural Facilities including The Coronet venue at the top of the New Kent Road.	Support noted.
15	150	Community Group/Organisation	Q2	4.2.8 Historic Buildings, Sites, Views and Conservation Areas Brandon St Character Area The description of the Brandon Street area is very unsatisfactory for a section purporting to describe character areas, managing just three lines, viz: Brandon Street Residential uses predominate in this area. To the south of the area is East Street market. The market sells clothing, jewellery, cosmetics, household products, confectionary, fruit and vegetables, CDs and DVDs In fact the area has many attributes which need to be recognised in this SPD: a) The market is crucial to the area and one of the largest, if not the largest, in the Borough, and one that the Council is about to take direct control over. Oddly although the description specifies a few of the types of products sold it is not complete – it also has a famous weekly flower and plant market, as	The list of baseline information has been reviewed and we have added in more detail where appropriate. We have also carried out a detailed characterisation study which looks at each of the character areas, including Brandon and the Walworth Road. This is being consulted on alongside the SPD/OAF. Within the SPD/OAF itself we have included specific policies and guidance on each character area, and there is a lot of detail describing each area. This picks up the points raised in this representation.

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Representation Ref	Repositor Ref	Repositor Type	Section	Details of Representation	Officer Response to Representation
				<p>well as now hosting the re-located (from Westmoreland Road) Sunday junk market. As Southwark Council's own website notes, "Walworth was famous for producing and selling wonderful fresh fruit and vegetables. Because Walworth was not yet built up, much of the area consisted of orchards and gardens. People even grew luxury fruit in long conservatories, including the 'Newington Peach'" http://www.southwark.gov.uk/info/200159/history_of_southwark/1034/southwarks_historic_villages/6 b) The market is a continuation of this long historical context and should be recognised as such. c) The area has several harmonious and complete terraces of Victorian buildings, within which unusually most of the former corner shops survive structurally. This includes the Larcom St, Charleston St, Turquand St, Cotham St, Walcorde Ave and Colworth Grove, plus the terrace and Crown pub on Brandon St and the Victorian industrial buildings on Brandon Street. d) The area has the first ever Guinness Trust buildings (now Peabody's Rodney estate) http://www.guinnesspartnership.com/working/About+the+Partnership/History which were founded by Edward Cecil Guinness "to help people who found themselves destitute and unable to afford decent homes" on Brandon St and Rodney Road Proposal a) That the SPD recognise the importance of these aspects of the Brandon St area b) That consideration be given to the designation of a new Conservation Area(s) in the Brandon St character area recognising the historic value of the housing stock, extending from Walworth Road/Larcom St/Wansey St, south to Browning St and east to Brandon St and Rodney Road and the edge of Nursery Row Park Walworth Road Character Area The description of Walworth Rod avoids any mention of any historic value. In fact it is an ancient road and has many character buildings, although many are hidden behind modern shop fronts at the ground floor level. Walworth Road The Walworth Road is a shopping high street. In retail terms the centre is distinct from the shopping area at Elephant & Castle, and the two</p>	

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				centres are not integrated. Walworth Road and East Street have low building heights and with a pleasant pedestrian friendly environment, the well-maintained footpaths and shop fronts are conducive to a pleasant shopping experience. Proposal I request that: a) more consideration of this aspect of Walworth Road needs to be given in the character area description in recognition of its value, including potential listing; and b) Consideration be given during the SPD process to what measures are appropriate to ensure that adequate measures are in place to secure the preservation of the historic architecture along the length of Walworth road.	
16	150	Community Group/Organisation	Q2	4.2.8 Historic Buildings, Sites, Views and Conservation Areas Local Listing Comment The council is preparing a local listing of buildings of historic interest which is expected to be consulted on during 2011, in parallel with the preparation of this SPD. This is not noted and should be. Request The SPD should make explicit reference to this local list as a sustainability indicator under SDO13 "To conserve and enhance the historic environment and cultural assets."	This is referenced within the draft SPD/OAF where we set out which buildings could potentially be locally listed. This is the most appropriate place to refer to the potential local list. The characterisation study also provides a lot of detail and background to the buildings we are consulting on as part of the SPD/OAF to be part of this local list.
17	150	Community Group/Organisation	Q2	4.2.9 Open Space and Biodiversity Page 54 Comment There is no mention of the tree cover within the Heygate estate – nearly 500 mature trees which form one of the largest green reservoirs in a largely urban area. The volume of mature trees in the Heygate Estate, and the importance of this habitat to local biodiversity, as well as their actual and potential role in combating the effects of climate change (eg temperature and pollution control, water runoff and absorption) are not mentioned. Given that they are at major risk NOW (LBS' current master plan shows most of these trees are under the footprint of the new blocks - nor at least showing that the massing has been designed without any reference to the existing greenery) this is a completely unacceptable omission and must be rectified. This is particularly bizarre given the statement on page 55 of the SPD that Habitat loss is a major concern in the Borough, with	The characterisation study provides more detail on the Heygate character area. Within the draft SPD/OAF we recognise the importance of the natural environment and the important contribution trees make including softening the landscape, providing habitats for biodiversity, providing shading and helping people to find their way. The guidance in the SPD seeks to maintain trees wherever possible across the whole area, including the Heygate. The overarching Core Strategy policy 11 also recognises the importance of trees and through policy 13, it requires: "Protecting woodland and trees and improving the overall greenness of places,...."

Elephant and Castle Representations

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				<p>the constant demand for new homes and other buildings resulting in sites being lost to development. In addition, local wildlife is still under threat. The headline aims and objectives of the Biodiversity Action Plan include: -conserving and enhancing existing natural habitats and existing species within Southwark -increasing grassland, wetland and woodland habitat resources in Southwark -tackling ecological threats -increasing public awareness of ecology -engaging children and young people and other key stakeholders and communities -promoting national and regional priority habitats and species relevant to Southwark. Request The biodiversity and tree cover of the existing Heygate Estate site be recognised and described fully, particularly in the Summary on Page 49 of the Town Centre and Heygate area (noting that the description of West Square, for example, mentions its greenness).</p>	
18	150	Community Group/Organisation	Q2	<p>4.2.9 Open Space and Biodiversity Page 54- Comment The consultation draft SPD says that “A play and open spaces strategy has been prepared to cater for the projected increase in population in the Elephant and Castle Regeneration Area. The evidence shows that Newington Ward has a small deficit but it is immediately adjacent to Kennington Park which is a large open space. Faraday, East Walworth and Chaucer Wards have a surplus provision of open space.” The underlined sentence is factually incorrect and must be amended. As the Core Strategy Inspector’s report states (paragraph 109): “However, the Open Spaces Strategy available to me is, with due regard to PPG17, the Companion Guide and its own content, incomplete. It is an evidence base from which a strategy is intended to be developed encompassing standards, quantity and accessibility. This strategy has, regrettably, not been published. Thus the evidence base for the details proposed within the CS is, with due regard to the guidance of PPG17, inadequate.” In other words, an evidence base has been gathered, but there is no public plan and</p>	<p>We have reviewed the open spaces in the Opportunity Area as part of the preparation of the SPD/OAF and the Core Strategy. On-going qualitative and quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.</p>

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				<p>open spaces strategy to “cater for the projected increase in population” as suggested by the SPD consultation draft. Request The current lack of a public play and open spaces strategy, and any consultation on this strategy (other than during the preparation of the evidence base) therefore needs separate and explicit consideration within the E&C SPD. A separate and detailed open spaces strategy be developed specifically for the Elephant and Castle SPD area; this must be added, otherwise any SPD policies will be unsound.</p>	
19150		Community Group/Organisation	Q2	<p>4.2.9 Open Space and Biodiversity Page 53: designation of SINCs Comment Nursery Row Park is currently designated as OOS, and this is noted in the SPD. Soutwark’s own proposal, in the Core Strategy, to designate it a SINC, and therefore change the open space designation of the entire park to BOL, has been rejected by the Core Strategy Inspector on the grounds that consistent evidence was not presented for all sites in the Borough. Reference the Core Strategy Inspector’s report paragraph 114 which states “The evidence in support of new Sites of Importance for Nature Conservation (SINC) is variable and not necessarily comprehensive across the Borough. For example, the identification of certain proposed sites appears predicated on a simple „walkover” inspection. I therefore consider that such new designations are insufficiently justified and should not be taken forward through the CS. To reflect this I recommend a change (IC3 – Appendix B) to the text of the CS as shown. The CS is a strategic document and I am unpersuaded that it is the appropriate means by which specific new areas should be designated. Such important matters, as recognised by the Council, can be comprehensively identified and tested through subsequent detailed DPDs/SPDs It should be noted that for Nursery Row Park, a detailed independent evidence base has been prepared by the Ecology Consultancy, and supported by the LBS Ecology Officer, which recommends SINC status.</p>	<p>As set out in this representation the Core Strategy sought to designate new SINC. Whilst the Inspector did not agree with designating new SINC through the Core Strategy, he did acknowledge the importance of SINC, and Core Strategy policy 13 sets out that we will continue to protect important open spaces from inappropriate development and that these include SINC. We cannot designate SINC through SPD. However, the SPD/OAF does acknowledge the importance and opportunity for nature conservation value at Nursery Row Park, with the intention to review new sites for SINC designation through our forthcoming Site Allocations DPD.</p>

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				<p>(http://www.nurseryrowpark.org.uk/wp-content/uploads/2010/12/CDAI44_Nursery_Row_Community_Garden_assessment.pdf) Request a) That this E&C SPD SA Scoping report, as indicated by the Core Strategy Inspector, make a detailed and systematic review of the scope for new SINC designations, in order that the proposals may be taken to public consultation as part of the implementation process of the SPD, and that the designation of Nursery Row Park be taken forward within this SPD. b) That development sites 52P and 53P should be removed and the designations revert back to OOS (and then included - as contiguous and vital elements of Nursery Row Park - in the resulting Nursery Row Park area BOL designation.) Note that the extract from the Officer's report on the refusal of the planning application for the Crown Pub, 115 Brandon St, states "the site [the Crown] is between two designated proposals sites (Sites 52P and 53P, both of which designations seek Residential use (C3). These proposal sites will however not be "saved" under the saved policies when the Core Strategy is adopted, and are likely to revert back to OOS designation in a future planned Development Plan Document (DPD). A small strip of land immediately to the south of the public house, but within the application site, is also designated as OOS, This strip of land is also proposed to be designated as Borough Open Land (BOL) and a Site of Importance for Nature Conservation (SINC) in the emerging Core Strategy."</p> <p>http://planningonline.southwarksites.com/planningonline2/AcolNetCGI.exe?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=9536040</p>	
20150		Community Group/Organisation	Q3	5.1 Sustainability Issues page 64 Comment Beyond a general reference to "Protecting and enhancing biodiversity" there is no reference of the importance of maintaining and increasing biodiversity as a means to combat climate change – this includes	We do not have the level of detail referred to in the representation regarding the number of existing trees in the area. However, the draft SPD/OAF acknowledges the importance of trees both as an overall policy and in

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				<p>increasing water absorption potential/ reducing run-off, greening and retaining tree cover. Southwark’s Tree Management Strategy page 49, Climate change states “The role of trees and woodlands in urban areas will become more important as climate change makes towns and cities increasingly unpleasant during heat waves. Trees produce oxygen and provide shade. They limit the urban heat island effect and intercept rainfall reducing the impact of storms. Southwark Council will ensure appropriate provision is made by planting suitable trees that will withstand the predicted changes to climate and weather patterns. ... It is important, therefore, for tree owners to protect the current tree resource, ensuring that it is sustained and where possible, expanded. It is also important that landscape architects and tree managers have regard to the effects of climate change, particularly when selecting new trees for planting schemes. The SPD consultation draft makes no mention of the current number, or value (using the CAVAT techniques – the Tree Management Strategy quotes a value of the entire Southwark stock, the local value will be available, of existing trees in the SPD area. Request a) That the number and value of existing trees in the SPD area be quoted, broken down for each “character area” b) That specific mention in the list of issues under heading 5.1 is made of “protecting the current tree resource” as required by the Borough’s own Tree Management Strategy c) That specific mention in the list of issues under heading 5.1 is made of “reducing the heat island effect in new development”.</p>	<p>specific character area policies. The characterisations study also provides more detail and evidence on existing trees. The draft SA also refers to the Council's Tree Management Strategy.</p>
21468		Resident	Q2	<p>I'm writing as a 20 year plus [private] resident of 87 Balfour Street, which is on the immediate edge of both the core regeneration footprint/area AND the OAF which I think might be unique, who has chosen to bring up a 10 year old in our quiet, leafy, sunny street with its listed buildings, SINC/s, extensive tree cover/links and increasingly tightly-knit community -all of which is ten minutes by</p>	<p>The baseline information and list of issues has been reviewed and the suggestions will be taken into account when preparing the Draft SPD/OAF. We have prepared a characterisation study for the area which provides more detailed information on the different character areas including the Heygate Estate. This</p>

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				<p>bicycle from the West End, City and 'new' East [to quote John Prevec of MAKE's first master-plan vision]. I'm also cc'ing and bcc'ing in some others, for their potential interest. I want to welcome the contents and aspirations of this SPD, in particular its SDOs, whilst pointing out a massive hole at its centre. A hole so massive and extraordinary to discover that I'm afraid my tone is bound to be more polemical than I would like. In the 75 pages of this document the word TREE does not appear once. In the Appendices it does appear once and then at A47 in one short and VERY revealing line; "Veteran Trees + " [indicating that you have no idea what % of Southwark Land Area trees represent!] > In the context of an SPD on Sustainability in the 21st Century, this is shocking and depressing for present and future residents as well as humiliating for its authors. > In the context, of your approval for the biggest urban regeneration in Europe which centres on Heygate Forest, the largest urban forest/discrete woodland in Central London outside a municipal park, it is a scandal [see attached aerial images]. > In the context of the revised London Plan, the Mayor's Climate Adaptation strategy, a relatively new but wide consensus on urban woodland and green infrastructure, LBS's own very welcome Tree Strategy from December 2010, it is alarming in the extreme to discover an error of this proportion and substance. > In the context of written answers received from the GLA/Mayor Boris Johnson in January 2011 I would advise, not merely urge, you to give proper attention to this massive omission. To whit: "Heygate forest Question No: 43 / 2011 Darren Johnson As part of your RE:LEAF campaign, will you press the partners involved in the regeneration of the Heygate Estate to protect hundreds of mature trees currently flourishing on the site? In a part of London desperately lacking greenery, the 'Heygate forest' provides both a pleasant amenity, a habitat for other species, and a crucial asset in reducing air and noise pollution and overheating. Written answer from the Mayor As you are aware the redevelopment</p>	<p>information will inform the draft SPD/OAF.</p>

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				<p>of the Heygate estate is part of a major regeneration plan for Elephant & Castle. Amongst other things the regeneration plan aims to enhance the sustainability of the area through a range of interventions including new green spaces and other green features including, I would expect, green roofs and street trees. As and when the planning application is referred to my planning team I will ensure that the issues regarding the protection of existing trees and their incorporation into the new development are addressed as part of enhancing the sustainability of the area." The general point is this; the SPD and specifically the SDOs herein, focus and apply most often, fully and significantly to East Walworth -I think you'll agree. The single biggest feature of East Walworth is the Heygate Forest, containing 500 mature trees with extensive continuous canopy, unique habitats and intimate green links to nearby SINC's and beyond to extensive existing green infrastructure. Your document is ostensibly about sustainability and yet it completely omits to mention the Heygate Forest and related habitats. Indeed, it does not use the word tree once! This would be shocking and profoundly worrying even if none of the above were simply true. But the most shocking and dramatic aspect of this is the fact that of your 18 articulated SDOS the value [broadly defined by recognisable standards such as CAVAT for instance, or the massive array of research papers and growing policy statements referred to in LBS's own Tree Strategy appendices, CABE, TDAG, GLA, as well as all climate and food strategies etc etc.] of or represented by trees [the Heygate Forest meets LBS's own definition of woodland in its Tree Strategy, while London's unified trees and green infrastructure will be reformulated as one continuous woodland in the revised London Plan] addresses 13 of them either fully or in very significant part. That is, taking the word symbolically; TREES address 13 out of 18 SDOS fully, but are omitted from the Draft SPD. It's very hard to respond to a 75 page document that has had months of human hours invested in it, in one</p>	

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				single email in a tiny window of consultation time. Especially when, in all those 75 pages about sustainability and future policy, no-one has considered the obvious centrality of trees and related green infrastructure to every single part and aspiration contained therein! Where do I start?	
22	468	Resident	Appendix 2	Where or why have you not started? It seems essential that I direct you to your own Tree Strategy as a very obvious place to begin correcting this disastrous document; http://www.southwark.gov.uk/downloads/download/2621/tree_strategy I can't continue without directing you to appendix 10:	We have included the Southwark Tree Management Strategy into the list of relevant Policies, Plans and programmes which inform the SPD/OAF.
23	467	Resident	Q2	I would like to make the following comments about the Elephant & Castle Supplementary Planning Document/Opportunity Area Planning Framework sustainability appraisal scoping report draft for consultation from my point of view as Chair of the Sutherland Residents Association, Secretary of the Friends of Carter Place, member of Southwark Living Streets and as a local resident. 1. 4.2.9 OPEN SPACE AND BIODIVERSITY - Carter Place Garden. We note that the Core Strategy Inspector has said that the council has no Open Space strategy, only an evidence base, and that therefore we think Southwark Council need them to look at this issue in relation to the "E&C opportunity area" and more specifically in relation to Carter Place Garden which sits within the Opportunity Area.	We have reviewed the open spaces in the Opportunity Area as part of the preparation of the SPD/OAF and the Core Strategy. On-going qualitative and quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.
24	467	Resident	Q2	2. Section 4.2.8 Historic Buildings, Sites, Views and Conservation Areas. We are unsure to what extent you are aware of the appraisal that is currently underway of the Sutherland Square Conservation area (adjacent to the Opportunity Area) or the development of the Walworth Rd linear conservation area that is currently being planned in conjunction with local Councillors	The council's Design and Conservation officers are providing specialist input into the preparation of the SPD/OAF. The Conservation Area Appraisals that are being prepared will be included as part of the evidence base for the SPD/OAF and the detail is included in the guidance.
25	467	Resident	Q2	3. 4.2.11 Travel & Pollution & Noise (pages 41 to 44). We note that the issues of pollution, noise, road casualties, walking and cycling are issues that are viewed in isolation but these may in reality also	Core Strategy policy 2 seeks to plan places and development with priority for walking and cycling. The SPD/OAF will provide detail guidance on improving

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				<p>be viewed together as adverse impacts of road traffic. The pollution and noise issues can then be seen in conjunction with barriers to walking and cycling that exist. There are high levels of pedestrian and cycling casualties in the area. These are a function of the massive east-west severance that occurs along the Old Kent Rd, Bricklayers Arms roundabout area, the New Kent Rd, The E&C area itself and finally Newington Butts. These result in low levels of pedestrian movement north-south within and through the area and cyclists having to make significant detours to (eg via the cycle bypasses) to negotiate the area safely. While these matters need to be addressed as individual issues, more holistic solutions need to be considered both by the borough and in conjunction with TfL. We would be extremely grateful to have sight of the TfL feasibility study looking into the long term transport needs of the area that was completed in 2009 and which is cited on page 59.</p>	<p>routes for walking and cycling as well as making new and existing development more permeable and legible.</p>
26	134	Resident	General	<p>SPD/OAF timetable The timetable for drafting and consulting on the SPD/OAF is concurrent with the Pre-Planning Application Consultation & Engagement of developers Lendlease for the regeneration area which covers much of core site 39P – both run from now and are due to conclude at the end of the year. There is evident potential here for the SPD/OAF to be shaped to the developer's will, rather than the objective needs of the borough. Can Southwark explain how this will be avoided and what influence the Regeneration Agreement already concluded with Lendlease will have on the SPD/OAF?</p>	<p>The SPD/OAF timetable for preparation has been set out in our updated Local Development Scheme. The SPD will be informed by an evidence base, prepared by Southwark, which will also be published at the time of consultation. The SPD has been timetabled for adoption prior to the submission of the planning applications and will be a material consideration which the applications are determined.</p>
27	134	Resident	Q2	<p>Role of educational institutions The report notes the significance of educational institutions in the area, as landowners, employers and providers of research. However, I am not aware that the London College of Communications or the South Bank University have played any visible or public part in the shaping of the regeneration plans to this date. The 'specific issues' for the Elephant & Castle</p>	<p>The baseline information and list of issues has been reviewed and updated to include information on higher and further education as well as schools. The importance of the local universities and colleges is reflected in the draft SPD/OAF.</p>

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				(5.2) omits 'Education' as a category, and while it includes schools (under 'Social Infrastructure') it omits higher and further education. The new SPD should address this by outlining how the regeneration will help meet the tertiary educational needs of the borough's young people through the educational institutions at the Elephant, as well as what wider educational role these institutions can play.	
28	134	Resident	Q2	Impact of student accommodation The report notes that Southwark has the second largest number of student homes of London boroughs and the high concentration of student residences at the Elephant. The SPD needs to address the consequences of this directly eg the impact it may have on affordable housing, how it benefits the area or otherwise and what part it will play in future development of the area. My impression is that the increase in student residences has been driven by developers meeting a market demand, rather than it being part of the conscious regeneration process	Noted. The draft SPD/OAF addresses the relationship between student housing and general housing and set out guidance to help manage the growth of student homes. The SPD/OAF identifies the areas which already have a significant quantum of student homes and set out guidance for new developments. The adopted Core Strategy DPD requires student developments to include 35% affordable housing provision.
29	134	Resident	Q2	The Latin American community There is a visible Latin American community at the Elephant. Latin American shops, cafes and businesses are a distinctive part of the shopping centre and railway arches. The SPD/OAF should show what practical benefits the regeneration will bring that could strengthen this strand of the community	The draft SPD/OAF will be accompanied by this sustainability appraisal which assesses the preferred options for growth in the area against a set of sustainability objectives, which include to promote social inclusion, equality, diversity and community cohesion and determine. The sustainability appraisal sets out the probable impacts which may arise, including the impacts on the local community. We have also carried out an equalities impact assessment as part of the preparation of the SPD/OAF which looks at the impact of the SPD/OAF on different groups of the community.
30	134	Resident	Q2	Early Housing Programme for the Heygate estate The report's account of the rehousing of Heygate residents is inaccurate and misleading. The 16 early housing sites have been reduced to 10	The baseline information and list of issues has been reviewed and updated to reflect and clarify the amount of affordable housing delivered over the last few years,

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				(June 2009) and only 3 have been completed (Wansey St, St Georges Rd, New Kent Rd). Four more sites will be finished this year, two more haven't yet begun construction and the last and biggest (Stead St) is still at planning stage. In short Southwark has built 45 affordable homes to rehouse 700 families – the balance have taken current council stock through 'Homeseach' and they did not do so by choice, but because they would have received 'notices of possession', leading ultimately to eviction, if they did not (Heygate Action Plan June 2007). The rehousing of the Heygate residents has not been a success and it would be better for the SPD/OAF to acknowledge this and draw what lessons it can from the fact.	and the amount of homes that will be demolished from the Heygate Estate.
31	466	Resident	General	SPD/OAF timetable The timetable for drafting and consulting on the SPD/OAF is concurrent with the Pre-Planning Application Consultation & Engagement of developers Lendlease for the regeneration area which covers much of core site 39P – both run from now and are due to conclude at the end of the year. There is evident potential here for the SPD/OAF to be shaped to the developer's will, rather than the objective needs of the borough. Can Southwark explain how this will be avoided and what influence the Regeneration Agreement already concluded with Lendlease will have on the SPD/OAF?	The SPD/OAF timetable for preparation has been set out in our updated Local Development Scheme. The SPD will be informed by an evidence base, prepared by Southwark, which will also be published at the time of consultation. The SPD has been timetabled for adoption prior to the submission of the planning applications and will be a material consideration which the applications are determined.
32	466	Resident	Q3	Issues around Sustainability I believe that Southwark Council could really lead the way on issues around Sustainability by considering commitments which are beyond legislation. For example, "Providing everyone with a decent and affordable home to live in" could be phrased as "Providing everyone with a decent, affordable, Zero Carbon home to live in", aiming to achieve one planet living in the borough and beyond.	We have set out the environmental targets to be met in Core Strategy DPD policy 13. The SPD/OAF will need to be in conformity with the Core Strategy, and provide supplementary guidance specific for the Elephant and Castle Opportunity Area. We have set a target of CfSH Level 4 for residential development.
33	466	Resident	Q2	Around energy I feel that Southwark could be looking at either a MUSCo, ESCo, biomass (local wood chip?) district heating system or another sustainable solution, which could not only support social	Core Strategy policy 13 sets out overarching policies on achieving high environmental standards. It includes the requirements for development to implement the

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				and affordable housing but also support local business to achieve targets around sustainable energy. However, although I have seen mention of a community heating network, I am unable to find any information around the ownership of this network and would hope that this would stay with the local authority who would have a commitment to provide this energy at an affordable price	energy hierarchy as set out in the London Plan and requires Code for Sustainable Homes Level 4. The draft SPD provides more detailed guidance specific to Elephant and Castle, including where feasible and appropriate new CHP systems for new development and where possible adjacent sites.
34	466	Resident	Q2	Biodiversity and Green space have also been mentioned in the SPD where protection and improvement are mentioned on numerous pages. I hope this would include the invaluable protection of trees as the best time to plant a tree is 20 years ago, i.e. whenever a new tree is planted it's positive impact will only be felt in 20 years time.	The sustainability appraisal refers to the Council's Tree Management Strategy. The draft SPD provides guidance on protecting trees where possible, and the importance that they make to the environment and people's lives.
35	466	Resident	Q2	Cycle lanes - a real commitment to consider substantially sized cycle lanes (ideal width 2m), where the danger of cycling on main roads is sufficiently minimized. i.e. at least a commitment to consider a min width of 1.5m	The draft SPD/OAF includes design principles to guide new development, particularly for the main regeneration site of the Heygate Estate, and also sets out the objectives for improvements to cycle and pedestrian routes. The Council's Transport Plan provides further detail on cycle lanes.
36	466	Resident	Q2	Water: consider rainwater catching and efficient distribution?	We have an adopted Sustainable Design and Construction SPD which sets out our standards for conserving water in new developments, including the following requirements: Applications should demonstrate how the water demand of the development has been minimised through water efficient design. Residential developments should achieve a potable water use target of 105L per person per day. • Non-residential development should achieve at least 1 BREEAM credit for water consumption. • Highly efficient water saving fixtures, fittings and appliances should be used. • Development should include a system to collect rainwater for use in external irrigation/watering, unless this is not feasible due to site

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					constraints. • The development should connect to a local water supply or borehole where this is available. • There should be 100% metering of all newly built property
37	466	Resident	Q2	Food Growing Space - every new development to have a designated food growing space?	The draft SPD looks at the requirements of new development to provide open spaces.
38	466	Resident	Q2	Role of educational institutions The report notes the significance of educational institutions in the area, as landowners, employers and providers of research. However, I am not aware that the London College of Communications or the South Bank University have played any visible or public part in the shaping of the regeneration plans to this date. The 'specific issues' for the Elephant & Castle (5.2) omits 'Education' as a category, and while it includes schools (under 'Social Infrastructure') it omits higher and further education. The new SPD should address this by outlining how the regeneration will help meet the tertiary educational needs of the borough's young people through the educational institutions at the Elephant, as well as what wider educational role these institutions can play.	The baseline information and list of issues has been reviewed and updated to include information on higher and further education as well as schools. The importance of the local universities and colleges is reflected in the draft SPD/OAF.
39	466	Resident	Q2	Impact of student accommodation The report notes that Southwark has the second largest number of student homes of London boroughs and the high concentration of student residences at the Elephant. The SPD needs to address the consequences of this directly eg the impact it may have on affordable housing, how it benefits the area or otherwise and what part it will play in future development of the area. My impression is that the increase in student residences has been driven by developers meeting a market demand, rather than it being part of the conscious regeneration process	Noted. The draft SPD/OAF addresses the relationship between student housing and general housing and set out guidance to help manage the growth of student homes. The SPD/OAF identifies the areas which already have a significant quantum of student homes and set out guidance for new developments. The adopted Core Strategy DPD requires student developments to include 35% affordable housing provision.
40	466	Resident	Q2	The Latin American community There is a visible Latin American community at the Elephant. Latin American shops, cafes and businesses are a distinctive part of the shopping centre and railway	The draft SPD/OAF will be accompanied this sustainability appraisal which assesses the preferred options for growth in the area against a set of

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				arches. The SPD/OAF should show what practical benefits the regeneration will bring that could strengthen this strand of the community.	sustainability objectives, which include to promote social inclusion, equality, diversity and community cohesion and determine. The sustainability appraisal sets out the probable impacts which may arise, including the impacts on the local community. We have also carried out an equalities impact assessment as part of the preparation of the SPD/OAF which looks at the impact of the SPD/OAF on different groups of the community.
41	466	Resident	Q2	Early Housing Programme for the Heygate estate The report's account of the rehousing of Heygate residents is inaccurate and misleading. The 16 early housing sites have been reduced to 10 (June 2009) and only 3 have been completed (Wansey St, St Georges Rd, New Kent Rd). Four more sites will be finished this year, two more haven't yet begun construction and the last and biggest (Stead St) is still at planning stage. In short Southwark has built 45 affordable homes to rehouse 700 families – the balance have taken current council stock through 'Homeseach' and they did not do so by choice, but because they would have received 'notices of possession', leading ultimately to eviction, if they did not (Heygate Action Plan June 2007). The rehousing of the Heygate residents has not been a success and it would be better for the SPD/OAF to acknowledge this and draw what lessons it can from the fact	The baseline information and list of issues has been reviewed and updated to reflect and clarify the amount of affordable housing delivered over the last few years, and the amount of homes that will be demolished from the Heygate Estate.
42	466	Resident	Q2	Interim use of existing space I would like to see a commitment to consider all proposed interim uses of spaces that the council has deemed unworthy to live in, where any community member can initiate and be supported by the council to keep and maintain Southwark as a safe borough.	The draft SPD/OAF includes guidance on interim uses.
43	466	Resident	General	I also feel that a month is not enough time to respond to this kind of document and I am disappointed that the physical copy is only available in Newington Library. I would expect at least other	In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, which converted the SEA Directive into UK legislation, the

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				surrounding libraries to also have a physical copy which can be consulted.	council consults with the statutory bodies of the Environment Agency, Natural England and English Heritage, allowing them 5 weeks to comment. All feedback received will be considered and the scope of the appraisal amended if needed. Government guidance also recommends that additional bodies and agencies can be consulted in order to gather further information on the social and economic aspects of sustainability and therefore in line with our Statement of Community Involvement (SCI) we consult everyone on our consultation database in addition to publishing it on our website and advertising the consultation in the Press. We will ensure the forthcoming consultation documents on the draft SPD/OAF are available at all libraries in the borough and the consultation will be longer than a month, with much more extensive consultation. This is set out in our consultation plan for the SPD/OAF.
44	143	Government agency(non-statutory consultee)	General	Thank you for consulting the Environment Agency on this Scoping Report. Please find our advice below. The main environmental issue relating to this SPD is flood risk. Flood Risk The area lies within Flood Zone 3a, defined by Planning Policy Statement 25 (PPS25) as being high risk. The site is protected by the Thames tidal defences but there remains the residual risk of flooding following a breach of the defences. Surface water run-off is an important source of flooding to be assessed when dealing with large sites. Please find our answers to the specific questions asked within the Appendix	Noted
45	143	Government agency(non-statutory consultee)	Q1	Question 1 – Other Plans The scoping report has correctly identified the relevant major environmental plans and guidance documents such as the Floods Directive, Water Framework Directive, Planning Policy Statement 25, Thames Catchment Flood Management Plan	We have included these suggestions into the list of relevant Policies, Plans and programmes and which inform the SPD/OAF

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				<p>and Southwark’s Strategic Flood Risk Assessment. We advise that the following plans and guidance documents are also included. • The European Groundwater Daughter Directive (related to Water Framework Directive) should be referenced. This has been transposed into UK legislation in the Environmental Permitting Regulations 2010, which should also be considered. • The Environment Agency’s Thames Estuary 2100 Plan document provides regional guidance on the predicted effects of climate change in relation to tidal flood risk. Please find further details at the following link; http://www.environment-agency.gov.uk/research/library/consultations/106100.aspx • The Environment Agency has produced guidance concerning green roofs. This guidance is called the Green Roof Toolkit. Please find further details of this web-based resource at the link below; http://www.environment-agency.gov.uk/business/sectors/91967.aspx • We also recommend a guidance document from our DEFRA colleagues at the Forestry Commission concerning the value of including trees into the urban environment. This is called “The case for trees in development and the urban environment”. Please find this document at the following link; http://www.forestry.gov.uk/pdf/eng-casefortrees.pdf/\$FILE/eng-casefortrees.pdf</p>	
46	143	Government agency(non-statutory consultee)	Q2	<p>Question 2 – Baseline Information We advise that the following documents provide environmental baseline information that should inform the Sustainability Appraisal; • The Environment Agency’s Environmental summary for Southwark is a factsheet, which provides baseline data. This was last updated in November 2010 and can be viewed at the following link; http://www.environment-agency.gov.uk/static/documents/Research/SOUTHWARK_factsheet.pdf Information on the sources of the data contained within the factsheet can be found at the following link; <a 637="" 705="" 883"="" 933="" href="http://www.environment-</p> </td> <td data-bbox="> <p>We have included these suggestions into the list of relevant Policies, Plans and programmes and which inform the SPD/OAF</p> </p>	

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				agency.gov.uk/research/library/publications/103321.aspx	
48	14 3	Government agency(non-statutory consultee)	Q4	<p>Question 4 – Objectives, Questions and Indicators We are pleased to see Sustainability Objectives concerning climate change (SDO6), waste (SDO9), water resources (SDO10), biodiversity (SDO14) and flooding (SDO15). In line with the sustainability issue “minimising flood risk and improve the quality of controlled waters within the borough”, we recommend SDO15 is amended to include reference to the inclusion of Sustainable Drainage Systems (SUDS). For example, the SDO could read “To reduce vulnerability to flooding and maximise the incorporation of SUDS”. An indicator could be the number of planning applications approved including SUDS. We advise that the protection and improvement of groundwater quality is included. SDO11 could be amended to include this issue. However, the environmental sensitivity of the Elephant & Castle area is low from the perspective of protection of controlled waters. The area is underlain by the Kempton Park Gravel Formation, which is classified as a secondary aquifer. The gravels are underlain by the London Clay Formation which is classified as an unproductive unit. There are no sensitive surface water features in the area. It is also envisaged that SOs10, 11 and 15 would provide some benefits to groundwater quality due to the cleaning up of contaminated soil, for example. We advise that the possibility of including green roofs to new developments is included in SDO6 as a way to mitigate and adapt to climate change. An indicator could be the square meterage of green roofs approved through the planning process.</p>	The Sustainability Objectives and indicators have been reviewed and some updates made. We have kept the list of indicators to a manageable number.
49	14 3	Government agency(non-statutory consultee)	Q5	<p>Question 5 – SA Report Structure We advise that the SA report structure is appropriate.</p>	Support noted.
50	46 5	Resident	Q1	<p>ELEPHANT & CASTLE - SUSTAINABILITY APPRAISAL SCOPING REPORT I am writing in relating to the consultation upon the above</p>	The Mayor's Transport Strategy 2010 is referred to in the draft SA.

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				<p>report. I understand that the impact of further development at Elephant & Castle (including the 'proposed' regeneration of the core by Lend Lease) has recently been assessed by TfL and LB Southwark and will result in the need for several currently unfunded improvements, including an enhanced interchange between Thameslink and Underground services, incorporating a sub surface ticket hall and expanded concourse between the tube lines. Whilst I have not had sight of this report, I believe it may be supplementary to the Mayors Transport Strategy 2010 (certainly to the 2003 development framework document for E&C Public Transport Interchange 2003), either way I consider this document and it's implications upon sustainable development at E&C should form an integral part of your report. I look forward to hearing from you in this regard</p>	
51	453	Government agency(non-statutory consultee)	Q1	<p>1. Other plans and programmes/Appendix 2 A13 Government Strategies to add There is a new Dept of Health Public Health Strategy - Healthy lives, healthy people: our strategy for public health in England which is at White Paper stage and being consulted on. It will be very relevant to planning once it is finalised so you may want to add it as a provisional document whilst noting that the consultation is not complete and the Health and Social Care Bill needs to be passed to bring it into law. I think it's likely to all be done and dusted by 2012 when this doc is complete. It will definitely need mentioning there. It is likely that local authorities will be given a statutory duty to improve he health of their populations – a new duty that will have implications for spatial planning. http://www.dh.gov.uk/en/Publichealth/Healthyliveshealthypeople/index.htm Add the Active Travel Strategy published in 2010 by Depts. of Health and Transport http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_113102 Remove Health Inequalities –</p>	<p>We have included these suggestions into the list of relevant Policies, Plans and programmes which inform the SPD/OAF.</p>

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				<p>Progress and Next Steps (2008) – now superseded. A17 There are some pieces of guidance from the National Institute of Clinical Excellence (NICE) offering best practice guidance to local authorities/town planners which need to be included. Guidance on the promotion and creation of physical environments that support increased levels of physical activity http://guidance.nice.org.uk/PH8 Promoting physical activity, active play and sport for pre-school and school-age children and young people in family, pre-school, school and community settings http://guidance.nice.org.uk/PH17 Alcohol-use disorders: preventing harmful drinking http://guidance.nice.org.uk/PH24 Prevention of cardiovascular disease at the population level http://guidance.nice.org.uk/PH25 Preventing unintentional injuries among children and young people aged under 15: road design and modification http://guidance.nice.org.uk/PH31 A21 National and Regional health docs Please add: Strategic Review of Health Inequalities in England Post-2010 (The Marmot Review) The review proposes the most effective evidence-based strategies for reducing health inequalities in England from 2010. It includes strategy will include policies and interventions that address the social determinants of health inequalities. http://www.marmotreview.org/ There is a housing reference which needs to be moved into the correct section. http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_121941 A-30 and onwards - Local Health docs Please remove the 2007 Commissioning Strategy Plan as it has been superseded by the NHS Southwark Strategic Plann2010-2015 referenced further down the page. Also remove the 2006 Asset management Strategy as this has been superseded by CIAMS in the row above. Joint Strategic needs Assessments are also useful sources of local information. Please add: Children and Young People’s Health Needs Assessment (2010) http://www.southwarkpct.nhs.uk/documents/5957.doc Annual Public</p>	

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				<p>Health Reports are also useful sources of information - one for 2010 is being drawn up now and we will send it to you once it is completed. Add: Annual Public Health Report for 2008-9 at http://www.southwarkpct.nhs.uk/a/4512 We are currently drawing up joint strategic needs assessments for older people and alcohol which will be published late on in 2011. Alcohol is also relevant to health though you might want to put this under community safety and check with community safety s to other more up-to-date strategies than the one cited. SSP Alcohol Strategy 2010-2012 http://www.southwark.gov.uk/info/200030/community_safety_and_enforcement/405/drugs_and_alcohol There is also a new Violent Crime strategy adopted in December - have not been able to find it on line but think it should be cited as it is again very material to planning A32 Open Spaces and Biodiversity Add Southwark Tree Strategy http://www.southwark.gov.uk/downloads/download/2621/tree_strategy And presumably the Open Space Strategy currently being drawn up will need to be cited</p>	
52	453	Government agency(non-statutory consultee)	Q2	<p>2 Review of chapter 4/Appendices 3/4 P.15 Suggest extending the comment on older people to capture the fact that 56% of those claiming a state pension are in receipt of guarantee pension credit – an accepted indicator of pensioner poverty. Older people claiming guarantee pension credit (an index of pensioner poverty (May 2010 – NOMIS) Ward No of claimants Cathedrals 555 Chaucer 495 East Walworth 585 Newington 750 Column Total 2,385 Regeneration needs to take their needs into account as most older people live in the community and more are living to a greater age than before with many implications for housing and health and support in continuing to live independently.</p>	<p>We have included these suggestions where possible into the list of relevant Policies, Plans and programmes and baseline information which informs the SPD/OAF.</p>
53	453	Government agency(non-statutory)	Q2	<p>P.17 Can you need more data on the make up of the White Other group? I believe there might be specific ones (Latin American?, Turkish?) Also it is important to note that there is quite a large Asian</p>	<p>We have included these suggestions where possible into the list of relevant Policies, Plans and programmes and baseline information which informs the SPD/OAF.</p>

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		consultee)		population – by my rough calculation, 25% of the Indian and 53% of the Bangladeshi total Southwark populations live in the 4 wards	
54	453	Government agency(non-statutory consultee)	Q2	P.19 4.2.2. Employment I note you are using NOMIS – it is possible to quarry more small area data out of it and to give more up-to-date data on a variety of benefits claims which in turn give a more detailed demographic picture. The employment rate shown was for 2001 and this is now ten years old so needs updating as it does not reflect current economic circumstances, economic downturn etc. Newington now has the highest number of people claiming out of work benefits. The number of people on ESA and Incapacity Benefit also indicates disadvantage and likely long term employment. Disability may be under represented as people do not always claim Disabled Living Allowance when they are entitled to because of the complexity of the benefits process. Benefit claimants - working age clients for small areas aged 16-64 at shown as a proportion of residents (May 2010 – NOMIS) The current evidence from the DWP suggests that Newington in the most deprived of the wards	We have included these suggestions where possible into the list of relevant Policies, Plans and programmes and baseline information which informs the SPD/OAF.
55	453	Government agency(non-statutory consultee)	Q2	P.25 Retail market Add the need for access to healthy fresh food as part of the retail offer – needs to be easy to go shopping locally. Also the health advantages in limiting takeaways in the retail mix. NICE Guidance on Cardiovascular Disease recommends: • Use bye-laws to regulate the opening hours of take-aways and other food outlets, particularly those near schools that specialise in foods high in fat, salt or sugar. • Use existing powers to set limits for the number of take-aways and other food outlets in a given area. Directives should specify the distance from schools and the maximum number that can be located in certain areas. You note that East Street market is under-occupied – can this be expanded – is there an explanation for under-occupation in an area where more small businesses are needed, is there a plan to increase vitality and footfall? Presumably it needs to be treated as a useful asset?	We have included these suggestions where possible into the list of relevant Policies, Plans and programmes and baseline information which informs the SPD/OAF.

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56	453	Government agency(non-statutory consultee)	Q2	<p>P.29 Medical, dental and nursing schools have been omitted. They account for quite large numbers of students in Southwark. This omission has been pointed out by us in other responses – it would be good if the process of factual correction and information could be fed into the iterative processes so that the same points don't need to be repeated. • Guy's, King's and St Thomas' School of Medicine - The GKT School of Medicine is the largest medical school in the UK and has an undergraduate medical student intake of 360 per annum. There is a postgraduate population of 319 FTE taught and 223 FTE research students. The School employs around 400 academic staff and has a budget of £80m, of which £36m is research grants and contracts. • Florence Nightingale School of Nursing and Midwifery - currently provides education for around 1,200 full-time nursing and midwifery students as well as a wide range of continuing professional development programmes for registered nurses and midwives. • King's College London Dental Institute, the largest dental academic centre in the UK. Although Kings College London has its main HQ in the Strand, it has a campus at the Institute of Psychiatry and also buildings at Waterloo, so probably needs mentioning</p>	<p>The baseline information has been reviewed and the suggestions will be taken into account when preparing the draft SPD/OAF.</p>
57	453	Government agency(non-statutory consultee)	Q2	<p>P33. 4.2.6 'Health and safety' It is confusing to see health and crime treated together. We suggest separating them as they are important topics in their own right. First section can be called Health, the second Community Safety. Health Suggested rewrite/update In Southwark overall, life expectancy for both men and women has continued to improve with women now living longer than the national average (82.4 years) and men have narrowed the gap with the national average (77.2 years). This is not evenly distributed across the borough and differs between wards with a gap of 7.9 years for men and a gap of 6.2 years for women between the worst and best performing deciles of the population. The main causes of premature mortality are cancers, cardiovascular disease and respiratory</p>	<p>The baseline information has been reviewed and the suggestions will be taken into account when preparing the dfrac SPD/OAF.</p>

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				<p>disorders, with major contributions to long term morbidity from diabetes, hypertension, mental illness and TB and HIV, linked to the specific population demographic. While death rates directly caused by diabetes are relatively low there is a large amount of illness, mortality and hospital care services related to complications, renal disease, and circulatory diseases. Chronic Obstructive Pulmonary Disease (often linked to smoking) is also a significant cause of admission for long-term conditions. Mortality rates from COPD in men and women in Southwark are higher than national rates. Mortality in the under 75 population is often used as an indicator of premature mortality. Male mortality aged under 75 is particularly high in Cathedrals, East Walworth and Newington wards. Female mortality is particularly high in East Walworth and Newington. Mortality for males and females is lower than the England average in Chaucer ward. Premature cardiovascular disease mortality for all persons aged under 75 is high in Cathedrals, East Walworth and Faraday wards. Premature cancer mortality is high in Cathedrals and Newington wards. Much of the cancer mortality is caused by smoking. Southwark's children are healthy in the main. However there are some indicators that give a cause for concern. Southwark has an infant mortality rate that is higher than the national average and has recently increased to 7.3 per 1000 live births for 2006-08 , the corresponding figure for London overall is 4.6 deaths per 1000 live births. Recently released data (Marmot Indicators – LHO) suggests that many children and young people are still failing to reach their full potential. Only 56.6% children achieve a good level of development at age 5 at the start of formal education, the corresponding figure for London being 54.7%. 9.3% of school leavers do not enter employment, education or training (NEET), the corresponding figure for London being 5.8%. Despite improvements in recent years, teenage pregnancy remains high – with 73 per 1000 compared to 41 per 1000 nationally. Some life style choices and</p>	

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				<p>habits also have an adverse effect people's health in Southwark. Although the number of smokers is decreasing, 27% of adults are estimated to be smokers. It is estimated that 45% of the Southwark population drink more than the recommended daily alcohol intake on one or more days of the week. 3262 hospital admissions in Southwark in 2008 were related to alcohol. Alcohol specific admission data from 2009/2010 suggests that rates of admission are particularly high amongst residents of Nunhead, Livesey, East Walworth and Cathedrals wards. Estimates suggest that the cost of alcohol related admissions to A&E alone is almost £5 million a year. It is hard to obtain exact information about problematic drug users, i.e. those using crack cocaine or opiates. Estimates in 2009 ranged from 3200 to 4810 the majority of whom use both crack cocaine and opiates although it is thought that more recently there has been a slight decline in the number of users. Levels of overweight and obesity are also significant factors affecting the health of both adults and children and for many people levels of physical activity are too low. In Southwark 21% of adults are obese and the proportion of children in reception year classified as obese (09/10) is among the highest in England, at 14.8 % compared to averages of 11.6% for London and 9.8% for England. Mental ill-health is a major cause of time lost to illness locally and forms a consistent theme of patient feedback as a key priority. Work undertaken in the PCT has shown that that spend is on mental ill-health is the second highest in London. There are also a large number of people claiming incapacity benefit with mental or behavioural problems, with a rate of 31 people per 1,000 working age population, compared to 27.6 per 1,000 nationally Insert new heading to separate health and community safety. Will read: - 4.2.7 Community Safety 'The level of crime and fear of crime..... Add Alcohol has a significant impact on a number of social factors in Southwark with 3101 crimes (including domestic violence) recorded between April 09 and Sept 10 and the</p>	

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				<p>involvement of alcohol in an estimated 30% of child care proceedings. (Many implications for planning around alcohol so need to ensure it is effectively represented in the evidence base) P.36 I would suggest that you put the section on health facilities immediately after the background on health so that it is followed by 4.2.7 on Community Safety. You need to mention the three Acute Trusts in serving the area - Guys and St Thomas'; Kings College Hospital and South London and Maudsley; there is also the Institute of Optometry. P37. DELETE – no longer the case. as well as 2 podiatry chairs. The closure of the Aylesbury Health Centre has resulted in a severe shortage of PCT clinical and office accommodation in the locality with a number of teams serving the area having to be based elsewhere in the borough. I will try and organise maps for the borough that show opticians; pharmacies; GP surgeries and dentists. Can let you have them by mid March I hope. I think they need to be shown in all consultative documents but am aware we have had problems managing this- we now have a mapper back with us in Public Health</p>	
58	453	Government agency(non-statutory consultee)	Q2	<p>P.53/54 4. 2.3 Open Space and Biodiversity It would be helpful if an indicative map can be added to show the location and type of open spaces. Suggest deleting the sentence that says that Faraday, East Walworth and Chaucer Wards have surplus provision of open space – unsure by what criterion it is surplus and in addition the north west of the borough overall has very little open space – Cathedrals has almost none. Space that is identified as surplus may find itself being built over. There is an increasing body of evidence that indicates an association between distance to a green space and health and health-related quality of life. People who perceive easy access to safe green spaces report higher green space use, more regular physical activity and lower risk of obesity. Therefore, access to safe and convenient green space is likely to be an important</p>	<p>The baseline information has been reviewed and the suggestions will be taken into account when preparing the draft SPD/OAF. We have reviewed the open spaces in the Opportunity Area as part of the preparation of the SPD/OAF and the Core Strategy. On-going qualitative and quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.</p>

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				environmental factor in public health efforts aimed to promote physical activity and reduce obesity. Good evidence to for proximity to green space reducing stress	
59	45 3	Government agency(non-statutory consultee)	Q2	P57. 4.2.10 Housing. I am not really qualified to comment on the accuracy etc of the housing background. However I do think that the lack of mention of housing for older people is an omission. Ward level projections are available at: http://data.london.gov.uk/datastore/package/gla-ward-level-population-projections-2009-round-revised-shlaa and I have tabulated the projections for over 65s below. You may want to contact Rob Weallens who is drawing up the Older People's Housing Strategy. There is a need in particular for more extra care housing as there will increasingly be larger numbers of frail older people in the community. There is a major shift from the use of residential care to more community based solutions such as sheltered/extra care housing. The projections for increase in the relevant wards are shown here together with the total projected increase in older people for the whole of Southwark – 10,000 over 20 years! It is also important to note that proportionately there will be more 'older old' – over 75s because of increases in longevity but not that later years are often spent with quite a high level of disability, hence the interest in more supportive housing based solutions.	The baseline information has been reviewed and the suggestions will be taken into account when preparing the draft SPD/OAF.
60	45 3	Government agency(non-statutory consultee)	Q3	3. Chapter 5 P.64 Key sustainability issues It seems very odd bracketing health inequalities and noise nuisance. I would suggest either treating noise separately or it is more logically bracketed with Poor air quality. Noise can be broken into transport noise and noised in the home - different solutions are needed. Add the Marmot Indicator cited earlier for child development: Children achieving a good level of development at age 5 in Southwark (%) 56.6% http://www.lho.org.uk/LHO_Topics/national_lead_areas/marmot/marmotindicators.aspx Can you also mention supporting active forms of	We have considered the suggested references and included, where appropriate, will include additional information into the Draft Sustainability Appraisal. The list of baseline information has been reviewed and the suggestions will be taken into account when preparing the Draft SPD/OAF.

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				transport such as walking and cycling – you only mention reducing car use and increasing use of public transport. Part of the public health agenda is to see higher levels of day to day physical activity.	
61	453	Government agency(non-statutory consultee)	Q4	Chapter 6 Sustainability Appraisal Framework Objectives/Questions and Indicators P.68 Section 6.6 3.3 Suggest being a bit more specific – rate of obesity in Reception class children 3.4 Under 75 mortality from CVD, COPD and stroke 3.7 Emergency admissions to hospital per 1000 people Suggest deleting the proximity to GP – less relevant in urban areas. There is currently consultation going on around new outcome indicators for health and social care. Once this has been completed and there are new indicators in each are, it will make sense to revisit the health indicators. http://www.dh.gov.uk/en/Consultations/Liveconsultations/DH_122962 http://www.dh.gov.uk/prod_consum_dh/groups/dh_digitalassets/@dh/@en/documents/digitalasset/dh_122037.pdf P.72 On the compatibility matrix, a tick needs to be placed at the intersection of health and education/skill – they are very strongly connected – better education/skills generally equates to better health.	The Sustainability Objectives and indicators have been reviewed. We have kept the list of indicators to a manageable number.
62	453	Government agency(non-statutory consultee)	Appendix 3	Appendix 3 As discussed, let's s tick with the existing indicators, amended slightly as I have suggested, but revisit once things settle down a bit more and we have the new outcome frameworks. I assume the profiles that you have sourced them from will continue, but who knows?	The Sustainability Objectives and indicators have been reviewed. We have kept the list of indicators to a manageable number. We continually review the indicators at every stage of preparation of our plans.
63	471	Government agency(non-statutory consultee)	General	1.2 „...SPD/OAF will expand upon the area vision for Elephant and Castle set out in the Core Strategy TfL response: given the E&C SPG 2004 included a detailed Section 8 Implementation and Delivery, TfL will be seeking a similar level of detail to this within the new SPD in particular the mechanism for capturing as well as phasing and funding options to guarantee the timely delivery of the major Northern Line ticket hall capacity upgrade.	The SPD/OAF will supplement the Core Strategy policies and provide additional guidance for development in the area, which will include detail on infrastructure provision. We have reviewed the existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery.
64	47	Government	General	1.5 „...important to note that the SPD/OAF will provide guidance to	The draft SPD/OAF provides further guidance and is in

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	1	agency(non-statutory consultee)		supplement policies in a higher level development plan document (DPD), in this case Southwark"s Core Strategy". TfL response: The SPD needs to build on the agreed replacement wording in the Core Strategy: "The regeneration of the opportunity area will create a highly integrated and efficient public transport hub. This will comprise an improved northern line station with a new ticket hall and escalators under the shopping centre, enhanced conditions for bus and rail users and an improved interchange between the various modes. All development will be phased to ensure that the funding is available so that the necessary transport capacity and improvements can be delivered in time to accommodate the new residents, businesses and leisure activities in the opportunity area."	accordance with the adopted Core Strategy. It provides detailed guidance for the character areas in the opportunity area as well as detailed guidance on how to implement the vision as set out in the Core Strategy.
65	47 1	Government agency(non-statutory consultee)	General	1.5 'Core Strategy has undergone a comprehensive sustainability appraisal, which established the baseline against which the effects of the SPD/OAF can be compared. The Core Strategy SA is therefore to be used as the basis of this SA with a review and update of information where necessary." TfL response: The TfL feasibility study evidence will need to be considered as part of this update, in particular southern roundabout post implementation traffic monitoring surveys (from May onwards). Also, the effects of decanted Heygate Estate has changed the baseline travel conditions which will need to be accounted for in identifying the single preferred interchange and shopping centre design option that should form an input to the new E&C SPD/ OAF.	The baseline information has been reviewed and has been taken into account in preparing the draft SPD/OAF. We are continuing to liaise and involve TfL in the preparation of the draft SPD/OAF.
66	47 1	Government agency(non-statutory consultee)	General	2.1.1 The proposed objectives of the SPD/OAF are to: • Help ensure that all new development is supported by the appropriate infrastructure it requires to meet the social, economic and environmental needs that it generates; • Provide detailed guidance on the key issues which affect the area, such as heights and locations for tall buildings, provision and support for small businesses and the scope of improvements needed for transport	We consider the objective to 'Help ensure that all new development is supported by the appropriate infrastructure it requires to meet the social, economic and environmental needs that it generates' addresses all of the infrastructure requirements of increased development in the area, including the Northern line ticket hall. The SPD/OAF will supplement the Core

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				infrastructure. TfL response: this should also include the options for funding and delivery of the upgraded Northern Line ticket hall	Strategy policies and provide additional guidance for development in the area, which will include detail on infrastructure provision. We have reviewed existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery. This is part of the SPD/OAF.
67	471	Government agency(non-statutory consultee)	General	2.1.2 In achieving these objectives, the SPD/OAF will have a number of benefits. In particular it will: • Help demonstrate how the infrastructure identified in the Core Strategy will be delivered." TfL response: The funding and timing for the capacity upgrade at the Northern Line ticket hall is a critical component of the new document. TfL will assist Southwark in formulating this work in support of the SPD/ OAF.	We have reviewed existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery. This is part of the SPD/OAF.
68	471	Government agency(non-statutory consultee)	General	2.2.1 The need to prepare the SPD/OAF is driven by a number of factors: • Infrastructure needs, particularly around transport, require a comprehensive review and the SPD/OAF will set out the delivery mechanisms and implementation of key infrastructure required. TfL response: TfL welcomes this and looks forward to supporting the council in formulating the funding, delivery and implementation options.	The SPD/OAF will supplement the Core Strategy policies and provide additional guidance for development in the area, which will include detail on infrastructure provision. We have reviewed existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery. This is part of the SPD/OAF. We will continue to work closely with TfL in preparing this SPD/OAF.
69	471	Government agency(non-statutory consultee)	Q2	Page 35 „The promotion of the Elephant and Castle area to accommodate more businesses and retail development will increase the number of people working in and visiting the area. This will be positive for Southwark but also poses the risk of an increase in crime and disorder in the north of the borough." TfL response: More intensive use of the Northern Line ticket hall, which has one of the highest recorded incidences of verbal and physical assaults on the London Underground network, prior to the associated major capacity upgrade will likely serve to increase the hostility towards London	Noted. We have taken this into account when preparing the draft SPD/OAF

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				Underground station staff with associated risk of increases incidence of assaults	
70	471	Government agency(non-statutory consultee)	Q2	Page 44 „The SPD/OAF will need to set out guidance to help minimise the impact traffic congestion and resulting pollutants has on the public realm and living environments, through good urban design and building design. The SPD/OAF will need to set out guidance to help minimise and manage the environmental noise resulting from traffic congestion through addressing the issues surrounding the transport infrastructure and road layout in the area.“ TfL response: TfL will work with Southwark and development partners to attempt to address these issues, which should form a key component of the replacement E&C SPD/ OAF.	Support noted. We are continuing to work closely with TfL and other partners. This is set out in the draft SPD/OAF.
71	471	Government agency(non-statutory consultee)	Q2	Page 59 Walking: „It is not possible to cross Elephant & Castle at street level, as barriers have been erected between the northbound and southbound carriageways. Access between the two roads is via a subway, which runs under the southern end of Elephant & Castle.“ TfL response: TfL has now agreed to remove the pedestrian guard railing along the central median strip linking the northern roundabout and southern junction, as part of the ongoing southern roundabout conversion scheme. The guard railing removal works should be completed by the end of April 2011	Noted. We have taken this into account when preparing the draft SPD/OAF. The draft SPD/OAF sets out the work already carried out by TfL and includes guidance and information on further transport work proposed.
72	471	Government agency(non-statutory consultee)	Q2	Page 59 Cycling: „Within Elephant & Castle, a new layout has been completed which includes a new entrance for cyclists coming from Content Street. The works included alterations to layout of the junction, carriageway resurfacing, streetscape enhancements, the introduction of trees, benches, new and improved lighting and additional signing.“ TfL response: Reference is made to the Content Street junction, perhaps detailed reference should be made about the southern roundabout conversion scheme as follows: The southern roundabout junction improvement scheme converts the	We have taken this into account when preparing the draft SPD/OAF. The draft SPD/OAF sets out the work already carried out by TfL and includes guidance and information on further transport work proposed.

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				<p>existing roundabout to a traffic signal controlled arrangement at the junction of Walworth Road with Newington Butts, providing significant improvements and priority for pedestrians and cyclists. The scheme removes the existing pedestrian subways replacing them with surface pedestrian crossings on all arms of the junction incorporating new cycle lanes and advanced stop lines for cyclists, and significant new paved areas that provide shared space for pedestrians and cyclists. Two TfL Cycle Hire docking stations have also been incorporated on either side of Walworth Road. Legible London signage has also been incorporated as part of the scheme. More trees and street lighting have been incorporated to improve the local environment.</p>	
73	47 1	Government agency(non-statutory consultee)	Q2	<p>Page 60 „Elephant & Castle is a significant transport interchange, with 24 bus services travelling through the area, 8 of which terminate there. The Elephant and Castle has more bus routes passing through it than anywhere else in Southwark. The bus stops for these services are widely distributed around all of the approach roads to Elephant & Castle. However, the majority of bus services use either the 6 bus stops located between the shopping centre and the London College of Printing, or the 4 bus stops on the New Kent Road.“ TfL response: TfL: correction 9 terminating services, 20 travel through the area.</p>	We have updated and corrected this information.
74	47 1	Government agency(non-statutory consultee)	Q2	<p>Page 61 Underground Stations: „The underground stations at Elephant and Castle are currently deficient in terms of the standards to which modern underground stations are designed. In each ticket hall at Elephant & Castle, access from ground level to platform level is achieved by using a combination of lifts and short flights of steps, rather than escalators and lifts to platform level for mobility-impaired users. Three lifts are provided in the Bakerloo Line station and two in the Northern Line station. Staircases from the surface are also available in each station. TfL response to bold text above: It should</p>	The draft SPD/OAF includes a section on public transport and provides guidance on the underground station. The infrastructure delivery section of the draft SPD/OAF also sets out detail

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				<p>be clarified in the draft SPD/ OAF that the primary means of access to platforms is via the lifts and that the stairwells serve primarily as a means of emergency evacuation escape. The Northern line is 19m below ground level, the Bakerloo 23m, which are significant depths which London Underground will not normally expect passengers to access without some form of motorised assistance (e.g. lifts or escalators). 'Interchange between the two stations is via a passageway connecting the northbound Bakerloo Line platform to the southbound Northern Line platform. This puts additional pressure on these platforms, as they must accommodate not only passengers boarding/alighting at that platform, but also passengers transferring between the Northern and Bakerloo Lines." TfL response to bold text above: the interchange passageway connects both the southbound and northbound Northern line platforms to the Bakerloo platforms albeit from different directions. The Northern line southbound platform is unique only in that the passengers coming from the Northern Line ticket hall lifts and going towards the Bakerloo line platforms are routed via this platform rather than the northbound platform. But both north and southbound Northern line platforms are connected to the Interchange passageway.,,TfL has been undertaking a modelling exercise to appraise the impacts of anticipated development within the Elephant & Castle Opportunity Area on both the Northern and Bakerloo Line Underground stations. The council is seeking to secure construction of a new underground station with escalators within the rebuilt shopping centre. Significant developer contributions will be needed for this project in partnership with London Underground, although savings can be made if the station is rebuilt at the same time as the shopping centre." TfL response: The funding and delivery section of the draft SPD/ OAF needs to be explicit in stating that TfL has no funding for the necessary London Underground station capacity upgrade, requiring</p>	

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				full funding from third parties. It should also state that TfL will work in partnership with the Council and developers to identify a best value capacity upgrade design for the Northern Line ticket hall that is fully integrated with the shopping centre redevelopment.	
75	471	Government agency(non-statutory consultee)	Q2	Page 61 'The mainline rail station at Elephant & Castle serves Thameslink and Southeastern Trains. Thameslink trains run from Brighton to Bedford, whilst Southeastern Trains operate throughout south east London and Kent. The station is managed by Thameslink and can be accessed from either the shopping centre or from Elephant Road. In each case it is necessary to climb stairs to access the platforms, as the station is on a viaduct.' TfL suggest adding: the planned shopping centre redevelopment must consider a replacement independent access/ entrance scheme to be provided from the western elevation of the station as part of the newly redeveloped shopping centre.	We have taken this in account in preparing the draft SPD/OAF. The section on the town centre sets out the opportunities and strategy for the town centre, including the shopping centre.
76		Government agency(non-statutory consultee)	Q2	Page 62 'Interchange Services: There are high levels of interchange taking place at Elephant & Castle, particularly between bus services- it is the busiest bus to bus interchange location in London with the highest number of boarders and alighthers. Some interchange occurs between Underground and mainline rail, but to a lesser extent than Underground/bus interchange. The existing road network provides a severe barrier to movement, and makes interchange between certain stops/services difficult. It is very difficult to cross at ground level, and so interchanging passengers are forced to travel through the subways running under the roundabout. These are neither direct nor pleasant to use." Given the volume of public transport services travelling through Elephant &Castle, combined with the fact that the distance between many of the different stations/stops is relatively small, it is clear that the potential exists for Elephant and Castle to expand in its role as a major London interchange. However, there are clearly many obstacles to be overcome, such as:-Unpleasant,	Noted. We have taken this into account in preparing the draft SPD/OAF and the document sets out guidance on public transport.

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				car-dominated environment;-Area is perceived as being unsafe;-Few direct routes between public transport nodes;-Inconvenient and incomprehensible layout." TfL response: There has been a significant growth in bus and LUL usage at this location in the last few years. There is a considerable volume of interchange between buses and underground services. In the three hour morning peak , circa 3,500 Underground users travelled by bus for the first leg of their journey. Additionally over 1,700 passengers arriving on the Underground continued their journey by bus in this period. In the evening peak, Underground-bus interchange is in the order of 1,400 passengers arriving by Underground transferring onto bus services, and 2,300 passengers using the Underground having previously travelled to Elephant & Castle by bus.	
77	471	Government agency(non-statutory consultee)	Q2	Page 63 Streets: „The conversion of the Elephant & Castle southern roundabout to a signalled junction has commenced as part of the programme of improvements to the area. The new road layout is expected to be finished early in 2011. As traffic lights are being installed, the subways around the southern roundabout will be filled in and replaced with surface crossings, providing easier crossing options for local residents. New trees will be planted, and railings and other unnecessary clutter related to the subways removed. Works include putting in new cycle lanes and advanced stop lines for cyclists at junctions. Paved areas next to the roads are also being widened to provide more space for pedestrians and cyclists to navigate the junction quickly and safely." TfL response: Suggest reference is made to the two TfL Cycle Hire docking stations being implemented on the north and south side of Walworth Road as part of the southern roundabout scheme, together with Legible London signage (and see earlier comments under page 59 response).	We refer to the TfL Cycle Hire Scheme and the roundabout improvements within the draft SPD/OAF.
78	471	Government agency(non-	Q3	5.2 (page 66) Transport Public transport provision – buses/rail/underground/accessibility/capacity -Walking and cycling –	We have taken this into account. We have reviewed existing infrastructure, increased capacity requirements

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Representation Ref	Repressor Ref	Repressor Type	Section	Details of Representation	Officer Response to Representation
		statutory consultee)		routes/facilities -Roads – congestion/parking/pollution -Phasing of development TfL response: Suggest that explicit reference is made here to the significant capacity upgrade to the Northern Line ticket hall and need for the E&C SPD/ OAF to provide a funding and delivery strategy for this vital infrastructure.	and where possible identified costs, phasing and delivery. This is part of the SPD/OAF.
79	471	Government agency(non-statutory consultee)	Q3	Page 66 Sustainability Objectives SDO17 To promote sustainable transport and minimise the need to travel by car SDO18 To provide the necessary infrastructure to support existing and future development TfL response: Would urge that these objectives are expanded as more specific sub-objectives as part of the draft E&C SPD/ OAF, and that explicit reference is made to an upgraded transport interchange being central to promoting a shift to more sustainable modes. There is no mention of Elephant & Castle being identified as one of the Clinton Climate Initiative - E&C announced as one of 16 CCI pilots.	We have added in reference to Elephant and Castle being one of the Clinton Climate Initiative pilots in our baseline information paper. We have reviewed existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery. This is part of the SPD/OAF.
80	471	Government agency(non-statutory consultee)	Q3	Item 64 refers to London Travel Demand Survey 2009 which has now been superseded by most recent 2010 report which should be referred to in draft E&C SPD/ OAF document to be consulted on between July 2011 and September 2011.	Noted. We have taken this account in preparing the draft SPD/OAF and updated the baseline data.
81	140	Resident	General	1.0 Introduction + 2.0 The Plan A key question is how the baseline data, the sustainability appraisal and the emerging policies in the SPD/OAF will inform the master-plan discussions? It would not be deemed sound if the tail was wagging the dog. Please can we have clarity about this at the beginning of the process. Within these sections there should be reference to phasing, interim uses and interim policy for affordable housing.	The draft SA and scoping report have both informed the draft SPD/OAF. The draft SA has been prepared alongside the preparation of the draft SPD/OAF. The draft SPD/OAF sets out information on the masterplan currently being prepared by Lendlease for the area. Lendlease are looking to submit a planning application for the redevelopment in Spring 2012. The draft SPD/OAF also sets out guidance on interim uses. It also provides guidance on infrastructure delivery and when the likely timescales. The Elephant and Castle SPD/OAF cannot set policy, only provide guidance on existing policy. We already have adopted affordable

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					housing policies in the Core Strategy and the saved Southwark Plan. We have also recently consulted on a new Affordable Housing SPD will provides further guidance on implementing these policies. We are currently looking at the representations we received on the draft Affordable Housing SPD. This is the appropriate document for guidance on affordable housing.
82140		Resident	Q2	Baseline information There is a lot of inconsistency in the evidence base. Sometimes there is a reliance on borough wide statistics. In other sections, data is provided from one Community Council area, but not the others and usually there is no presentation of data for the entire OA. Significant work needs to be done on this before going to the next stage, and all consultees should be provided with the complete baseline data. A further area of improvement is to ensure up to date references to key policy development in the replacement London Plan. Consideration of new policy on green infrastructure and small shops would be particularly relevant An important omission is planning policy on interim uses. There is no reference to the Interim Uses Initiatives in other plans and other local authorities, which help the development build on what is already there and meet objectives for sustainability and social innovation and cohesion. I can provide you with a number of reports on the work of Meanwhile Space to include in the baseline data. Interim uses will impact on policy on allotments, land for food, biodiversity, play and recreation, retail and social enterprises and community premises	We continually update the baseline data to be as up-to-date as possible. Unfortunately different types of data is collected for different area boundaries. Where possible we have included data to cover the whole opportunity area, but in many cases data is only available at community council level or ward boundaries. We have updated the baseline to include both community council areas where possible. The draft SPD/OAF and the draft SA both refer to the (now adopted) London Plan 2011. The draft SPD/OAF includes a policy on open space to include green infrastructure. The draft SPD/OAF sets out policies on interim uses.
83149		Resident	Q2	Under energy and carbon, it should acknowledge that homes will need to meet CSH Level 6 in order to comply with regulations; the decentralised energy networks should meet the targets that the MUSCO had to (strangely, there is no reference to MUSCO!); it should look at the energy needs of existing buildings (including	Cabinet resolved to cease work progressing the procurement of a Multi-Utility Services Company (MUSCo) solution. The draft SPD/OAF will include guidance that reflects adopted policy on energy and sustainability requirements.

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				existing residential buildings) and ensure the energy networks connect to them	
84	140	Resident	Q2	Under Open space, there is a statement that there is a surplus provision of open space. This contradicts previous Council reports and scrutiny which show a deficiency of open space in the north of the borough. I would like to request a copy of the up to date Open Space Strategy and its technical reports so that I can understand the basis of this statement. The previous Scrutiny report should be included in the baseline data.	We have reviewed the open spaces in the Opportunity Area as part of the preparation of the SPD/OAF and the Core Strategy. On-going qualitative and quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.
85	140	Resident	Q2	Under housing, there are a number of statements which can be misleading, such as • There is a need for intermediate housing • Nearly all of the Heygate tenants have been re-housed in new homes • Dismantling of the rest of the Heygate is expected to start in 2011 In the interests of accuracy and clarity, I would like you to issue a revised version of the housing section	We have updated the housing baseline data in the SA baseline information paper. The housing background papers for the overarching Core Strategy provides further detail on housing for need. We are also preparing a background paper for the SPD/OAF which will set out more detailed information on the Heygate where appropriate.
86	140	Resident	Q2	Under the character areas, there should be clarity on whether characterisation studies have been produced for each area with the opportunity for local input. If not, these need to be developed and consulted upon	We have prepared a characterisation study for the whole of the opportunity area. This looks at each of the character areas and have informed the preparation of the draft SPD/OAF. The study is part of the evidence base for the draft SPD/OAF and will be consulted on alongside the SPD/OAF.
87	140	Resident	Q2	The evidence base for community facilities (including Appendix 5) is weak, and would benefit from consideration of Colin Buchanan's Elephant and Castle Physical Capacity Needs Assessment of Community Facilities, the DTA's Elephant and Castle Community Asset Audit, the CAS study of Voluntary Sector Premises and the Council Audit of Tenant Halls.	We have added these documents into our baseline of data.
88	140	Resident	Q2	Housing data should include stock condition surveys of the social rented and private rented sectors, and the delivery programmes for	The SPD/OAF provides guidance on the overarching Core Strategy policies. Within the housing background

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				Decent Homes Programme to show to what extent the stock will be improved and what additional investment is required. The data should be specific to the Elephant and Castle Opportunity Area.	papers for the Core Strategy we set out information on decent homes and the condition of existing stock. The housing background paper for the SPD/OAF provides further detail where appropriate and where the data is available.
89	140	Resident	Q3	Sustainability issues The following issues should be included under 5.2 Offices and Employment • Micro-businesses Retail and Leisure • Street markets, outside markets and indoor markets • Local shops and shopping parades Social infrastructure • Voluntary and community sector premises • Community space to include meeting space and resource space Green infrastructure • Allotments to include land for food and permaculture • Trees Housing Affordability • Energy efficiency • Space standards (internal and external) • Private rented sector, given the impact of housing benefit changes • Social rented housing as a distinct category Transport • Home Zones • Need to improve air quality Tall buildings/built environment • Need for characterisation studies • Heritage assets Phasing • Interim uses	We have considered the suggested references and included, where appropriate, additional information into the Draft Sustainability Appraisal. The draft SPD/OAF also provides guidance on many of these issues, specifically markets, trees and interim uses.
90	140	Resident	Q4	Sustainability Appraisal Framework The following questions should be added Economy, regeneration, Employment Opportunities Will it reduce overall unemployment, particularly long-term unemployment? Will it prevent the loss of local businesses? Social inclusion and community cohesion Will it reduce poverty and social exclusion in those areas and communities most affected? Will it promote a culture of equality and fairness? Will it benefit the equality target groups? [Delete will it support a diversity of lifestyles?] Air Quality Will it help to achieve legal standards for air quality? Open Space and biodiversity Will it improve the quantity of publicly accessible green space?	The sustainability appraisal framework is already very thorough and the existing questions already cover these issues.
91	464	Resident	General	I am a resident in the area since 11 years. I have one child and work full time. I do not own a car therefore I am very familiar with the experience of walking, cycling and using the public transport, with	The planning applications which will be submitted for the redevelopment of the Heygate estate will need to be accompanied by a comprehensive Tree Report.

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				<p>and without my family, throughout a large part of inner London. I/We have used public transport extensively throughout the UK. I/We would cycle as far reaching as to Peckham, Deptford, Dulwich, Greenwich, Canary Wharf, Hyde Park, Notting Hill, Battersea, Wandsworth, Kingsland Road, Hampstead Heath. I/We would have been on walking explorations in various directions which are equidistant to Elephant and Castle to Hyde Park. I/We have spent a lot of time playing with my child on the walkways away from traffic amongst the tree canopies within the Heygate site. I can see that there are some benefits to demolishing and renewing the housing stock on the Heygate and Rodney road site but I would like to point out that it is absolutely essential that the Mature Trees and natural environment within these sites are safeguarded as far as possible and that if trees has to be removed that there is a proper illustrative justification for this, which includes evidence that other options have been considered and the reason why these options (that might have retained more trees and natural green space) could not be pursued.</p>	<p>This will need to include a topographical survey; a tree survey by a qualified arboriculturalist; a tree constraints plan and a tree protection plan; and an Arboricultural implications assessment (AIA) showing: • Any TPOs or conservation area protection • The effect that the proposals may have on the amenity value of trees both on and near the site • The above and below ground constraints, the construction of the proposed development including the proximity of trees to structures • Whether the development can be modified to accommodate the retention of trees that would otherwise be at risk or lost • Tree surgery works • Infrastructure requirements such as lighting, access roads, etc • The proposed use of the space • Whether tree loss resulting from development can be adequately mitigated by new tree planting Within the draft SPD/OAF we set out guidance on maintaining trees where possible.</p>
92464		Resident	General	<p>The following are my comments on the Elephant and Castle SPD /OAF Sustainability Appraisal Scoping Report: 1. How will London Borough of Southwark deal with the fact that it might be acting in a situation of conflict of interest whilst refining Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework? Before I address the specific questions listed in the Scoping document I would like to raise a grave concerns I have for a situation where there is a very real risk that London Borough of Southwark will be acting in conflict of interest whilst refining the Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework as E&C SPD/OAF. Given that LBS has signed a development agreement with Lendlease to deliver the new Masterplan encompassed in the Elephant and Castle</p>	<p>The SPD/OAF timetable for preparation has been set out in our updated Local Development Scheme. The SPD will be informed by an evidence base, prepared by Southwark, which will also be published at the time of consultation. The SPD has been timetabled for adoption prior to the submission of the planning applications and will be a material consideration which the applications are determined.</p>

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				<p>Regeneration Agreement Appendix 6. This masterplan is currently being 'consulted upon by LL and LBS' as well as being developed for the purpose of submitting a Planning Application by the end of 2011. How can LBS ensure that the various stages through which the 'Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework - Sustainability Appraisal Scoping Report' evolves to the final 'Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework - Sustainability Statement and Equalities Impact Assessment' is not forced to adopt whatever the LL masterplan requires rather than the other way around? The whole purpose for Planning Policy Documents is to safeguard against negative impact on the sustainability of the built and natural environment in the broadest possible sense, that new construction proposals might have without the Policies being in place as a check and control. There is very little evidence in the public domain that the current E&C masterplan will honour the key aspects to a sustainable design which is to begin with establishing what positive sustainable assets (e.g. trees, green space, social meeting / sports places that has evolved over time, traffic free paths) there are on the site at the moment and how these assets can be retained and enhanced which is key to not just in terms of preserving the natural habitat and environment but also to create a bridge for social inclusion and diversity between existing communities and future communities. It can be acknowledged that there is an ongoing consultation process that hopefully will result in a masterplan that manages to retain more of the positive natural environment that exist on the Heygate and Rodney Road sites but until such time that there is concrete (not just verbal promises) evidence to this effect in the public domain it will stand that ALL aspirations set out in the 'Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework - Sustainability Appraisal Scoping Report' will be failed</p>	

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				on the Heygate and Rodney Road site by the sheer fact that ALL trees (many as old as 40 years old if not more) apart from say 5 max 10 will be removed.	
93464	464	Resident	General	Even though the new development suggest green spaces on podium roofs and the possibility of trees along new residential streets and a square this will not compensate for the loss of an area that has almost a complete tree canopy coverage as well as an abundance of traffic free spaces the encouraged social inclusion in the best possible sense before the Heygate and Rodney road buildings were decanted. The new trees will not be planted in the same sized area of earth hence it will take them longer to grow as large as the existing trees (if they ever grow as large) and at least half of the current community will have died before they can enjoy the same quality experience that the existing trees and green spaces amongst the Heygate and Rodney Road buildings offer. More importantly it is unlikely that most of those who benefit the most form the existing mature trees and natural habitat, in terms of social inclusion, will not be able to enjoy the new kind of 'hard surfaced plaza and streets with trees in little planting holes. It should be added that recently there has been some signs that the Unique Value Adding Asset that the natural environment on the Heygate and Rodney Road site offers is being taken into consideration as to how it can be saved to a greater extent in the evolving Masterplan. However, it cannot be stress enough how imperative and urgent it is that some form of publication/plans/data is presented to the general public, which show a much improved masterplan in terms of all sustainable aspects (ranging from environmental issues to social inclusion and encouragement of ethnic diversity).	Within the draft SPD/OAF we recognise the importance of the natural environment and the important contribution trees make including softening the landscape, providing habitats for biodiversity, providing shading and helping people to find their way. The guidance in the SPD seeks to maintain trees wherever possible across the whole area. The overarching Core Strategy policy 11 also recognises the importance of trees and through policy 13, it requires: "Protecting woodland and trees and improving the overall greenness of places,...." The draft SPD/OAF also provides guidance on all aspects of sustainability, in conjunction with existing Southwark policies and guidance within the Core Strategy, Southwark Plan and the sustainable design and construction SPD.
94464	464	Resident	General	The miss-representation of green spaces on map related to item 2.2.3, in particular the Heygate and Rodney Road sites needs to be corrected. If a green space as small as Sutherland Square is	We have corrected this.

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				highlighted green then all other green spaces larger than that ought to be marked green. This is particularly important for the Heygate and Rodney Road sites site as these are the sites that most imminently are being targeted for drastic 're-development changes' and large planning application documentation.	
95	464	Resident	Q1	Question 1 The Appendix 2 cause some confusion as item 1.2 notes that the E&C SPD/OAF will replace the Elephant and Castle Development Framework SPG(2004) however this document is listed in the Appendix 2 as a reference document. I think there is a fair amount of information in the E&C DF SPG(2004)+related appendages and sub documents that can still be informative for the new masterplan so it would be worth retaining is as a reference document. Not to mention the amount of money that would be wasted in terms of professional fees and officers administrative salaried hours if the best use is made of some of the general site related information. Perhaps a re-wording of how the E&C DF SPG(2004) can inform / complement the new E&C DF SPG(2004) is appropriate? It is essential that you include LBS Tree Strategy, an evaluation (e.g. CAVAT) of all the existing trees in the area and a specific identification of large mature trees rooted in good solid that have allowed the trees to flourish. It would also be good to list Studies, environmental, social, economical and so on that would help endorse why these policies are important and would help those who wants to alter / improve the environment to know how and what interventions actually satisfy the policy requirements.	The draft SPD/OAF sets out how the document was prepared, including reviewing the 2004 SPG and the 2008 SPDs. Within the draft SPD/OAF we recognise the importance of the natural environment and the important contribution trees make including softening the landscape, providing habitats for biodiversity, providing shading and helping people to find their way. The guidance in the SPD seeks to maintain trees wherever possible across the whole area. The baseline sets out the many studies and evidence that have informed the preparation of the draft SPD/OAF. The "we are doing this because" sections of the SPD/OAF also highlight the key studies for each policy to help explain the approach being taken forward through the document.
96	464	Resident	Q2	Question 2 There is a lot of data in this Baseline Section to digest. Because of this I think it is important that each subheading is treated with a similar pattern. E.g. first set out the relevant figures and/ or facts for the whole of the borough. Then describe how these figures affects the degree of sustainable environment in the area concerned in the E&C SPD/OAF. Then describe the comparative figures and	We have updated the baseline to ensure consistency where possible. The draft SPD/OAF sets out guidance on open spaces and public realm.

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				facts in the E&C SPD/OAF area and finally how the E&C SPD/OAF will stipulate/demand/enforce that the sustainability of the environment can be preserved and enhanced. It is also not clear how the E&C SPD/OAF will ensure that an increase in building and population density will be counterbalanced with good quality public spaces that are shared with existing communities and arriving communities e.g. good quality public realm that is not just a side product of the fact that new shopping plazas are created, but public realm that increase good quality green open spaces to match the increase in population, increase in shared play areas, etc.	
97	464	Resident	Q3	Question 3 These Sustainability issues and objectives are all great aspirations but there is no indication if: · one aspiration takes priority over another in a case where the delivery of one aspirations means that one or more of the listed aspiration are not fulfilled. E.g. new homes and consequently increased population density versus good quality public realm and open green spaces. · these aspirations only apply to a new development that are submitted for planning approval. · these aspirations are also instituted to safeguard the sustainability of the living environment for those who already live in the area, whether immediately adjacent to a development sites or nearby.(e.g. to achieve Code for sustainable homes and comply with the new 'protected view' network it may be possible to create buildings and a building mass arrangement that comply, BUT only at the expense of the environment that the existing community enjoys).	The Core Strategy requires a sustainability assessment to be submitted as part of a planning application. This looks at the environmental, economic and social impacts of a new development. For planning policy documents, we prepare the sustainability appraisal which looks at the impact of the documents against a range of environmental, economic and social indicators to ensure that the approach being taken is the most sustainable. The draft SA includes a table to show the compatibility of the indicators.
98	464	Resident	Q4	Question 4 How and when these objectives and questions will be used. Either way there seem to be an objective missing which is to establish a strategy how to create greater transparency whilst avoiding/overcome the fear that 'bad press/reaction that might topple the project' can be established during the early design development stages when it would be most time efficient and effective to involve/consult the community rather than presenting the final	We have prepared a consultation plan for the draft SPD/OAF which sets out how and when we will be consulting on the SPD/OAF. This, alongside consultation we have already carried out will ensure that the local community are fully consulted on the planning policies for the area. Our adopted Statement of Community Involvement (SCI) also sets out how the

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Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>'design product' when there is no time and possibility in the community having an input that actually alters plans for the better for both developers and communities. It is a very un-sustainable environment to live, for let's say 5 years plus in my case and in other people in my neighbourhood and on the Heygate, in a near to 'relevant-information' - black out. The amount of stress and worry that many people have felt for a long time in the area concerned in the E&C SPD/OAF do not come with good health implications. It is not clear how these objectives and questions will be used to test a new development proposal and who will be in a position of interpreting and endorsing the way the proposals show that they meet these objectives.</p>	<p>Council consult on both planning policy documents and planning applications. The consultation on the draft SPD/OAF and the future consultation on planning applications will be in accordance with the SCI.</p>
99	464	Resident	General	<p>Item 2.1.1 In the following bullet points needs clarification as to the impact on the existing community and environment (suggested notion added in blue italic) · Help ensure that all new development is supported by the appropriate infrastructure it requires to meet the social, economic and environmental needs that it generates for both new users and existing communities affected by the new development. The following bullet point should really be three separate bullet points. So instead of : · Provide detailed guidance on the key issues which affect the area, such as heights and locations for tall buildings, provision and support for small businesses and the scope of improvements needed for transport infrastructure. It would be better if it is divided into three bullet points: · Provide detailed guidance on the key issues which affect the area, such as heights and locations for tall buildings · Provide detailed guidance on the key issues which affect the area, such as provision and support for small businesses · Provide detailed guidance on the key issues which affect the area, such as the scope of improvements needed for transport infrastructure. More clarification is needed with regards to who will be the judge of what is an acceptable development and</p>	<p>The SPD/OAF clearly sets out its objectives. The guidance within the SPD/OAF sets out detail on item 2.1.1 of the scoping report.</p>

Elephant and Castle Representations					
Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				what criteria's ultimately defines it as such: - Provide clarity to developers, development management officers, stakeholders and local residents on acceptable development at the Elephant and Castle	
104603		Resident	General	I have struggled with this attempt to respond to the Scoping Report. Although it is an initial stage I find it too loosely written and sketchy in its descriptions of the area. One of the problems is that the content rarely refers directly to the OA. Borough wide and regional statistics and data are mixed apparently randomly with occasional relevant detail. Par 1.5 of the Introduction makes claims for the scope of the aims that are not borne out in the material included. Far more baseline data should have been collected before this document was released. In my view there is little relevant OA information here to direct the respondent's thinking. However I hope the following comments will be of some help	We have updated the SA where possible to provide a database specific to the opportunity area. However, much of the data available is not available at the opportunity area level, as it is either borough wide, or based on community council areas. Within the draft SPD/OAF we have included a detailed section summarising the history of Elephant and Castle, the area today, and opportunities and challenges for the area.
104613		Resident	Q1	p 13 Context and Baseline Information Qu 1 The following plans and strategies may be of assistance given the attributes of the OA Natural England: A Natural Development CABE: Sustainable Cities CABE: From Grey to Green Mayor of London: A Tree and Woodland framework for London	We have included these suggestions into the list of relevant Policies, Plans and programmes within the draft SA.
104623		Resident	Q2	p13 \$.2 Qu 2 Appendix 3 should contain far more detailed and contextualised information on all aspects of th OA if it is to inform the various policies and strategies. I will comment only on a few areas. Population. Give more detailed and accurate data for the OA and comparators for Southwark as a whole and also London. Give population density for the OA before the Heygate decant, now and projections after development. (When will the 2011 census data be available and will it be able to inform later stages of this plan)? This is obviously essential for considering all infrastructure, including green infrastructure issues. 4.25 This and all preceding sections should be localized and contextualized and linked to demograhic	We have updated the contextual information where possible and also included a section within the draft SPD/OAF on the existing characteristics of the area. The Census 2011 data will not be available until 2012, so we are working with the data that is available now.

Elephant and Castle Representations

Representation Ref	Repressor Ref	Repressor Type	Section	Details of Representation	Officer Response to Representation
				projections after development.	
104633	4633	Resident	Q2	4.26 Is it really logical to combine these areas? I find the health section very incomplete. I believe there is much more relevant information available on health statistics. Comparisons should again be made to Southwark and London averages.	We have revised this section to provide more detail.
104643	4643	Resident	Q2	4.27 Mention must be made of the effects of the failure of the MUSCo proposals on the OA and the strategy for achieving or exceeding the energy efficiency gains that would have been made	Cabinet resolved to cease work progressing the procurement of a Multi-Utility Services Company (MUSCo) solution. The draft SPD/OAF includes guidance that reflects adopted Core Strategy and London Plan policy on energy and sustainability requirements.
104653	4653	Resident	Q2	The section following the above on flood risk and surface water localized flooding should contain information on current knowledge of mitigating effects of the mature trees in the OA and the consequent need to prioritize their conservation.	Within the draft SPD/OAF we recognise the importance of the natural environment and the important contribution trees make including softening the landscape, providing habitats for biodiversity, providing shading and helping people to find their way. The guidance in the SPD seeks to maintain trees wherever possible across the whole area, including the Heygate. The overarching Core Strategy policy 11 also recognises the importance of trees and through policy 13, it requires: "Protecting woodland and trees and improving the overall greenness of places,...."
104663	4663	Resident	Q2	Pollution Again far more information should be available for the OA as it is recognized as having particularly high pollution levels at the moment. To inform policy for the projected development I suggest that more monitoring stations are set up as a matter of urgency on e.g.; New kent Road near the railway bridge and on Walworth Rd near the Strata building. We are told the only monitoring stations in the area are at St Mary's Churchyard where pollutants could dissipate in the greenspace and near the lewisham border on Old Kent Road. We are also told that assumptions are made about levels	Air quality is covered through existing policies. Core Strategy policy 13 states that we will set high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. Policy 3.6 in the Southwark Plan states that development should not reduce air quality. Through an air quality impact assessment, we would expect development to mitigate impacts, including impacts

Elephant and Castle Representations

Representation Ref	Represor Ref	Represor Type	Section	Details of Representation	Officer Response to Representation
				<p>of pollution based on vehicle numbers. It is extraordinary given the importance of transport policy in the OA that more relevant data has not been commissioned.. Transport policy for the OA and the option of requiring car free developments can only be based on hard data. Also relevant is the discussion as part of Southwark's current Transport consultation. The policies featured on p116 of App A of that document- Poicy 11 promote and enable carbon free modes of transport and Policy 12 plan developments to minimize car use should be seen as strategic to the OA As with the previous section on flood risk, there are current scientific procedures available for calculating the mitigating effects of mature trees on vehicle pollutants. Such studies should be commissioned as a matter of urgency and used to inform mature tree retention policy for the OA. (I will continue this response in a second email)</p>	<p>caused by traffic, construction, and heating systems. Our Sustainable Design and Construction SPD provides additional guidance on air quality. It sets out the following requirements: - Development in the Air Quality Management Area will need to provide a formal air quality impact assessment (as set out in appendix 6). - Applications for district CHP and CCHP schemes will need to be accompanied by a formal air quality impact assessment (refer to appendix 6). This includes explaining the type of fuels to be used and how these have been sourced as close to the site as possible. Where biomass boilers are proposed, further information will be required to be submitted (refer to appendix 6). - Where the use of zero emission fuels are demonstrated to not be feasible, systems should be designed to allow easy conversion to these fuels in the future. - All new gas boilers should produce low levels of NOx.</p>
104672		Resident	Q2	<p>The Council continues to build high-density housing in densely populated areas, which has implications on the quality of life for existing residents. Southwark has double the Greater London average of persons per hectare. Small businesses contribute heavily to employment in the borough and are an important part of the local economy. The Council through the SPD needs to support and protect these businesses from ongoing housing –led developments. Large numbers of business sites have been developed for housing provision. The ongoing housing –led developments on former business sites that provide desperately needed jobs are clearly not an option in tackling the high deprivation, unemployment and poverty levels in Southwark, which are higher than in other boroughs. The Castle Industrial Estate, London Park</p>	<p>The draft SPD/OAF provides guidance on the matters raised in this representation including: housing density, employment, entertainment and cultural uses, markets, shopping and trees. The overarching Core Strategy and saved Southwark Plan policies also set out the Council's approach to these topics. The character area sections of the draft SPD/OAF provides detailed guidance on these issues for area where they are particularly important such seeking to protect trees on the Heygate.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>Hotel, T. Clarke building and many other business and office sites in Newington Causeway, New Kent Road, and Walworth Road have been developed or are proposed to be developed for housing-led developments. Industrial and warehousing property has been declining rapidly and lost to housing developments. Pubs, clubs, petrol stations, children’s play areas, local shops and even green areas have been targeted and developed for housing - led conversions. They need to be protected through the SPD. The Council’s priority seems to be housing to be built everywhere regardless, with no prospect of finding local employment and denying the local population their basic needs. The SPD particularly needs to address the loss of Employment land. Walworth Road is becoming a cloned high street, as multinational chain stores are moving in and pushing the well established traditional independent retailers out of business. There is also a high proportion of gambling establishments. There are just two remaining petrol stations serving the Elephant and Castle area, on New Kent Road and Walworth Road, and again they are under threat of housing-led development. They need to be protected. The number of pitches and trade has been declining at East Street market, not helped by severe parking restrictions, high rents and disinvestments. The proposed housing developments in Stead Street’s well used car parks will have an adverse impact for East Street market and the surrounding traders and businesses. The SPD needs to address and promote the large entertainment venues like The Coronet, Ministry of Sound and The Palace Super bowl; they are all under the threat of housing –led regeneration. As a direct result of the Council’s planning policies, the Elephant and Castle has lost two cinemas, the London Park hotel and a swimming pool/Leisure Centre. The future of the shopping centre is also threatened. The Elephant and Castle should be an area for businesses, shopping, housing, hotels, leisure, community, arts/ culture and entertainment facilities, these are all vital</p>	

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>components of a mixed use approach to the proposed regeneration. Sixteen early housing sites were identified by the Government appointed Planning Inspector to re-house the tenants decanting from the Heygate Estate. The inspector stated "the urgent need for early housing as a vital part of the Elephant and Castle regeneration scheme justifies the use of land for residential developments". However, all tenants have now been relocated to the Council's other housing stock due to the delay in building on these early housing sites. Those tenants who wish to return must be given a priority to move back to the redeveloped Heygate Estate. The SPD should address this issue. The SE 1 office market area is also under threat to housing conversions. Many developers want to develop these office spaces for housing. Large numbers of trees are felled year after year due to housing-led developments. In the Rotherhithe area alone some 500 trees were destroyed to make way for housing, more than 450 trees will be lost in the Burgees Park's proposed developments, more trees are proposed to be lost to the proposed redevelopment of the Heygate and Aylesbury estates as the developers are keen to maximise the floor space. An action plan is urgently needed to conserve the remaining stock of trees and the SPD should address this issue.</p>	
102187		Resident	Q2	<p>'localises' trees area by area, it's handy to know what tree stock we have in any area relating to development areas, howsoever they're zoned for development activity'. Also, that the tree stock is accounted for at each stage of any proposed development and included in the plans and not omitted as has been the case for many years. All trees have a prominent place and evaluation in all cases in future.</p>	<p>We do not have the level of detail referred to in the representation regarding the number of existing trees in the area. However, the draft SPD/OAF acknowledges the importance of trees both as an overall policy and in specific character area policies. The characterisations study also provides more detail and evidence on existing trees. The Council's Tree Strategy is one of the evidence documents that has been used as part of the preparation of the SPD/OAF. We do not have the detailed level of data regarding trees at present.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
102197		Resident	Q2	<p>The fact that Biodiversity is No. 97 on the National Indicator list and the Council clearly states that ‘Habitat Loss is a major concern in the Borough, as with the constant demand for new homes and other buildings resulting in sites being lost to development. You cannot mitigate for loss of Habitats, and it is clearly stated that Damage and Destruction of Habitats is illegal: Wildlife and Countryside Act 1981. None of this is taken into account when developers choose their sites, draw up plans and submit their applications to the Council, and the Council appears to do nothing to address or negotiate the issue with the developers, before drawing up their reports. For instance: on the application form it has been found that they deny the presence of ‘adjacent overhanging vegetation’ and put a cross, when it is well known that there is ‘adjacent overhanging vegetation, this must be addressed, recent example: application for The Crown ph, 115 Brandon Street, SE17. The omission of Heygate as being designated as Open Space on the list given in the above document. We know the Council is aware of large tree cover on the Heygate. The headline aims and objectives of the Biodiversity Action Plan as stated in the document are good, but they are not given sufficient protection from wrong, unsuitable or unsustainable development when proposed and approved by the Council. The Council must pay attention to the fact that over 400 trees were lost at Downtown Road in 2009 and this must not be allowed to happen again. Trees must always be accounted for in the drawing up of all plans for all types of development. If you can design a development without trees, you can just as easily design for their inclusion, they’re not mere commodities to be removed at a whim. Trees are absolutely vital for filtration for poor air quality caused by excess CO2 and we should be doing all we can to reduce our carbon emissions. Trees are also vital for temperature and pollution control and water drainage issues. They are also noise barriers in areas of high noise pollution, habitats for most species, producing fragrance, visual, tactile and pollination,</p>	<p>The characterisation study provides more detail on the Heygate character area. Within the draft SPD/OAF we recognise the importance of the natural environment and the important contribution trees make including softening the landscape, providing habitats for biodiversity, providing shading and helping people to find their way. The guidance in the SPD seeks to maintain trees wherever possible across the whole area, including the Heygate. The overarching Core Strategy policy 11 also recognises the importance of trees and through policy 13, it requires: "Protecting woodland and trees and improving the overall greenness of places,...."</p> <p>We have reviewed the open spaces in the Opportunity Area as part of the preparation of the SPD/OAF and the Core Strategy. On-going qualitative and quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>spiritual and wellbeing to us all, but they're also vital for shade from the power of the sun and soil stabilisers for embankments. It appears that the Inspector's Report was unfortunately compromised and there was enough evidence for Nursery Row Park to be designated Borough Open Land according to their Ecological Consultancy Report. So to action this in the SPD would address this discrepancy. Our attention has also been drawn to the Other Open Space designations on Brandon Street either side of the proposed site of The Crown ph this must also be addressed and incorporated into Nursery Row Park</p>	

APPENDIX 3

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 mitigate and adapt to the impacts of climate change
SDO 7	To improve the air quality in Southwark
SDO 8	To minimise the (impact of) ambient noise environment
SDO 9	To reduce waste and maximise use of waste arising as a resource
SDO 10	To encourage sustainable use of water resources
SDO 11	To maintain and enhance the quality of land and soils
SDO 12	To protect and enhance the quality of landscape and townscape
SDO 13	To conserve and enhance the historic environment and cultural assets
SDO 14	To protect and improve open spaces, green corridors and biodiversity
SDO 15	To reduce vulnerability to flooding
SDO 16	To provide everyone with the opportunity to live in a decent home
SDO 17	To increase walking, cycling, public transport and reduce car journeys
SDO 18	To provide the necessary infrastructure to support existing and future development

ELEPHANT AND CASTLE SPD/OAF OBJECTIVES

Theme 1: Town centre: Shopping, business and hotels

Compatibility Matrix

Sustainability Objectives

	1	2	3	4	5	6	7	
SDO1: To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	✓	✓	1. Strengthen the Elephant and Castle as a major shopping destination by increasing the amount of shopping space by up to 45,000sqm in the town centre.
SDO2: To improve the education and skill of the population	✓	✓	✓	✓	✓	✓	✓	2. Provide a vibrant mix of activities in the town centre, ensuring it is busy throughout the day and evening.
SDO3: To improve the health of the population	✓	?	?	✓	✓	✓	✓	3. Reinforce retail activities on the main roads leading into the town centre.
SDO4: To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	✓	✓	4. Improve the evening economy and the variety of arts, cultural and entertainment offer by providing more cafes and restaurants as well as new leisure and cultural facilities.
SDO5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	✓	✓	5. Renew business space in the area and encourage the development of an enterprise culture and inward investment by providing more opportunities for local people and small and medium sized businesses (SMEs).
SDO6: To mitigate and adapt to the impacts of climate change	?	?	?	?	✓	?	?	6. Regenerate railway arches, enabling their use for a mix of uses including business, retail and community uses.
SDO7: To improve the air quality in Southwark	?	?	?	?	0	?	?	7. Ensure that new retail and business opportunities generate around 5,000 new jobs.
SDO8: To minimise the (impact of) ambient noise environment	?	?	?	?	0	?	?	
SDO9: To reduce waste and maximise use of waste arising as a resource	?	?	?	?	✓	?	?	
SDO10: To encourage sustainable use of water resources	✓	✓	✓	✓	✓	✓	0	
SDO11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	✓	0	0	
SDO12: To protect and enhance the quality of landscape and townscape	?	?	✓	?	✓	✓	0	
SDO13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	✓	?	0	
SDO14: To protect and improve open spaces, green corridors and biodiversity	✓	0	0	0	✓	0	0	

SDO15: To reduce vulnerability to flooding	?	?	?	?	?	✓	0
SDO16: To provide everyone with the opportunity to live in a decent home	0	0	0	0	0	0	0
SDO17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	0	0	0	0
SDO18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	✓	✓

Key ✓ Compatible ? Dependent on implementation 0 No significant link X incompatible

Theme 2: High quality homes: Providing more and better homes

Compatibility Matrix

Sustainability Objectives

	1	2	3	4	5
SDO1: To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓
SDO2: To improve the education and skill of the population	0	0	0	0	✓
SDO3: To improve the health of the population	✓	✓	✓	✓	0
SDO4: To reduce the incidence of crime and the fear of crime	✓	✓	✓	0	✓
SDO5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	0	✓
SDO6: To mitigate and adapt to the impacts of climate change	?	?	?	0	?
SDO7: To improve the air quality in Southwark	?	?	?	0	?
SDO8: To minimise the (impact of) ambient noise environment	?	?	?	0	?
SDO9: To reduce waste and maximise use of waste arising as a resource	?	?	?	0	?
SDO10: To encourage sustainable use of water resources	✓	✓	✓	0	✓
SDO11: To maintain and enhance the quality of land and soils	?	?	?	0	?
SDO12: To protect and enhance the quality of landscape and townscape	?	?	?	0	?
SDO13: To conserve and enhance the historic environment and cultural assets	?	?	?	0	?
SDO14: To protect and improve open spaces, green corridors and biodiversity	?	?	?	0	?
SDO15: To reduce vulnerability to flooding	?	?	?	0	?
SDO16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	✓
SDO17: To increase walking, cycling, public transport and reduce car journeys	0	0	0	0	0
SDO18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓

1. Deliver at least 4,000 new homes over the period 2011-2026.
2. Provide at least 1,400 affordable homes over the period 2011-2026.
3. Provide at least 1,400 private homes over the period 2011-2026.
4. Ensure that at least 10% of new homes have 3 or more bedrooms and that all new homes provide good quality accommodation and have generous room sizes.
5. Help address needs for student housing, whilst ensuring that a mix and choice of housing types is available in all character areas.

Theme 3: Wellbeing: Social and community infrastructure

Compatibility Matrix

Sustainability Objectives	1	2	3	4
SDO1: To tackle poverty and encourage wealth creation	0	0	✓	✓
SDO2: To improve the education and skill of the population	0	0	✓	✓
SDO3: To improve the health of the population	✓	✓	✓	✓
SDO4: To reduce the incidence of crime and the fear of crime	0	0	✓	0
SDO5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓
SDO6: To mitigate and adapt to the impacts of climate change	0	?	?	?
SDO7: To improve the air quality in Southwark	0	?	?	?
SDO8: To minimise the (impact of) ambient noise environment	0	?	?	?
SDO9: To reduce waste and maximise use of waste arising as a resource	0	?	?	?
SDO10: To encourage sustainable use of water resources	0	?	?	?
SDO11: To maintain and enhance the quality of land and soils	0	?	?	?
SDO12: To protect and enhance the quality of landscape and townscape	0	?	?	?
SDO13: To conserve and enhance the historic environment and cultural assets	0	?	?	?
SDO14: To protect and improve open spaces, green corridors and biodiversity	0	0	0	0
SDO15: To reduce vulnerability to flooding	0	?	?	?
SDO16: To provide everyone with the opportunity to live in a decent home	0	0	0	0
SDO17: To increase walking, cycling, public transport and reduce car journeys	✓	0	?	✓
SDO18: To provide the necessary infrastructure to support existing and future development	0	✓	✓	✓

1. Ensure that new development promotes healthy and active lifestyles.
2. Transform leisure opportunities by building a new leisure centre, including a new swimming pool.
3. Provide more and improved educational, health and community facilities which meet the needs of existing and future residents.
4. Support the growth of London South Bank University and the University of the Arts.

Theme 4: Transport and movement: Better connections and an integrated public transport hub

Compatibility Matrix					
Sustainability Objectives	1	2.	3.	4.	5.
SDO1: To tackle poverty and encourage wealth creation	0	0	0	0	0
SDO2: To improve the education and skill of the population	0	0	0	0	0
SDO3: To improve the health of the population	✓	✓	0	✓	✓
SDO4: To reduce the incidence of crime and the fear of crime	✓	✓	✓	0	✓
SDO5: To promote social inclusion, equality, diversity and community cohesion	0	0	0	0	0
SDO6: To mitigate and adapt to the impacts of climate change	✓	✓	✓	✓	✓
SDO7: To improve the air quality in Southwark	✓	✓	0	✓	✓
SDO8: To minimise the (impact of) ambient noise environment	?	?	?	✓	?
SDO9: To reduce waste and maximise use of waste arising as a resource	?	?	?	0	?
SDO10: To encourage sustainable use of water resources	0	0	0	0	0
SDO11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	✓
SDO12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	✓
SDO13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	✓
SDO14: To protect and improve open spaces, green corridors and biodiversity	0	0	0	0	0
SDO15: To reduce vulnerability to flooding	?	?	?	0	?
SDO16: To provide everyone with the opportunity to live in a decent home	0	0	0	0	0
SDO17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	✓
SDO18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓

1. Improve bus, tube and rail facilities and the pedestrian connections between them, ensuring that necessary increases in capacity are provided to support development.
2. Improve the northern line station by providing a new ticket hall and increased capacity to platforms.
3. Replace subways with surface level crossings.
4. Minimise the amount of car parking provided.
5. Reduce the impact of the viaduct and main roads as a barrier to pedestrian and cycle movement and use development opportunities to provide a high quality network of pedestrian and cycle links which are attractive, safe and easy to use.

Theme 5: Built environment: Attractive neighbourhoods with their own character

Compatibility Matrix				
Sustainability Objectives	1	2	3	4
SDO1: To tackle poverty and encourage wealth creation	0	?	?	0
SDO2: To improve the education and skill of the population	0	0	0	0
SDO3: To improve the health of the population	?	?	0	0
SDO4: To reduce the incidence of crime and the fear of crime	?	?	0	0
SDO5: To promote social inclusion, equality, diversity and community cohesion	?	?	?	?
SDO6: To mitigate and adapt to the impacts of climate change	?	?	0	0
SDO7: To improve the air quality in Southwark	?	?	0	0
SDO8: To minimise the (impact of) ambient noise environment	?	?	0	0
SDO9: To reduce waste and maximise use of waste arising as a resource	0	0	0	0
SDO10: To encourage sustainable use of water resources	0	0	0	0
SDO11: To maintain and enhance the quality of land and soils	?	?	✓	✓
SDO12: To protect and enhance the quality of landscape and townscape	?	?	✓	✓
SDO13: To conserve and enhance the historic environment and cultural assets	?	?	✓	✓
SDO14: To protect and improve open spaces, green corridors and biodiversity	?	?	?	?
SDO15: To reduce vulnerability to flooding	?	?	0	0
SDO16: To provide everyone with the opportunity to live in a decent home	0	0	0	0
SDO17: To increase walking, cycling, public transport and reduce car journeys	?	?	0	0
SDO18: To provide the necessary infrastructure to support existing and future development	✓	0	0	0

1. Promote a high quality public realm which is safe, secure and attractive.
2. Ensure that the design, scale and locations of new buildings contributes to reinforcing and creating neighbourhoods which have distinctive character and a sense of place.
3. Create a positive identity for the town centre which reflects its status as a major destination in south London and potential to appeal to a wide catchment.
4. Conserve and enhance the historic environment and use the heritage of places as an asset to promote positive change.

Theme 6: Natural environment: Sustainable use of resources

Compatibility Matrix

Sustainability Objectives

	1	2	3
SDO1: To tackle poverty and encourage wealth creation	✓	0	0
SDO2: To improve the education and skill of the population	✓	0	0
SDO3: To improve the health of the population	✓	✓	✓
SDO4: To reduce the incidence of crime and the fear of crime	?	?	0
SDO5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	0
SDO6: To mitigate and adapt to the impacts of climate change	✓	✓	✓
SDO7: To improve the air quality in Southwark	✓	✓	✓
SDO8: To minimise the (impact of) ambient noise environment	✓	✓	✓
SDO9: To reduce waste and maximise use of waste arising as a resource	✓	✓	✓
SDO10: To encourage sustainable use of water resources	✓	✓	✓
SDO11: To maintain and enhance the quality of land and soils	✓	✓	✓
SDO12: To protect and enhance the quality of landscape and townscape	✓	✓	✓
SDO13: To conserve and enhance the historic environment and cultural assets	✓	✓	0
SDO14: To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓
SDO15: To reduce vulnerability to flooding	✓	✓	✓
SDO16: To provide everyone with the opportunity to live in a decent home	0	0	0
SDO17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	?
SDO18: To provide the necessary infrastructure to support existing and future development	✓	✓	0

- Promote a network of high quality open spaces which have a range of functions including recreation, children's play, sports and food growing.
- Maximise and extend ecological diversity through promoting nature conservation in new and existing spaces, high quality landscaping, tree planting and a network of green routes.
- Reduce the impact of development on the environment and help tackle climate change, pollution, waste and flood-risk

Theme 7: Delivery: Making regeneration happen

Compatibility Matrix

Sustainability Objectives

	1	2	3	4
SDO1: To tackle poverty and encourage wealth creation	✓	✓	✓	✓
SDO2: To improve the education and skill of the population	✓	✓	✓	✓
SDO3: To improve the health of the population	✓	✓	✓	✓
SDO4: To reduce the incidence of crime and the fear of crime	✓	0	0	✓
SDO5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	0	✓
SDO6: To mitigate and adapt to the impacts of climate change	✓	?	0	✓
SDO7: To improve the air quality in Southwark	✓	?	0	✓
SDO8: To minimise the (impact of) ambient noise environment	✓	?	0	✓
SDO9: To reduce waste and maximise use of waste arising as a resource	✓	?	0	✓
SDO10: To encourage sustainable use of water resources	✓	✓	0	✓
SDO11: To maintain and enhance the quality of land and soils	✓	✓	0	✓
SDO12: To protect and enhance the quality of landscape and townscape	✓	0	0	✓
SDO13: To conserve and enhance the historic environment and cultural assets	✓	0	0	✓
SDO14: To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓
SDO15: To reduce vulnerability to flooding	0	0	0	✓
SDO16: To provide everyone with the opportunity to live in a decent home	0	0	0	✓
SDO17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	0	✓
SDO18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓

1. Continue to work with key stakeholders including the local community, landowners, developers and TfL to deliver the vision and objectives of the SPD.
2. Ensure that physical and social infrastructure needed to support the expanded residential and worker population at the Elephant and Castle is delivered in a timely manner.
3. Ensure that comprehensive redevelopment does not compromise safety and maximises opportunities to make use of vacant sites on an interim basis.
4. To monitor and review the delivery of SPD policies annually to inform phasing of future development and delivery of infrastructure

Commentary of results

Theme 1: Town centre: Shopping, business and hotels

1

SDO6 To mitigate and adapt to the impacts of climate change

? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.

SDO7 To improve the air quality in Southwark

? New development may have an adverse impact on air quality as a result of construction and operation. Mitigation measures will need to be incorporated into the design and operation of new development

SDO8 To minimise the (impact of) ambient noise environment

? New development may create additional noise, both in construction and operation. Mitigation measures will need to be incorporated into the design and operation of new development

SDO9 To reduce waste and maximise use of waste arising as a resource

? New development will result in an increase in waste produced in both construction and operation. Mitigation measures will need to be incorporated into the design and operation of new development

SDO12 To protect and enhance the quality of landscape and townscape

? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced

SDO13 To conserve and enhance the historic environment and cultural assets

? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.

SDO15 To reduce vulnerability to flooding

? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

2

SDO3 To improve the health of the population

? New activities and uses in the town centre will need to be managed appropriately to minimise the impact and disturbance to the amenity of residents

SDO6 To mitigate and adapt to the impacts of climate change

? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.

SDO7 To improve the air quality in Southwark

? New development may have an adverse impact on air quality as a result of construction and operation. Mitigation measures will need to be incorporated into the design and operation of new development

SDO8 To minimise the (impact of) ambient noise environment

? New development may create additional noise, both in construction and operation. Mitigation measures will need to be incorporated into the design and operation of new development

SDO9 To reduce waste and maximise use of waste arising as a resource

? New development will result in an increase in waste produced in both construction and operation. Mitigation measures will need to be incorporated into the design and operation of new development

SDO12 To protect and enhance the quality of landscape and townscape

? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced

SDO13 To conserve and enhance the historic environment and cultural assets

? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.

SDO15 To reduce vulnerability to flooding

- ? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

3

SDO3 To improve the health of the population

- ? New activities and uses promoted along the main roads will need to be managed appropriately to minimise the impact and disturbance to the amenity of residents

SDO6 To mitigate and adapt to the impacts of climate change

- ? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.

SDO7 To improve the air quality in Southwark

- ? New development may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development

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SDO13 To conserve and enhance the historic environment and cultural assets

- ? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.

SDO15 To reduce vulnerability to flooding

- ? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

4

SDO6 To mitigate and adapt to the impacts of climate change

- ? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.

SDO7 To improve the air quality in Southwark

- ? New development may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development

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SDO15 To reduce vulnerability to flooding

- ? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

5

SDO15 To reduce vulnerability to flooding

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SDO9 To reduce waste and maximise use of waste arising as a resource

? New development will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development

Theme 2: High quality homes: Providing more and better homes

1

SDO6 To mitigate and adapt to the impacts of climate change

? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.

SDO7 To improve the air quality in Southwark

? New development may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development

SDO8 To minimise the (impact of) ambient noise environment

? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development

SDO9 To reduce waste and maximise use of waste arising as a resource

? New development will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development

SDO11 To maintain and enhance the quality of land and soils

? The design, layout and density of new development may have an adverse impact on land and soils. Mitigation, design and construction measures will need to be incorporated and implemented.

SDO12 To protect and enhance the quality of landscape and townscape

? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced

SDO13 To conserve and enhance the historic environment and cultural assets

? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.

SDO14 To protect and improve open spaces, green corridors and biodiversity

? The need to provide more homes could put pressure on open space land to be developed

SDO15 To reduce vulnerability to flooding

? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

2

SDO6 To mitigate and adapt to the impacts of climate change

? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.

SDO7 To improve the air quality in Southwark

? New development may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development

SDO8 To minimise the (impact of) ambient noise environment

? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development

SDO9 To reduce waste and maximise use of waste arising as a resource

? New development will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development

SDO11 To maintain and enhance the quality of land and soils

? The design, layout and density of new development may have an adverse impact on land and soils. Mitigation, design and construction measures will need to be incorporated and implemented.

SDO12 To protect and enhance the quality of landscape and townscape

? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced

- SDO13 To conserve and enhance the historic environment and cultural assets**
- ? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.
- SDO14 To protect and improve open spaces, green corridors and biodiversity**
- ? The need to provide more homes could put pressure on open space land to be developed
- SDO15 To reduce vulnerability to flooding**
- ? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

3

- SDO6 To mitigate and adapt to the impacts of climate change**
- ? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.
- SDO7 To improve the air quality in Southwark**
- ? New development may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development
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- SDO11 To maintain and enhance the quality of land and soils**
- ? The design, layout and density of new development may have an adverse impact on land and soils. Mitigation, design and construction measures will need to be incorporated and implemented.
- SDO12 To protect and enhance the quality of landscape and townscape**
- ? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced
- SDO13 To conserve and enhance the historic environment and cultural assets**
- ? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.
- SDO14 To protect and improve open spaces, green corridors and biodiversity**
- ? The need to provide more homes could put pressure on open space land to be developed
- SDO15 To reduce vulnerability to flooding**
- ? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

4

The objective is either compatible with the sustainability objectives or no significant link has been identified.

5

- SDO6 To mitigate and adapt to the impacts of climate change**
- ? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.
- SDO7 To improve the air quality in Southwark**
- ? New development may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development
- SDO8 To minimise the (impact of) ambient noise environment**
- ? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development

- SDO9 To reduce waste and maximise use of waste arising as a resource**
? New development will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design and operation of new development
- SDO11 To maintain and enhance the quality of land and soils**
? The design, layout and density of new development may have an adverse impact on land and soils. Mitigation, design and construction measures will need to be incorporated and implemented.
- SDO12 To protect and enhance the quality of landscape and townscape**
? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced
- SDO13 To conserve and enhance the historic environment and cultural assets**
? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.
- SDO14 To protect and improve open spaces, green corridors and biodiversity**
? The need to provide more homes could put pressure on open space land to be developed
- SDO15 To reduce vulnerability to flooding**
? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

Theme 3: Wellbeing: Social and Community Infrastructure

1	The objective is either compatible with the sustainability objectives or no significant link has been identified.
2	<p>SDO6 To mitigate and adapt to the impacts of climate change ? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.</p> <p>SDO7 To improve the air quality in Southwark ? A new leisure centre may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation</p> <p>SDO8 To minimise the (impact of) ambient noise environment ? A new leisure centre may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation</p> <p>SDO9 To reduce waste and maximise use of waste arising as a resource ? A new leisure centre will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design and operation</p> <p>SDO10 To encourage sustainable use of water resources ? A new leisure centre, including a new swimming pool will put pressure on water resources. Mitigation measures will need to be implemented</p> <p>SDO11 To maintain and enhance the quality of land and soils ? The design, layout and density of new development may have an adverse impact on land and soils. Mitigation, design and construction measures will need to be incorporated and implemented.</p> <p>SDO12 To protect and enhance the quality of landscape and townscape ? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced</p> <p>SDO13 To conserve and enhance the historic environment and cultural assets ? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.</p> <p>SDO15 To reduce vulnerability to flooding ? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures</p>
3	<p>SDO6 To mitigate and adapt to the impacts of climate change ? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.</p> <p>SDO7 To improve the air quality in Southwark ? New development may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation</p> <p>SDO8 To minimise the (impact of) ambient noise environment ? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation</p> <p>SDO9 To reduce waste and maximise use of waste arising as a resource ? New development will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design and operation</p> <p>SDO10 To encourage sustainable use of water resources ? New development will put pressure on water resources. Mitigation measures will need to be implemented and sustainable design and construction</p> <p>SDO11 To maintain and enhance the quality of land and soils</p>

? The design, layout and density of new development may have an adverse impact on land and soils. Mitigation, design and construction measures will need to be incorporated and implemented.

SDO12 To protect and enhance the quality of landscape and townscape

? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced

SDO13 To conserve and enhance the historic environment and cultural assets

? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.

SDO15 To reduce vulnerability to flooding

? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

SDO17 To increase walking, cycling, public transport and reduce car journeys

? New community development may not be able to contribute towards the provision of new transport improvements

4

SDO6 To mitigate and adapt to the impacts of climate change

? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.

SDO7 To improve the air quality in Southwark

? New development may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation

SDO8 To minimise the (impact of) ambient noise environment

? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation

SDO9 To reduce waste and maximise use of waste arising as a resource

? New development will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design and operation

SDO10 To encourage sustainable use of water resources

? New development will put pressure on water resources. Mitigation measures will need to be implemented and sustainable design and construction

SDO11 To maintain and enhance the quality of land and soils

? The design, layout and density of new development may have an adverse impact on land and soils. Mitigation, design and construction measures will need to be incorporated and implemented.

SDO12 To protect and enhance the quality of landscape and townscape

? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced

SDO13 To conserve and enhance the historic environment and cultural assets

? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.

SDO15 To reduce vulnerability to flooding

? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

Theme 4: Transport and movement: Better connections and an integrated public transport hub

1	<p>SDO8 To minimise the (impact of) ambient noise environment ? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation</p> <p>SDO9 To reduce waste and maximise use of waste arising as a resource ? New development will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design and operation</p> <p>SDO15 To reduce vulnerability to flooding ? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures</p>
2	<p>SDO8 To minimise the (impact of) ambient noise environment ? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation</p> <p>SDO9 To reduce waste and maximise use of waste arising as a resource ? New development will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design and operation</p> <p>SDO15 To reduce vulnerability to flooding ? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures</p>
3	<p>SDO8 To minimise the (impact of) ambient noise environment ? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design</p> <p>SDO9 To reduce waste and maximise use of waste arising as a resource ? New development will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design</p> <p>SDO15 To reduce vulnerability to flooding ? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures</p>
4	<p>The objective is either compatible with the sustainability objectives or no significant link has been identified.</p>
5	<p>SDO8 To minimise the (impact of) ambient noise environment ? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design</p> <p>SDO9 To reduce waste and maximise use of waste arising as a resource ? New development will result in an increase in waste produced in both construction and operation. Mitigate measures will need to be incorporated into the design</p> <p>SDO15 To reduce vulnerability to flooding ? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures</p>

Theme 5: Built environment: Attractive neighbourhoods with their own character

1

- SDO3 To improve the health of the population**
? The design of public realm may help improve the health of the population
- SDO4 To reduce the incidence of crime and the fear of crime**
? The design of public realm may help to address crime related issues
- SDO5 To promote social inclusion, equality, diversity and community cohesion**
? The design of public realm may help promote social inclusion, equality, diversity and community cohesion
- SDO6 To mitigate and adapt to the impacts of climate change**
? New development may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.
- SDO7 To improve the air quality in Southwark**
? New development may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation
- SDO8 To minimise the (impact of) ambient noise environment**
? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation
- SDO11 To maintain and enhance the quality of land and soils**
? The design, layout and density of new development may have an adverse impact on land and soils. Mitigation, design and construction measures will need to be incorporated and implemented.
- SDO12 To protect and enhance the quality of landscape and townscape**
? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced
- SDO13 To conserve and enhance the historic environment and cultural assets**
? The need to provide land for development could conflict with the need to conserve and enhance the historic environment and cultural assets.
- SDO14 To protect and improve open spaces, green corridors and biodiversity**
? The design of the public realm may help to connect open spaces and green corridors
- SDO15 To reduce vulnerability to flooding**
? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures
- SDO17 To increase walking, cycling, public transport and reduce car journeys**
? The design of the public realm may help to improve walking and cycling

2

- SDO1 To tackle poverty and encourage wealth creation**
? The design, scale and location of new buildings may help to create a more distinctive neighbourhood with a sense of place which could help in the longer term to tackle poverty
- SDO3 To improve the health of the population**
? The design, scale and location of new buildings may have an impact on the long term health of the population
- SDO4 To reduce the incidence of crime and the fear of crime**
? The design, scale and location of new buildings may help to reduce the incidence of and the fear of crime
- SDO5 To promote social inclusion, equality, diversity and community cohesion**
? The design, scale and location of new buildings may help promote social inclusion, equality, diversity and community cohesion by creating a sense of place
- SDO6 To mitigate and adapt to the impacts of climate change**
? The design, scale and location of new buildings may increase contributions to climate change. However, new technologies could help to reduce

impacts and development in appropriate locations may reduce the need to travel.

SDO7 To improve the air quality in Southwark

? New development may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation

SDO8 To minimise the (impact of) ambient noise environment

? New development may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation

SDO11 To maintain and enhance the quality of land and soils

? The design, scale and location of new development may have an adverse impact on land and soils. Mitigation, design and construction measures will need to be incorporated and implemented.

SDO12 To protect and enhance the quality of landscape and townscape

? The design of new development will be dependent upon whether the quality of the landscape and townscape is maintained and enhanced

SDO13 To conserve and enhance the historic environment and cultural assets

? The design, scale and location of new development may impact upon enhancing the historic environment and cultural assets

SDO14 To protect and improve open spaces, green corridors and biodiversity

? The design and layout of new buildings may help to connect open spaces and green corridors

SDO15 To reduce vulnerability to flooding

? Development located in the flood zone could increase those vulnerable to flooding and new development will need to incorporate flood resilient design measures

SDO17 To increase walking, cycling, public transport and reduce car journeys

? The design and layout of new buildings may help to create opportunities for new walking and cycling routes

3

SDO1 To tackle poverty and encourage wealth creation

? The design and layout of new development may help to create a new positive town centre identity which may help to tackle poverty in the long term

SDO5 To promote social inclusion, equality, diversity and community cohesion

? The creation of a positive town centre identity may help promote social inclusion, equality, diversity and community cohesion

4

SDO5 To promote social inclusion, equality, diversity and community cohesion

? Using heritage assets to promote positive change may help promote social inclusion, equality, diversity and community cohesion

Theme 6: Natural environment: Sustainable use of resources

1

SDO4 To reduce the incidence of crime and the fear of crime

? The design of open spaces and links between them may help to reduce the incidence of and the fear of crime

2

SDO4 To reduce the incidence of crime and the fear of crime

? The promotion of high quality landscaping and a network of green routes may to reduce the incidence of and the fear of crime

3

The objective is either compatible with the sustainability objectives or no significant link has been identified.

Theme 7: Delivery: Making regeneration happen

1	
	The objective is either compatible with the sustainability objectives or no significant link has been identified.
2	
	SDO6 To mitigate and adapt to the impacts of climate change ? New physical and social infrastructure may increase contributions to climate change. However, new technologies could help to reduce impacts and development in appropriate locations may reduce the need to travel.
	SDO7 To improve the air quality in Southwark ? New physical and social infrastructure may have an adverse impact on air quality as a result of construction and operation. Mitigate measures will need to be incorporated into the design and operation
	SDO8 To minimise the (impact of) ambient noise environment ? New physical and social infrastructure may create additional noise, both in construction and operation. Mitigate measures will need to be incorporated into the design and operation
3	
	The objective is either compatible with the sustainability objectives or no significant link has been identified.
4	
	The objective is either compatible with the sustainability objectives or no significant link has been identified.

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 mitigate and adapt to the impacts of 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.

SDO 14: To protect & improve open spaces, green corridors & biodiversity	?	?	-	-	-	-	-	-	-	-	?	✓	✓?	-	?	?	-	✓?	-	-	✓		X	minor negative
SDO 15: To reduce vulnerability to flooding	✓	✓	-	-	-	-	-	-	-	✓	✓	✓	✓	-	✓	?	-	-	-	-	✓		?	uncertain
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	-	-	-	✓	✓?	✓	-	-	-	-	-	-	-	✓		-	no significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	-	-	-	-	-	-	-	-	?	✓	✓?	?	-	✓	?	✓?	✓?	?	X?			
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	✓?	✓?	✓	?	✓?	✓?	X	X	X	?	?	?	?	✓?	✓?	X?	X?			

Sustainability Objectives		Timescale			Option A : Business as Usual
		1.	S	M	L
					Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Protecting existing shops and promoting new retail and leisure floorspace will help to increase employment opportunities which will help to reduce poverty and encourage wealth creation.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	Protecting existing shops and promoting new retail and leisure floorspace will help to increase employment opportunities which may help to improve the education and skill of the population
SDO 3:To improve the health of the population	✓	✓	✓	✓	Protecting existing shops will enable people to continue to have access to their day to day shopping needs and maintain food accessibility. Promoting new retail floorspace and leisure facilities will increase employment opportunities which will improve the quality of life for residents in the borough and may improve the health of the population.
SDO 4:To reduce the incidence of crime and the fear of crime	?	?	?	?	Promoting new retail and leisure floorspace will increase employment opportunities thereby improving the quality of life for residents in the borough which may reduce levels of crime and fear of crime. An increase in activity throughout the day and evening will increase levels of surveillance and may also reduce the opportunities for crime.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Promoting new retail and leisure floorspace will promote regeneration and increase employment opportunities which will help to improve the quality of life for residents. This will help towards addressing issues of inequality in the borough and promote social inclusion, equality, diversity and social cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	X	X	X	X	The number of buildings in the area would be increased and therefore increase the demand for energy. Adopted policy requires the achievement of environmental targets/ energy saving measures, use of renewable energy and build standards i.e. BREEAM / CFSS which help mitigate and adapt to the impacts. There is uncertainty on whether the impacts could be mitigated through improvements to public transport, walking and cycling links because any improvements would be incremental and not guided through a strategy.
SDO 7:To improve the air quality in Southwark	X	X	X	X	Construction and operation of new development which will attract more visitors to the area and could lead to growth in vehicular traffic levels, thereby leading to more emissions affecting air quality. Encouraging the use of public transport by providing better facilities will help minimise such increases. The entire borough is designated an air quality management area and new retail and leisure developments would need to demonstrate through an air quality impact assessment measures to mitigate any impact upon air quality.
SDO 8: To minimise the (impact of) ambient noise environment	X	X	X	X	The quantum of development will increase the amount of ambient noise. Mitigation measures will need to be taken to address this however, the business as usual approach would not enable area specific policies to be set to guide the location and design of new development and areas of public realm to ensure ambient noise is minimised.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X	X	X	X	The quantum of development will have a negative impact on levels of waste in the borough. Mitigation measures will need to be taken to address this. The development of retail and leisure facilities without a strategy may mean that waste collection services need to travel further through the area thus increasing resource consumption.
SDO 10:To encourage sustainable use of water resources	X?	X	X?	X?	The number of buildings in the area would be increased and would therefore increase water use. Adopted policies require new development to include water efficient design and technologies. The impact of individual buildings is uncertain in the absence of information relating to build standards.
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New retail and leisure facilities would be built on previously developed land. There would be

					opportunities to further improve the quality of the landscape through good design.
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	Large areas of the town centre require regeneration and guidelines need to be devised that relate to the centre as a whole to ensure a cohesive redevelopment with good design. The adopted policies are not intended to manage the level of development envisaged. Without detailed guidance for the area it is uncertain whether the quality of the townscape will be appropriately protected and enhanced.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	Adopted policies seek to conserve and enhance the historic environment and cultural assets. However, without detailed guidance for the area and a more detailed assessment of the character of different parts of the Opportunity Area it is uncertain whether the quality of the historic environment and cultural assets will be appropriately protected and enhanced.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	?	?	?	?	Existing open spaces are protected through adopted policies. However the location of new retail and leisure facilities without any area guidance would not result in a coordinated approach to the creation of distinctive places with provision of open space.
SDO 15: To reduce vulnerability to flooding	✓	✓	✓	✓	The Opportunity Area is within the high flood risk zone. This means that new development may increase hard surfacing within a flood zone. This could be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant. Adopted policy requires the implementation of sustainable drainage systems and measures to reduce surface run off.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	Improvements are required to the existing transport infrastructure and development in the centre needs to be framed in this context. This will not be achieved under a business as usual option.
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	Improvements are required to the existing transport infrastructure and development in the centre needs to be framed in this context. The adopted s106 Planning Obligations SPD requires contributions from commercial development towards the provision of infrastructure to mitigate the impact of new development; however it is uncertain whether the existing level of tariff would be adequate to make a sufficient contribution towards the cost of providing the necessary infrastructure.

Sustainability Objectives	Timescale			Option A : Business as Usual	
	1.	S	M	L	
				2. Business and Jobs	
				Commentary on Results	
SDO 1:To tackle poverty and encourage wealth creation	√?	√?	√?	√?	Protecting and promoting business floorspace will result in more employment opportunities helping to reduce poverty and encourage wealth creation. However under this option it would be more difficult to mitigate against the loss of small business units and this could impact upon continuing to promote jobs for local people
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	Protecting and promoting business floorspace will mean there will be more funding from developments for skills and training which will help to improve education and skills of the population. Maintaining the function of the Enterprise Quarter will continue to encourage the development of education and skills in the area.
SDO 3:To improve the health of the population	?	?	?	?	Increasing employment opportunities will help to improve people's quality of life which may have a positive effect on the health of the population however without a strategy for the area
SDO 4:To reduce the incidence of crime and the fear of crime	?	?	?	?	Increasing employment opportunities will help to reduce inequalities and also help to regenerate deprived areas which will help to reduce levels of crime. However, a focussed approach to promoting safer communities and reducing the fear of crime for the area as a whole would not happen under this option
SDO 5:To promote social inclusion, equality, diversity and community cohesion	√?	√?	√?	√?	Increasing employment opportunities in the area will help to reduce social inequalities and promote social inclusion, equality, diversity and community cohesion. However under this option it would be more difficult to mitigate against the loss of small business units and this could impact upon continuing to promote jobs for local people
SDO 6:To mitigate and adapt to the impacts of climate change	X	X	X	X	The number of buildings in the area would be increased and therefore increase the demand for energy. Adopted policy requires the achievement of environmental targets/ energy saving measures, use of renewable energy and build standards i.e. BREEAM / CFSS which help mitigate and adapt to the impacts. There is uncertainty on whether the impacts could be mitigated through improvements to public transport, walking and cycling links because any improvements would be incremental and not guided through a strategy.
SDO 7:To improve the air quality in Southwark	X	X	X	X	Construction and operation of new development which will attract more visitors to the area and could lead to growth in vehicular traffic levels, thereby leading to more emissions affecting air quality. Encouraging the use of public transport by providing better facilities will help minimise such increases. The entire borough is designated an air quality management area and new retail and leisure developments would need to demonstrate through an air quality impact assessment measures to mitigate any impact upon air quality. However, the business as usual approach would not enable any Elephant and Castle area specific policies to be set.
SDO 8: To minimise the (impact of) ambient noise environment	X	X	X	X	The quantum of development will increase the amount of ambient noise. Mitigation measures will need to be taken to address this however, the business as usual approach would not enable area specific policies to be set to guide the location and design of new development and areas of public realm to ensure ambient noise is minimised.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X	X	X	X	The quantum of development will have a negative impact on levels of waste in the borough. Mitigation measures will need to be taken to address this. The development of new business floorspace without detailed area guidance may mean that waste collection services need to travel further through the area thus increasing resource consumption.
SDO 10:To encourage sustainable use of water resources	X?	X	X?	X?	The number of buildings in the area would be increased and would therefore increase water use. Adopted policies require new development to include water efficient design and technologies.

					The impact of individual buildings is uncertain in the absence of information relating to build standards.
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New business floorspace would be built on previously developed land. There would be opportunities to further improve the quality of the landscape through the good design policy criteria and adopted guidance.
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	Large areas of the town centre require regeneration and guidelines need to be devised that relate to the centre as a whole to ensure a cohesive redevelopment with good design. The adopted policies are not intended to manage the level of development envisaged. Without detailed guidance for the area it is uncertain whether the quality of the townscape will be appropriately protected and enhanced.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	Adopted policies seek to conserve and enhance the historic environment and cultural assets. However, without detailed guidance for the area and a more detailed assessment of the character of different parts of the Opportunity Area it is uncertain whether the quality of the historic environment and cultural assets will be appropriately protected and enhanced.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	?	?	?	?	Existing open spaces are protected through adopted policies. However the location of new business floorspace without any area guidance would not result in a coordinated approach to the creation of distinctive places with provision of open space.
SDO 15: To reduce vulnerability to flooding	✓	✓	✓	✓	The Opportunity Area is within the high flood risk zone. This means that new development may increase hard surfacing within a flood zone This could be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant .Adopted policy requires the implementation of sustainable drainage systems and measures to reduce surface run off.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	Improvements are required to the existing transport infrastructure and development in the centre needs to be framed in this context. This will not be achieved under a business as usual option.
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	Improvements are required to the existing transport infrastructure and development in the centre needs to be framed in this context. The adopted s106 Planning Obligations SPD requires contributions from commercial development towards the provision of infrastructure to mitigate the impact of new development; however it is uncertain whether the existing level of tariff would be adequate to make a sufficient contribution towards the cost of providing the necessary infrastructure.

Sustainability Objectives	Timescale				Option A : Business as Usual 3. Police facilities
	1.	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	?	?	?	?	This option does not consider any new investment in the police estates strategy and any issues present now would not be addressed. There would be no opportunity to emphasise the need to ensure that new spaces are overlooked, that suitable lighting is provided, that developments meet secured by design status etc.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	?	?	?	?	This option does not consider if new police facilities would be need to serve a larger population in the area and therefore the impact is uncertain
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	This option does not consider if new police facilities would be needed to serve a larger population in the area and therefore the impact is uncertain

Sustainability Objectives	Timescale				Option A : Business as Usual
	1.	S	M	L	4. Health
					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	✓?	✓	?	?	The PCT Estates Strategy reports existing provision within the opportunity area is dated and requires investment. However this option does not consider the need for new health facilities to serve a larger population in the area and therefore the longer term impact is uncertain on the 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 mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	The PCT Estates Strategy reports existing provision within the opportunity area is dated and requires investment. This option does not consider the need for new health facilities to serve a larger population in the area and therefore the longer term impact is uncertain

Sustainability Objectives		Timescale			Option A : Business as Usual	
		1.	S	M	L	5. Libraries
						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	✓?	✓	?	?		The location of the existing library is in a central location within the opportunity area providing good access to residents to educational resources. There is uncertainty on funding future improvements to the library and whether the library facilities will be sufficient to accommodate an increased population.
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	✓	✓	✓	✓	✓	The location of the existing library is still at a central location within the opportunity area providing good access to residents to educational resources
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓?	✓	?	?		There is uncertainty on funding future improvements to the library and whether the library facilities will be sufficient to accommodate an increased population.

Sustainability Objectives		Timescale			Option A : Business as Usual	
		1.	S	M	L	6. Schools and Further Education
						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		✓?	✓	?	?	The existing number of primary and secondary school places will be sufficient in the short term however this option does not consider the need to keep under review the demand for primary and secondary school places therefore the impact is uncertain in the longer term. The increase in LSBU student numbers would help to continue to improve the status of the university and its educational offer.
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		✓?	✓	?	?	The existing number of primary and secondary school places will be sufficient in the short term, however this option does not consider the need to keep under review the demand for primary and secondary school places therefore the impact is uncertain in the longer term. The increase in LSBU student numbers would help to continue to improve the status of the university and its educational offer.
SDO 6:To mitigate and adapt to the impacts of climate change		-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark		-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment		-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource		-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources		-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils		-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape		-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets		-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity		-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding		-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home		-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys		-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development		✓?	✓	?	?	This option does not consider the need to keep under review the demand for primary and secondary school places and the impact of the potential increase in the number of university students and any future changes in the LSBU estate strategy therefore the impact is uncertain in the longer term

Sustainability Objectives		Timescale			Option A : Business as Usual	
		1.	S	M	L	7. Early years provision
						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		✓?	✓	✓	?	There is sufficient early years provision in the area however in the long term there is uncertainty whether the provision will be able to accommodate children arising from an increase in family sized units in the area.
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		✓	✓	✓	✓?	Sufficient early years provision will be available in the short term for an increased population which will help to promote social inclusion
SDO 6:To mitigate and adapt to the impacts of climate change		-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark		-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment		-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource		-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources		-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils		-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape		-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets		-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity		-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding		-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home		-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys		-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development		✓	✓	✓	?	Sufficient early years provision will be available in the short term for an increased population however in the long term there is uncertainty whether the provision will be able to accommodate children arising from an increase in family sized units in the area.

Sustainability Objectives	Timescale				Option A : Business as Usual
	1.	S	M	L	8. Faith Premises
					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	✓	✓	?	?	Reviewing the need for new community premises in the area for shared use will promote social inclusion, equality, diversity and community cohesion. Without an area strategy for provision of community facilities there is more uncertainty on promoting social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	It is uncertain whether there will be sufficient community spaces in the area to accommodate any increase in demand for faith premises

Sustainability Objectives	Timescale				Option A : Business as Usual 9. Community meeting space, arts and cultural facilities
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	?	?	?	?	Without a clear strategy or programme of investment to increase current provision of community spaces, arts and cultural facilities, there is an uncertainty on tackling poverty
SDO 2:To improve the education and skill of the population	?	?	?	?	There will be an on-going review of need for shared-use community facilities. However, without a clear strategy or programme of investment to increase current provision of community spaces, there is an uncertain impact on helping to improve the overall education and skill of the population
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	✓?	✓	?	?	There will be an on-going review of need for shared-use community facilities. However, without a clear strategy or programme of investment to increase current provision of community spaces, there is an uncertain impact on promoting social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	✓	?	?	✓	New community facilities may have an impact on the level of flood risk in the borough. Mitigation measures will need to be taken to address this in the design process with reference to the Strategic Flood Risk Assessment including flood resistant design of buildings and the location of vulnerable uses.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓?	✓	?	?	The adopted S106 SPD will continue to require planning obligations towards the provision of new community facilities however, without a clear strategy or programme of investment to increase current provision of community spaces, arts and cultural facilities it is uncertain whether there will be sufficient provision to accommodate the increase in population

Sustainability Objectives	Timescale			Option A : Business as Usual 10. Leisure	
	1.	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	?	?	?	?	There will be an on-going review of need for leisure facilities. However, without a clear strategy or programme of investment to increase current provision of leisure facilities, there is an uncertain impact on education and skill of the population
SDO 3:To improve the health of the population	?	?	?	?	Under this option it would become more difficult to deliver a new leisure centre. Without enabling residential development, there may not be sufficient funding for the centre and therefore there is uncertainty on whether the overall health of the population will be improved.
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	?	?	?	?	Under this option it would become more difficult to deliver a new leisure centre. Without enabling residential development, there may not be sufficient funding for the centre and therefore there is an uncertain impact on promoting social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	✓	?	?	✓	New leisure facilities may have an impact on the level of flood risk in the borough. Mitigation measures will need to be taken to address this in the design process with reference to the Strategic Flood Risk Assessment including flood resistant design of buildings and the location of vulnerable uses.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓?	✓	?	?	The adopted S106 SPD will continue to require planning obligations towards the provision of new community facilities however, without a clear strategy or programme of investment to increase current provision of leisure facilities it is uncertain whether there will be sufficient provision to accommodate the increase in population

Sustainability Objectives	Timescale				Option A : Business as Usual
	1.	S	M	L	11. Housing
					Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	There will be more new housing in the area and this will allow for more regeneration which will help to tackle poverty and encourage wealth creation. however there may not be sufficient infrastructure in place under this option
SDO 2:To improve the education and skill of the population	✓	-	✓	✓	The Residential Design Standards SPD will ensure that minimum dwelling sizes are met which will provide more space for children in dwellings to help continue their education studies after school
SDO 3:To improve the health of the population	✓	-	✓	✓	Building more new homes in the area where there is the greatest need will improve 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	-	-	-	-	No significant impact
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The provision of more housing will help to reduce inequalities and promote social inclusion, equality, diversity and community cohesion by improving the quality of accommodation for people in the borough.
SDO 6:To mitigate and adapt to the impacts of climate change	X	X	X	X	The quantum of development will have a negative impact on climate change as CO ² emissions and energy consumption and demand will increase in construction and operation. Mitigation measures including energy efficient design will need to be taken to address this.
SDO 7:To improve the air quality in Southwark	X	X	X	X	The quantum of development will have a negative impact on air quality in the borough. Construction and operation of new development and increased vehicular traffic will cause an increase in emissions affecting air quality. Mitigation measures will need to be taken to address this.
SDO 8: To minimise the (impact of) ambient noise environment	X	X	X	X	The quantum of development will have a negative impact on noise levels in the borough. Construction and operation of new development and increased vehicular traffic will cause an increase in noise levels in the short term. Mitigation measures will need to be taken to address this.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X	X	X	X	The quantum of development will have a negative impact on levels of waste in the borough. Mitigation measures will need to be taken to address this.
SDO 10:To encourage sustainable use of water resources	X?	X	X?	X?	The number of buildings in the area would be increased and would therefore increase water use. Adopted policies require new development to include water efficient design and technologies. The impact of individual buildings is uncertain in the absence of information relating to build standards.
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New housing would be built on previously developed land. There would be opportunities to further improve the quality of the landscape through the good design policy criteria and adopted guidance. Where land may have contamination as a result of previous uses, new development would require remediation of the land.
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	The type and quality of development delivered will determine how new housing will impact on the landscape and townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	The type and quality of development will need to be delivered so that it is sensitive to

					conservation areas and listed buildings.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	?	?	?	?	The quantum of development 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.
SDO 15: To reduce vulnerability to flooding	✓	?	?	✓	The quantum of development will have a negative impact on levels of flood risk in the borough. Mitigation measures will need to be taken to address this in the design process with reference to the Strategic Flood Risk Assessment including flood resistant design of buildings and the location of vulnerable uses.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	There will be more new housing in the area and this will allow for more regeneration which will help to provide more decent homes in the area however there may not be sufficient infrastructure in place under this option. The Residential Design Standards SPD requires minimum dwelling sizes which make allowance for levels of intended occupancy, which will benefit in reducing overcrowding and ensuring more people have access to high quality accommodation.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	The quantum of development may increase the amount of car ownership in the borough however new development will occur in close proximity to existing transport nodes. This option would mean that there would be uncertainty on the timing and delivery of new homes and it would be more difficult to coordinate delivery with increased transport capacity. Other mitigation measures can be put in place such as travel plans and car parking restrictions in accordance with adopted policy.
SDO 18: To provide the necessary infrastructure to support existing and future development	X	X	X	X	This option would mean that there would be uncertainty on the timing and delivery of new homes and it would be more difficult to coordinate delivery with increased transport capacity. Few homes may be built as a result.

Sustainability Objectives	Timescale				Option A : Business as Usual
	1.	S	M	L	12. Student homes
					Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The adopted policy requirements for student homes to have an affordable element will help ensure more people in the borough have access to housing that is affordable and therefore will help to tackle poverty and encourage wealth creation.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	Allowing more student housing in the area will encourage more students to attend local universities and colleges which will raise levels of education and improve the skills of the population.
SDO 3:To improve the health of the population	✓	✓	✓	✓	Ensuring that students have access to good quality accommodation 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	✓	✓	✓	✓	Provision of more student accommodation in areas where this is most appropriate will result in more mixed and balanced communities that will promote social inclusion, equality, diversity and community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	X?	X?	The development of new student homes will have a negative impact on climate change as CO ² emissions and energy consumption and demand will increase in construction and operation. Mitigation measures including energy efficient design will need to be taken to address this.
SDO 7:To improve the air quality in Southwark	X?	X	X?	X?	The development of new student homes will have a negative impact on air quality in the borough. Construction and operation of new development and increased vehicular traffic will cause an increase in emissions affecting air quality. Mitigation measures will need to be taken to address this.
SDO 8: To minimise the (impact of) ambient noise environment	X?	X	X?	X?	The development of new student homes will have a negative impact on noise levels in the borough. Construction and operation of new development and increased vehicular traffic will cause an increase in noise levels in the short term. Mitigation measures will need to be taken to address this.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	X?	X?	The development of new student homes will have a negative impact on levels of waste in the borough. Mitigation measures will need to be taken to address this.
SDO 10:To encourage sustainable use of water resources	X?	X	X?	X?	The number of buildings in the area would be increased and would therefore increase water use. Adopted policies require new development to include water efficient design and technologies. The impact of individual buildings is uncertain in the absence of information relating to build standards.
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New student housing would be built on previously developed land. There would be opportunities to further improve the quality of the landscape through the good design policy criteria and adopted guidance. Where land may have contamination as a result of previous uses, new development would require remediation of the land.
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	Promoting student housing in all parts of the opportunity area, may change the character of areas if there is higher proportion of student homes. The type and quality of development delivered will determine how new student housing will impact on the landscape and townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	Promoting student housing in all parts of the opportunity area, may change the character of

					areas if there is higher proportion of student homes. The type and quality of new development will determine how the provision of more new student housing will impact on the historic environment and cultural assets.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	?	?	Policies currently exist to protect and improve open spaces, green corridors and biodiversity. This option would not ensure these are incorporated as part of coherent regeneration of the area as a whole.
SDO 15: To reduce vulnerability to flooding	✓	?	?	✓	The quantum of development will have a negative impact on levels of flood risk in the borough. Mitigation measures will need to be taken to address this in the design process with reference to the Strategic Flood Risk Assessment including flood resistant design of buildings and the location of vulnerable uses.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓?	✓	X?	X?	The adopted policy requirement for student homes to have an affordable element will help ensure more people in the borough have access to housing that is affordable. This option is more likely to maximise Southwark's contribution towards meeting London's need for student housing. However, meeting needs for student housing may compromise the amount of general needs housing that can be built.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	Encouraging student housing in areas with good public transport will have the beneficial impact on minimising the need to travel by car.
SDO 18: To provide the necessary infrastructure to support existing and future development	X	X	X	X	This option would mean that there would be uncertainty on the timing and delivery of new student homes and it would be more difficult to coordinate delivery with increased transport capacity.

Sustainability Objectives	Timescale			Option A : Business as Usual	
	1.	S	M	L	
				13. Energy and Utilities	
				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	✓	✓	✓	✓	The adopted policy requirements of achieving a minimum of CfSH level 4 and BREEAM excellent in all new developments will help to improve well being and quality of life 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	-	-	-	-	No significant impact.
SDO 6:To mitigate and adapt to the impacts of climate change	✓?	✓	✓	?	The adopted policy requirements of achieving a minimum CfSH level 4; BREEAM excellent and 20% reduction in CO2 using renewables will help to ensure new development is of a very high environmental standard will help to reduce contributions to climate change through good design. However this option does not consider an area wide heating network and developers would be responsible for meeting their own heat needs. In the long term this would be more expensive to make the carbon emissions reductions and running costs would also be more expensive for future residents and occupiers.
SDO 7:To improve the air quality in Southwark	✓?	✓	✓	?	The adopted policy requirements of achieving a minimum CfSH level 4; BREEAM excellent and 20% reduction in CO2 using renewables will help to ensure new development is of a very high environmental standard will help to improve air quality in the area through good design. However this option does not consider an area wide heating network and developers would be responsible for meeting their own heat needs. In the long term this would be more expensive to make carbon emissions reductions and improvements to air quality
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on helping to minimise the ambient noise environment
SDO 9:To reduce waste and maximise use of waste arising as a resource	✓✓	✓	✓✓	✓✓	Encouraging development that is of a very high environmental standard will help to reduce waste and maximise use of waste arising as a resource through good design measures.
SDO 10:To encourage sustainable use of water resources	✓✓	✓	✓✓	✓✓	Encouraging development that is of a very high environmental standard will help to encourage sustainable use of water resources through the use of sustainable urban drainage systems, grey water recycling and other design measures.
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Encouraging development that is of a very high environmental standard will help to enhance the quality of land and soils through the possible remediation of brownfield sites.
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on the quality of landscape and townscape in the borough.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on the historic environment and cultural assets in the borough.

SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓ ?	✓ ?	✓ ?	✓ ?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on open spaces, green corridors and biodiversity however adopted policies which require access to amenity space and encouraging development to promote levels of biodiversity should ensure there is a positive impact overall.
SDO 15: To reduce vulnerability to flooding	✓	✓	✓	✓	Encouraging development that is of a very high environmental standard will help to minimise the impact of development on flood risk and requiring appropriate mitigation measures where necessary will help to reduce vulnerability to flooding in the borough.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Adopted policies require development to be of a very high environmental standard which will help to improve the quality of accommodation in the borough which will mean more people have the opportunity to live in a decent home.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓ ?	✓ ?	✓ ?	✓ ?	Encouraging development that is of a very high environmental standard will include transport considerations which will promote walking, cycling and the use of public transport helping to reduce reliance on the car.
SDO 18: To provide the necessary infrastructure to support existing and future development	X	X	X	X	This option does not consider an area wide heating network and developers would be responsible for meeting their own heat and power needs. In the long term this would be more expensive to make the carbon emissions reductions and running costs would also be more expensive for future residents and occupiers.

Sustainability Objectives	Timescale			Option A : Business as Usual 14. Building Heights	
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	?	?	?	?	Under this option assessment of building heights would be reliant on policies in the core strategy and saved Southwark Plan policies, however a range of tall buildings will result in higher densities for both office and residential use which may result in more people living and working within the centre thus reducing travel and congestion and promoting a more competitive and effective local economy.
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 mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	Under this option assessment of building heights would be reliant on policies in the core strategy and saved Southwark Plan policies. Without a tall buildings strategy, it may be difficult to ensure that tall buildings would form a coherent cluster and relate well to one another.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	Under this option assessment of building heights would be reliant on policies in the core strategy and saved Southwark Plan policies. Without a tall buildings strategy, there is a risk that tall buildings would harm the value of heritage assets.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	Under this option assessment of building heights would be reliant on policies in the core strategy and saved Southwark Plan policies. Without a tall buildings strategy, it may be more difficult to ensure that tall buildings would form a coherent cluster and relate well to one another and ensure the town centre includes accessible transport routes.
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	Without an SPD there is uncertainty whether necessary infrastructure will be provided on time as there will be no timescale or strategy for delivery.

Sustainability Objectives	1.	Timescale			Option A : Business as Usual 15. Open Spaces
		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	✓?	✓?	✓?	✓?	Adopted policies will continue to protect existing open spaces and opportunities will be taken to improve and create new open space as they arise, which may help to improve the overall health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5:To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	✓?	✓?	✓?	✓?	Adopted policies will continue to protect existing open spaces and opportunities will be taken to improve and create new open space as they arise, which will help to mitigate and adapt to the impacts of climate change
SDO 7:To improve the air quality in Southwark	✓?	✓?	✓?	✓?	Adopted policies will continue to protect existing open spaces and opportunities will be taken to improve and create new open space as they arise, which may help to improve the air quality of the area
SDO 8: To minimise the (impact of) ambient noise environment	✓?	✓?	✓?	✓?	Adopted policies will continue to protect existing open spaces and opportunities will be taken to improve and create new open space as they arise, which may help to minimise the impact of the ambient noise environment
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Adopted policies will continue to protect existing open spaces and opportunities will be taken to improve and create new open space as they arise
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	✓?	✓?	Adopted policies will continue to protect existing open spaces and opportunities will be taken to improve and create new open space as they arise however it would be more difficult to pool s106 obligations and deliver improvements within a strategy
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	?	?	?	?	This option would continue to protect the nature conservation value of existing open spaces, however it would be more difficult to pool s106 obligations and deliver improvements within a strategy
SDO 15: To reduce vulnerability to flooding	✓	✓	✓	✓	The protection of existing open spaces and the creation of open spaces where the opportunity arises can help to reduce the areas vulnerability to flooding through the incorporation of SUDs and areas without hard standing
SDO 16: To provide everyone with the opportunity to live in a decent	-	-	-	-	No significant impact

home					
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	Without a strategy it may be more difficult to identify projects and pool s106 obligations to deliver improvements

Sustainability Objectives	1.	Timescale			Option A : Business as Usual 16. Public Realm
		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	✓	?	?	?	Continue to improve public spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes. There will be no timescale or strategy for delivery so there is uncertainty when necessary improvements could be made
SDO 4:To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Lighting along key links and in the pedestrian subways would be improved along with an improvement of active frontages throughout the area creating natural surveillance which would help to reduce the incidence of crime and fear of crime
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	?	?	?	Improvements to the public realm would create spaces where people can move around easily and interact which would promote social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	✓	?	?	?	This option would continue to improve public spaces for users to move around easily and safely including, parks, through s106 contributions however without a strategy for the whole area, it is uncertain whether the impact of ambient noise can be minimised effectively without a comprehensive strategy looking at the interrelationship of the public realm areas and how measure could be employed as a whole.
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	?	?	?	?	Improvement of public spaces will help to maintain and enhance the quality of the land and soils however there is uncertainty over when this could be achieved and what positive impact this could have without a strategy for the area in place
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	This option will continue to improve public spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes. There will be no timescale or strategy for delivery so there is uncertainty when necessary improvements could be made
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	This option will continue to improve public spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes. There will be no timescale or strategy for delivery so there is uncertainty when necessary improvements could be made
SDO 14: To protect & improve open spaces, green corridors & biodiversity	?	?	?	?	This option will continue to improve public spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes. There will be no timescale or strategy for delivery so there is uncertainty when necessary improvements could be made

SDO 15: To reduce vulnerability to flooding	?	?	?	?	This option will continue to improve public spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes with the inclusion of SUDs which will help to reduce the vulnerability to flooding in the area. There will be no timescale or strategy for delivery so there is uncertainty when necessary improvements could be made
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	This option would continue to maintain and improve cycle links in the area through adopted policies.
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	Without a strategy for the area improvements to the public realm may or may not happen. There will be no timescale or strategy for delivery.

Sustainability Objectives	Timescale			Option A : Business as Usual 17. Public Transport	
	1.	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	✓	✓	✓	✓	Incremental improvements to the frequency and reliability of bus routes will help to promote public transport and reduce car usage thereby reducing CO2 contributions which will impact positively on the health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	?	?	?	?	This option may help to improve the environment around the train station however the design and quality of any improvements will determine the impact on the improving safety
SDO 5:To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	✓?	?	?	✓?	Incremental improvements to the frequency and reliability of bus routes will help to promote public transport and reduce car usage thereby reducing contributions to climate change. There is uncertainty over whether improvements to the public transport provision will be delivered.
SDO 7:To improve the air quality in Southwark	✓?	?	?	✓?	Incremental improvements to the frequency and reliability of bus routes will help to promote public transport and reduce car usage thereby reducing contributions to climate change. There is uncertainty over whether improvements to the public transport provision will be delivered.
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	This option would safeguard land for a public transport route. Any improvements to public transport would be incremental to improve the frequency and reliability of bus routes and the environment around the train station, however there is less certainty over the deliverability of the public transport provision originally envisaged for the area.
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	Without a strategy for the area large scale improvements to the public transport provision in the area may or may not happen. There will be no timescale or strategy for delivery.

Sustainability Objectives	Timescale				Option A : Business as Usual 18. Cycling and Walking
	1.	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	✓?	✓	?	?	Incremental improvements to cycling and walking network would be made under this option. Without a strategy it would be more difficult to bring about a step change in the quality of public realm and pedestrian and cycle routes. In the longer term it is uncertain whether this would have a positive impact on the health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	?	?	?	?	Incremental improvements to cycling and walking network would be made under this option. Without a strategy it would be more difficult to bring about a step change in the quality of public realm and pedestrian and cycle routes and uncertain how the design of improvements could help improve areas which currently have less surveillance.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	✓?	✓	?	?	Incremental improvements to cycling and walking network would be made under this option. Without a strategy it would be more difficult to bring about a step change in the quality of public realm and pedestrian and cycle routes which may make it difficult to continue to mitigate and adapt to the impacts of climate change.
SDO 7:To improve the air quality in Southwark	✓?	✓	?	?	Incremental improvements to cycling and walking network would be made under this option. Without a strategy it would be more difficult to bring about a step change in the quality of public realm and pedestrian and cycle routes which would work towards helping to improve air quality.
SDO 8: To minimise the (impact of) ambient noise environment	✓?	✓	?	?	Incremental improvements to cycling and walking network would be made under this option. Without a strategy it would be more difficult to bring about a step change in the quality of public realm and pedestrian and cycle routes and help to minimise the ambient noise environment.
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓	?	?	Incremental improvements to cycling and walking network would be made under this option. Without a strategy it would be more difficult to bring about a step change in the quality of public realm and pedestrian and cycle routes in the townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓?	✓	?	?	Incremental improvements to cycling and walking network would be made under this option. Without a strategy it would be more difficult to bring about a step change in the quality of public realm and help to improve links to open spaces and green corridors
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓?	✓	?	?	Incremental improvements to cycling and walking network; some improvements in the cycling and walking network. Without a strategy it would be more difficult to bring about a step change in the quality of public realm and pedestrian and cycle routes.

SDO 18: To provide the necessary infrastructure to support existing and future development

✓?

✓

?

?

Incremental improvements to cycling and walking network; some improvements in the cycling and walking network. Without a strategy it would be more difficult to bring about a step change in the quality of public realm and pedestrian and cycle routes.

Sustainability Objectives		Timescale			Option A : Business as Usual 19. Road Network
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2:To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3:To improve the health of the population	✓?	✓	?	?	Incremental improvements to the road network would be made however without area policy the public realm may continue to be dominated by car use. It would be more difficult to create a high quality public realm in which pedestrians and cyclists have priority which may impact upon helping 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	-	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	✓?	✓	?	?	Incremental improvements to the road network would be made however without area policy guidance the public realm may continue to be dominated by car use. It would be more difficult to create a high quality public realm in which pedestrians and cyclists have priority.
SDO 7:To improve the air quality in Southwark	✓?	✓	?	?	Incremental improvements to the road network would be made however without area policy guidance the public realm may continue to be dominated by car use. It would be more difficult to create a high quality public realm in which pedestrians and cyclists have priority.
SDO 8: To minimise the (impact of) ambient noise environment	✓?	✓	?	?	Incremental improvements to the road network would be made however without area policy guidance the public realm may continue to be dominated by car use. It would be more difficult to create a high quality public realm in which pedestrians and cyclists have priority and it would be more difficult to minimise the impact of the ambient noise environment.
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓?	✓	?	?	Incremental improvements to the road network would be made however without area policy guidance the public realm may continue to be dominated by car use. It would be more difficult to create a high quality public realm in which pedestrians and cyclists have priority.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓?	✓	?	?	Incremental improvements to the road network would be made however without area policy

guidance the public realm may continue to be dominated by car use. It would be more difficult to create a high quality public realm in which pedestrians and cyclists have priority.

Sustainability Objectives	Timescale			Option A : Business as Usual 20. Car parking	
	1.	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	?	?	?	?	Current adopted policy car parking standards would be required for new schemes. This option would potentially result in more car parking, particularly for shopping and leisure space. More parking for shopping space would contribute to increased congestion in the area and may have negative impacts upon the general health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5:To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	?	Current adopted policy car parking standards would be required for new schemes. This option would potentially result in more car parking, particularly for shopping and leisure space. More parking for shopping space would contribute to increased congestion in the area and may not help to mitigate the impacts of climate change
SDO 7:To improve the air quality in Southwark	X?	X?	X?	X?	Current adopted policy car parking standards would be required for new schemes. This option would potentially result in more car parking, particularly for shopping and leisure space. More parking for shopping space would contribute to increased congestion in the area and may reduce air quality.
SDO 8: To minimise the (impact of) ambient noise environment	X?	X?	X?	X?	Current adopted policy car parking standards would be required for new schemes. This option would potentially result in more car parking, particularly for shopping and leisure space. More parking for shopping space would contribute to increased congestion in the area and may have create additional noise in the area
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	?	?	?	?	Current adopted policy car parking standards would be required for new schemes. This option would potentially result in more car parking, particularly for shopping and leisure space which may not enhance the quality of the land.
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	Without area guidance on car parking, there is uncertainty whether the location and layout of car parking will enhance the quality of the landscape and townscape
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	X?	X?	Current adopted policy car parking standards would be required for new schemes. This option would potentially result in more car parking, particularly for shopping and leisure space. More parking for shopping space would contribute to increased congestion in the area and without area guidance this may compromise increasing walking, cycling, public transport and a reduction in car journeys
SDO 18: To provide the necessary infrastructure to support existing and future development	X?	X?	X?	X?	Current adopted policy car parking standards would be required for new schemes. However without area guidance for town centre car parking, this may have impact upon the location and provision of other necessary infrastructure such as open spaces and public realm

Sustainability Objectives	Timescale			Option A : Business as Usual 21. S106 and Phasing	
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓?	✓?	This option would continue applying the s106 SPD standard charges to help mitigate impacts from new development, which will include planning obligations towards employment and training which will help tackle poverty. Without an SPD there is uncertainty whether necessary infrastructure will be provided on time as there will be no timescale or strategy for delivery.
SDO 2:To improve the education and skill of the population	✓	✓	✓?	✓?	This option would continue applying the s106 SPD standard charges to help mitigate impacts from new development, which would include planning obligations towards education. Without an SPD there is uncertainty whether necessary infrastructure will be provided on time as there will be no timescale or strategy for delivery.
SDO 3:To improve the health of the population	✓	✓	✓?	✓?	This option would continue applying the s106 SPD standard charges to help mitigate impacts from new development. which would include planning obligations towards new health facilities
SDO 4:To reduce the incidence of crime and the fear of crime	✓	✓	✓?	✓?	This option would continue applying the s106 SPD standard charges and site specific obligations which may include CCTV and secure by design requirements. Without an SPD there is uncertainty whether necessary infrastructure will be provided on time as there will be no timescale or strategy for delivery.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓?	✓?	This option would continue applying the s106 SPD standard charges to help mitigate impacts from new development which would include planning obligations towards providing new community facilities. Without an SPD there is uncertainty whether necessary infrastructure will be provided on time as there will be no timescale or strategy for delivery.
SDO 6:To mitigate and adapt to the impacts of climate change	✓?	✓	?	?	This option would continue applying the s106 SPD standard charges to help mitigate impacts from new development. Adopted policies will ensure development mitigates impacts which may effect climate change
SDO 7:To improve the air quality in Southwark	✓?	✓?	✓?	✓?	Adopted policies will ensure development does not have a negative impact on air quality and requiring appropriate mitigation measures where necessary
SDO 8: To minimise the (impact of) ambient noise environment	✓?	✓?	✓?	✓?	Adopted policies will ensure development does not have a negative impact on air quality and requiring appropriate mitigation measures where necessary
SDO 9:To reduce waste and maximise use of waste arising as a resource	✓?	✓?	✓?	✓?	Adopted policies will ensure development does not have a negative impact on air quality and requiring appropriate mitigation measures where necessary
SDO 10:To encourage sustainable use of water resources	✓?	✓?	✓?	✓?	Adopted policies will ensure development does not have a negative impact on air quality and requiring appropriate mitigation measures where necessary
SDO 11:To maintain and enhance the quality of land and soils	✓?	✓?	✓?	✓?	Adopted policies will ensure development does not have a negative impact on air quality and requiring appropriate mitigation measures where necessary
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓	?	?	This option would continue applying the s106 SPD standard charges to help mitigate impacts from new development. This option would continue the s106 SPD standard charge requirements; however it may not be sufficient to mitigate the impacts on the capacity of the transport infrastructure.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	This option would continue applying the s106 SPD standard charges to help mitigate impacts from new development. Adopted policies will ensure development does not have a negative impact on the historic environment and cultural assets

SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓?	✓?	This option would continue applying the s106 SPD standard charges to help mitigate impacts from new development. Without an SPD there is uncertainty whether necessary infrastructure will be provided on time as there will be no timescale or strategy for delivery.
SDO 15: To reduce vulnerability to flooding	✓	✓	✓	✓	This option would continue applying the s106 SPD standard charges to help mitigate impacts from new development. Adopted policies will ensure development does not have a negative impact on flood risk and requiring appropriate mitigation measures where necessary will help to reduce vulnerability to flooding in the borough.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	This option would continue the adopted affordable housing policy requirement as set out in the adopted s106 SPD.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	X?	X?	X?	X?	The increase in population in the area as a result of the Heygate redevelopment and other sites coming forward will put pressure on the transport infrastructure in the contributions will not be sufficient to mitigate the impacts on the capacity of the transport infrastructure.
SDO 18: To provide the necessary infrastructure to support existing and future development	X?	X?	X?	X?	The increase in population in the area as a result of the Heygate redevelopment and other sites coming forward will put pressure on the existing infrastructure in the area. This option would continue the s106 SPD standard charge requirements, however they may not be sufficient to mitigate the impacts on the capacity of infrastructure and their will not be timescale or strategy for delivery.

Sustainability Objectives	Option B : Managed growth: A major new town centre destination																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
SDO 1:To tackle poverty and encourage wealth creation	✓✓	✓	-	-	-	-	-	-	✓	✓	✓✓	✓	✓	✓	-	-	-	-	-	-	✓	1. Shopping and the town centre	
SDO 2:To improve the education and skill of the population	✓	✓	-	-	✓	✓	✓?	-	?	✓	✓	✓	-	-	-	-	-	-	-	-	✓	2. Business and Jobs	
SDO 3:To improve the health of the population	✓	✓	-	✓	-	-	-	-	-	✓	✓	✓	✓✓	-	✓?	?	✓	✓	?	?	✓	3. Police Facilities	
SDO 4:To reduce the incidence of crime and the fear of crime	✓	✓	✓?	-	-	-	-	-	-	-	✓	-	-	-	✓?	✓✓	?	✓	-	-	✓?	4. Health	
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓?	-	✓	-	✓?	✓	✓	✓	✓✓	✓✓	-	✓	✓	✓	-	-	-	-	✓	5. Libraries	
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓✓	-	✓✓	✓?	✓	✓	?	?	-	6. Schools and Further Education	
SDO 7:To improve the air quality in Southwark	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	✓	✓?	?	✓	?	✓	-	7. Early Years Provision	
SDO 8: To minimise the (impact of) ambient noise environment	✓?	✓?	-	-	-	-	-	?	?	?	X?	X?	?	-	?	✓?	-	✓	✓	?	-	8. Faith Premises	
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓✓	-	-	-	-	-	-	-	-	9. Community meeting space, arts and cultural facilities	
SDO 10:To encourage sustainable use of water resources	X?	X?	-	-	-	-	-	-	?	?	✓	✓	✓✓	-	-	-	-	-	-	-	-	10.. Leisure	
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓✓	-	✓	✓	-	-	-	-	✓	11. Housing	
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓✓	-	?	-	-	-	-	✓?	✓?	✓?	✓?	?	✓?	✓	✓✓	✓	✓	✓✓	✓	✓	12. Student homes	
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	-	-	✓	-	-	-	✓	-	✓✓	✓?	?	✓	✓	✓✓	-	✓	-	✓	✓	13. Energy and Utilities	
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓?	✓	✓✓	✓✓	-	✓	-	✓	✓	14. Building Heights	
SDO 15: To reduce vulnerability to flooding	✓	✓	-	-	-	-	-	-	?	?	✓	✓	-	✓?	✓✓	-	-	-	-	✓	-	15. Open Spaces	
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	-	-	-	✓✓	✓	✓	✓	-	-	-	-	-	?	✓	16. Public Realm	
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	-	✓	-	-	-	-	✓	-	✓	✓✓	✓?	✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	?	17. Public Transport	
SDO 18: To provide the necessary infrastructure to support existing and	✓	✓	?	✓	✓	✓	✓?	✓	✓	✓	✓✓	✓	✓?	✓	✓✓	✓✓	✓✓	✓✓	✓✓	?	✓✓	18. Cycling and Walking	
																						19. Road Network	
																						20. Car parking	
																						21. S106 and Phasing	
																						Key	
																						✓✓	major positive
																						✓	minor positive
																						XX	major negative
																						X	minor negative
																						?	uncertain
																						-	no significant impact



Sustainability Objectives	Timescale			Option B : Managed growth: A major new town centre destination 1. Shopping and the town centre	
	S	M	L	Commentary on Results	
SDO 1:To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓ ?	✓✓ ?	The provision of new retail and leisure floorspace, particularly on the Heygate Estate and shopping centre will help to increase employment opportunities which will help to reduce poverty and encourage wealth creation. This option would also help mitigate the loss of independents in the shopping centre if it were to be redeveloped or remodelled by providing spaces suitable for SMEs elsewhere. This option also supports the provision of new markets which is a route for start-up businesses. In the long term there is some uncertainty on the timing of new floorspace to accommodate independent operators in the shopping centre
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	The provision of new retail and leisure floorspace, particularly on the Heygate Estate and shopping centre will help to increase employment opportunities which will help to increase employment opportunities which may help to improve the education and skill of the population
SDO 3:To improve the health of the population	✓	✓	✓	✓	Providing new retail and leisure floorspace in the town centre will increase employment opportunities which will improve the quality of life for residents in the borough and may improve the health of the population.
SDO 4:To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	An improved town centre with more shopping floorspace and more night time activity may have a positive impact on helping to reduce the incidence of crime and fear of crime
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	An improved town centre with more shopping floorspace including affordable retail space may have a positive impact on helping to promote social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	✓?	✓?	The number of buildings in the area would be increased and therefore increase the demand for energy. Adopted policy requires the achievement of environmental targets/ energy saving measures, use of renewable energy and build standards i.e. BREEAM / CFSH which help mitigate and adapt to the impacts. This option could help mitigate any impacts through establishing area guidance to help facilitate improvements to public transport, walking and cycling links
SDO 7:To improve the air quality in Southwark	X?	X	✓?	✓?	Construction and operation of new development which will attract more visitors to the area and could lead to growth in vehicular traffic levels, thereby leading to more emissions affecting air quality. Encouraging the use of public transport by providing better facilities will help minimise such increases.
SDO 8: To minimise the (impact of) ambient noise environment	✓?	X	✓?	✓?	The quantum of development will increase the amount of ambient noise. Mitigation measures will need to be taken to address this. Area guidance can be included in the SPD to guide the location and design of new development and areas of public realm to ensure ambient noise is minimised.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	?	?	The quantum of development will have a negative impact on levels of waste in the borough. Mitigation measures will need to be taken to address this. This option will be able to set out specific area based guidance on waste which may help in the longer term to achieve a reduction in waste
SDO 10:To encourage sustainable use of water resources	X?	X	?	?	The number of buildings in the area would be increased and would therefore increase water use. Adopted policies require new development to include water efficient design and technologies and guidance could be included in the SPD to ensure area characteristics are identified.
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New retail and leisure facilities would be built on previously developed land. There would be opportunities to further improve the quality of the landscape through good design.
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	This option establishes the shopping centre site as the focus for the regeneration of the town centre with the aspiration to redevelop or remodel the shopping centre. This option promotes a

					large increase in floorspace on the Heygate Estate, and with a better range of retail the centre would become much more distinctive and if the shopping centre were demolished or remodelled, new mixed use blocks and the objective to strengthen the links into the town centre particularly New Kent Road, Newington Causeway, London Road, Walworth Road and Newington Butts would help to enhance the townscape.
SD0 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	This option would help to establish the shopping centre site as the focus for the regeneration of the town centre with the long term aspiration to redevelop or remodel the shopping centre. Area guidance would be put in place which addresses the relationship of the town centre with the character of other areas and will help to ensure the historic environment and cultural assets are conserved and enhanced.
SD0 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓	✓	✓✓	Existing open spaces are protected through adopted policies. This option would help to establish the shopping centre site as the focus for the regeneration of the town centre with the aspiration to redevelop or remodel the shopping centre. Area guidance would be put in place which can address the relationship of the town centre with the character of other areas and will help to identify the improvements to the accessibility of open spaces and biodiversity.
SD0 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is within the high flood risk zone. This means that new development may increase hard surfacing within a flood zone. New buildings and streets could lead to higher levels of surface run off if not adequately mitigated. This can be successfully mitigated by requiring sustainable urban drainage systems in all suitable developments, measures to reduce surface run off and ensuring buildings are flood resistant. The redevelopment or remodelling of the shopping centre and the redevelopment of the Heygate Estate to include more retail floorspace may present an opportunity to place residential units proposed in the area at first floors and above, removing the most vulnerable population from the dangers of possible flooding.
SD0 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SD0 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓	✓✓	This option introduces a large increase in retail and leisure floorspace which would attract more shoppers from further away and consequently the quantum of development would require large scale improvements to public realm in the area and the connections to public transport, and improvements to the road network which in the long term would help to increase walking, cycling, public transport and reduce car journeys. Increased retail floorspace would also enable people to shop more locally and help reduce the number of trips made to centres further away.
SD0 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓✓	Significant improvements would need to be made to the transport network in order to facilitate the quantum of development. This option would provide details on the phasing and delivery of infrastructure requirements to support existing and future development

Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 2. Business and Jobs
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	With the promotion of additional business floorspace and a priority for the establishment of new business space on the Heygate estate as well as in the existing clusters around Newington Causeway, the viaduct adjacent to Robert Dashwood Way and St George's Circus this option would help to provide new jobs in the locality and enable local employment which in the longer term will help to tackle poverty and encourage wealth creation. The promotion of more flexible business space for SMEs and the reuse of vacant premises and conversion to employment generating uses will encourage more enterprise in the area and retain existing employment promoting transfer of jobs into new businesses created as part of new town centre
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	The provision of new business floorspace will help to increase employment which may help to improve the education and skill of the population. The function of the enterprise quarter and higher education function of LSBU will be maintained so that the education and skill of the population can continue to be improved. The promotion of the creation of new specialist business activity between education establishments and the business sector will also help to meet the objective
SDO 3:To improve the health of the population	✓	✓	✓	✓	Providing additional business floorspace in the town centre and on the Heygate Estate will increase employment opportunities which will improve the quality of life for residents in the borough and may improve the health of the population.
SDO 4:To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	An improved town centre with additional business floorspace may improve overall surveillance of activity and may have a positive impact on helping to reduce the incidence of crime and fear of crime
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	With the promotion of additional business floorspace and a priority for the establishment of new business space on the Heygate estate as well as in the existing clusters around Newington Causeway the viaduct adjacent to Robert Dashwood Way and St George's Circus this could create a distinctive and varied town centre with a mix of uses which in the long term would help promote sustainable communities.
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	✓?	✓?	The number of buildings in the area would be increased and therefore increase the demand for energy. Adopted policy requires the achievement of environmental targets/ energy saving measures, use of renewable energy and build standards i.e. BREEAM / CFSS which help mitigate and adapt to the impacts. This option could help mitigate any impacts through establishing area guidance to help facilitate improvements to public transport, walking and cycling links
SDO 7:To improve the air quality in Southwark	X?	X	✓?	✓?	Construction and operation of new development which will attract more visitors to the area and could lead to growth in vehicular traffic levels, thereby leading to more emissions affecting air quality. Encouraging the use of public transport by providing better facilities will help minimise such increases. This option would be able to set area specific policies which may help to mitigate any impact upon air quality
SDO 8: To minimise the (impact of) ambient noise environment	✓?	X	✓?	✓?	The quantum of development will increase the amount of ambient noise. Mitigation measures will need to be taken to address this. Area guidance can be included in the SPD to guide the location and design of new development and areas of public realm to ensure ambient noise is minimised.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	?	?	The quantum of development will have a negative impact on levels of waste in the borough. Mitigation measures will need to be taken to address this.
SDO 10:To encourage sustainable use of water resources	X?	X	?	?	The number of buildings in the area would be increased and would therefore increase water use.

					Adopted policies require new development to include water efficient design and technologies and guidance would be included in the SPD to ensure area characteristics of the area are identified and mitigate measures are required. The impact of individual buildings is uncertain in the absence of information relating to build standards.
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New business floorspace would be built on previously developed land. There would be opportunities to further improve the quality of the landscape through good design.
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	With the promotion of additional business floorspace and a priority for the establishment of new business space on the Heygate estate as well as in the existing clusters around Newington Causeway, the viaduct adjacent to Robert Dashwood Way and St George's Circus this would promote a more mixed use town centre and help to enhance the townscape environment. Also, by promoting new business floorspace on roads leading into the Elephant will help to establish the area as an important employment location. Area guidance will be provided to ensure a cohesive strategy for growth in the area which will help to protect and enhance the quality of the landscape and townscape
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	With the promotion of additional business floorspace and a priority for the establishment of new business space on the Heygate estate as well as in the existing clusters around Newington Causeway, the viaduct adjacent to Robert Dashwood Way and St George's Circus this would promote a more mixed use town centre and help to enhance the townscape environment. Also, by promoting new business floorspace on roads leading into the Elephant this will help to establish the area as an important employment location. Area guidance will be provided to ensure a cohesive strategy for growth in the area which will help to protect and enhance the historic environment and cultural assets
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓✓	Existing open spaces are protected through adopted policies. Area guidance would be put in place which can address the relationship of the town centre with the character of other areas and will help to identify the improvements to the accessibility of open spaces and biodiversity.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is within the high flood risk zone. This means that new development may increase hard surfacing within a flood zone. New buildings and streets could lead to higher levels of surface run off if not adequately mitigated. This can be successfully mitigated by requiring sustainable urban drainage systems in all suitable developments, measures to reduce surface run off and ensuring buildings are flood resistant. Promoting a business space on the Heygate Estate may present an opportunity to place residential units proposed in the area at first floors and above, removing the most vulnerable population from the dangers of possible flooding.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓?	✓?	With the promotion of additional business floorspace and a priority for the establishment of new business space on the Heygate estate as well as in the existing clusters around Newington Causeway, the viaduct adjacent to Robert Dashwood Way and St George's Circus this would require large scale improvements to public realm in the area and the connections to public transport, and improvements to the road network which in the long term would help to increase walking, cycling, public transport and reduce car journeys. However there would be uncertainty in the overall level of demand for commercial floorspace and the quantum to be able to be delivered on the Heygate site.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓?	✓?	Significant improvements would need to be made to the transport network in order to facilitate the quantum of development. This option would provide details on the phasing and delivery of infrastructure requirements to support existing and future development however there would be uncertainty in the overall level of demand for commercial floorspace and the quantum to be able to be delivered on the Heygate site.

Sustainability Objectives	Timescale				Option B : Managed growth: A major new town centre destination 3. Police Facilities
	1.	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	✓?	?	?	✓?	This option will ensure that the need for a new police facility is kept under review and issues that arise would be able to be addressed. The SPD would highlight the opportunity to redevelop the pathology lab on Walworth Road. In the long term any future changes may help reduce the incidence and fear of crime
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓?	?	?	✓?	This option will ensure that the need for a new police facility is kept under review and issues that arise would be able to be addressed. The SPD would highlight the opportunity to redevelop the pathology lab on Walworth Road. In the long term any future changes may help to promote social inclusion and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	✓?	This option will ensure that the need for a new police facility is kept under review and issues that arise would be able to be addressed in order to support an increased population.

Sustainability Objectives	Timescale				Option B : Managed growth: A major new town centre destination 4. Health
	1.	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	✓	✓	✓	✓	This option will also keep under review any increase in demand for local health provision as a result of a larger population in the area. Under this option within the larger town centre redevelopment there will be greater opportunity to provide new health provision if PCT / local GPs require it. We would indicate that the need for new facilities should be considered through health impact assessments. There would be an opportunity to promote measures which improve health such as a new park on the Heygate development site, green routes and opportunities for food growing which in the long term can promote the health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5:To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓?	✓?	This option will also keep under review any increase in demand for local health provision as a result of a larger population in the area. Under this option within the larger town centre redevelopment there will be greater opportunity to provide new health provision if PCT / local GPs require it Provision of new health facilities may help to reduce car journeys
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓?	✓?	This option will also keep under review any increase in demand for local health provision as a result of a larger population in the area. Under this option within the larger town centre redevelopment there will be greater opportunity to provide new health provision if PCT / local GPs require it

Sustainability Objectives	Timescale				Option B : Managed growth: A major new town centre destination 5. Libraries
	1.	S	M	L	Commentary on Results
SD0 1:To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SD0 2:To improve the education and skill of the population	✓	✓	✓	✓	This option would help facilitate further investment in library provision with potential new space being provided elsewhere in the opportunity area
SD0 3:To improve the health of the population	-	-	-	-	No significant impact
SD0 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SD0 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	This option would help to continue to promote social inclusion, equality, diversity and community cohesion through helping to facilitate an improved library service for the area to support a growing population and also enable more or a shared use facilities for other community activities.
SD0 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SD0 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SD0 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SD0 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SD0 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SD0 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SD0 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SD0 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	This option would help facilitate investment in the existing library which is housed in the old Town Hall which is a building of historic interest
SD0 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SD0 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SD0 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SD0 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SD0 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓?	✓?	This option would help facilitate investment in the existing library which would still result in improved community facilities. This option also means that community space provided in new development can be used for alternative uses resulting in net increase of community provision. However, improving the existing library moves away from the potential to provide a brand new facility which could include some future proofing against changing community requirements (i.e. increased use of ICT etc).

Sustainability Objectives	Timescale				Option B : Managed growth: A major new town centre destination 6. Schools and Further Education
	1.	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	✓	✓	✓✓	✓✓	The existing number of primary and secondary schools will be sufficient to accommodate the forecast change in population, with the establishment of the Aylesbury Academy and introduction of bulge classes, however this option will continue to monitor demand for school places and any investment would be focused on improving existing school facilities. The increase in LSBU student numbers would help to continue to improve the status of the university and its educational offer and under this option we would work with the universities to help ensure that their need for new facilities can be met. Growth of the universities in turn will benefit the regeneration of the opportunity area.
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 mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	-	✓	✓	This option would monitor the estate management aspirations for both LSBU and LCC and implications on wider public realm & accessibility which in the long term would help to improve the townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓✓	✓✓	The existing number of primary and secondary schools will be sufficient to accommodate the forecast change in population, with the establishment of the Aylesbury Academy and introduction of bulge classes, however this option will continue to monitor demand for school places and any investment would be focused on improving existing school facilities. The increase in LSBU student numbers would help to continue to improve the status of the university and its educational offer and under this option we would work with the universities to help ensure that their need for new facilities can be met. Growth of the universities in turn will benefit the regeneration of the opportunity area.

Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 7. Early Years Provision
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2:To improve the education and skill of the population	√?	?	?	?	This option could result in increased provision of early years education facilities as a result of a higher level of family housing units in the area, which will have a positive impact on the education of the population, however the final housing mix on the Heygate site will determine whether an increase in provision will be required. This option would keep need for additional pre-school facilities under review and highlight the fact that need may rise over the plan period.
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	√?	?	?	?	This option could result in increased provision of early years education facilities as a result of a higher level of family housing units in the area, which will have a positive impact on the education of the population, however the final housing mix on the Heygate site will determine whether an increase in provision will be required. This option would keep need for additional pre-school facilities under review and highlight the fact that need may rise over the plan period which helps to promote social inclusion, equality, diversity and community cohesion in the area
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	√?	?	?	?	This option could result in increased provision of early years education facilities as a result of a higher level of family housing units in the area, which will have a positive however the final housing mix on the Heygate site will determine whether an increase in provision will be required. This option would keep need for additional pre-school facilities under review and highlight the fact that need may rise over the plan period.

Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 8. Faith Premises
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2:To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3:To improve the health of the population	-	-	-	-	No significant impact
SDO 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓?	✓?	This option would ensure new community premises in the area are for shared use which will help to promote social inclusion, equality, diversity and community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	This option would include more opportunities to facilitate the provision of new flexible community spaces in the area to accommodate any increase in demand for faith premises

Sustainability Objectives	Timescale				Option B : Managed growth: A major new town centre destination 9. Community meeting space, arts and cultural facilities
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	-	✓	✓	The option would require the provision of new community facilities and potentially space for arts and cultural facilities. This would help to increase employment opportunities which will help to reduce poverty
SDO 2:To improve the education and skill of the population	?	?	?	?	The option would require the provision of new community facilities. The type of facilities provided will determine the extent of the impact of facilities to improve the education and skill of the population. This option would highlight the role which the local universities play in providing arts, cultural and tourism use.
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	✓	-	✓	✓	The requirement for the provision of new community spaces, particularly on the Heygate Estate will help to promote social inclusion, equality, diversity and community cohesion. This option would put in place criteria to ensure that provision of arts, cultural and tourism uses can be actively managed and highlight the role which the local universities play in providing arts, cultural and tourism use.
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 7:To improve the air quality in Southwark	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on air quality. Design measures would be required to mitigate against any impacts of new development
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on minimising the impact of ambient noise. Design measures would be required to mitigate against any impacts of new development
SDO 9:To reduce waste and maximise use of waste arising as a resource	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 10:To encourage sustainable use of water resources	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	-	✓?	✓?	The option would require the provision of new community spaces and help promote building upon the already established network of arts and cultural spaces in the area. This may result in a more varied and sustainable townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	This option would be able to build upon an established network of arts and cultural spaces in the area. This may result in a more enhanced historic environment.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	?	?	?	?	The Opportunity area is within the high flood risk zone. This means that new development may increase hard surfacing within a flood zone. New buildings and streets could lead to higher levels of surface run off if not adequately mitigated. This can be successfully mitigated by requiring sustainable urban drainage systems in all suitable developments, measures to reduce surface run off and ensuring buildings are flood resistant. The location of new community, arts and cultural facilities will determine whether there is a negative impact on flood risk in the

					borough. Design measures would be required to mitigate against any impacts of new development
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	Requiring new community space in the central area will help to ensure these facilities are located in an area that is highly accessible by public transport
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The option would require the provision of new community spaces and would help promote building upon the already established network of arts and cultural spaces in the area. New facilities will help to support the increased population in the area and contribute towards a more sustainable town centre.

Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 10. Leisure
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	✓	-	✓	✓	A mixed use proposal on the existing leisure centre site could help fund provision of a new centre. The option would require the provision of new leisure facilities. This would help to increase employment opportunities which will help to reduce poverty
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	A mixed use proposal on the existing leisure centre site could help fund provision of a new centre. Improvements to facilities will provide an opportunity for local schools and the community to make more use of the leisure facilities in the area and may create more opportunities for training and skills development
SDO 3:To improve the health of the population	✓	-	✓	✓	A mixed use proposal on the existing leisure centre site could help fund provision of a new centre. The option would require the provision of new leisure facilities in addition to a redeveloped leisure centre. This would help to increase employment opportunities which will help to reduce poverty
SDO 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	A mixed use proposal on the existing leisure centre site could help fund provision of a new centre. The requirement for the provision of new leisure facilities, particularly on the Heygate Estate will help to promote social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	?	The option would require the provision of new leisure facilities. The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 7:To improve the air quality in Southwark	?	?	?	?	The option would require the provision of new leisure facilities. The quantum and location of the development will determine the extent of the impact of new facilities on air quality. Design measures would be required to mitigate against any impacts of new development
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The option would require the provision of new leisure facilities. The quantum and location of the development will determine the extent of the minimising the ambient noise environment. Design measures would be required to mitigate against any impacts of new development
SDO 9:To reduce waste and maximise use of waste arising as a resource	?	?	?	?	The option would require the provision of new leisure facilities. The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 10:To encourage sustainable use of water resources	?	?	?	?	The option would require the provision of new leisure facilities. The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	-	✓?	✓?	The option would require the provision of new leisure facilities and help promote the improvement of existing leisure spaces in the area. This may result in a more varied and sustainable townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	?	?	?	?	The Opportunity area is within the high flood risk zone. This means that new development may increase hard surfacing within a flood zone. New buildings and streets could lead to higher levels of surface run off if not adequately mitigated. This can be successfully mitigated by requiring sustainable urban drainage systems in all suitable developments, measures to reduce surface run off and ensuring buildings are flood resistant. The location of new leisure facilities will

					determine whether there is a negative impact on flood risk in the borough. Design measures would be required to mitigate against any impacts of new development
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	A mixed use proposal on the existing leisure centre site could help fund provision of a new centre. This option would also require the provision of new leisure facilities and spaces which will help to support the increased population in the area and contribute towards a more sustainable town centre.

Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 11. Housing
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	There would be more certainty over the delivery of new homes as we would be able to ensure that infrastructure is upgraded to cope with increased demand. This can lead to a reduction in overcrowding in homes which can help to reduce poverty Additional guidance would be needed in the SPD to ensure that new residential use does not impact on existing businesses, particularly in the Enterprise Quarter.
SDO 2:To improve the education and skill of the population	✓	-	✓	✓	There would be more certainty over the delivery of new homes as we would be able to ensure that infrastructure is upgraded to cope with increased demand. The provision of more family sized homes in the area could lead to a reduction in overcrowding in homes which can help to improve the overall quality of life for the local population which in turn could help to improve education levels
SDO 3:To improve the health of the population	✓	-	✓	✓✓	There would be more certainty over the delivery of new homes as we would be able to ensure that infrastructure is upgraded to cope with increased demand. The provision of more family sized homes in the area could lead to a reduction in overcrowding in homes which can help to improve 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	✓	-	✓?	✓?	This option will set out area based guidance for built form and public realm which will create a more varied townscape this may help to reduce the incidence and fear of crime.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	There would be more certainty over the delivery of new homes as we would be able to ensure that infrastructure is upgraded to cope with increased demand. The provision of more family sized homes in the area could lead to a reduction in overcrowding in homes which can help to promote and address issues of social inclusion, equality, diversity and community cohesion a result of improved quality of accommodation.
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	X?	X?	The quantum of development will have a negative impact on climate change as CO ² emissions and energy consumption and demand will increase in construction and operation. This option will set out the requirements for decentralised energy provision in new developments which in the long term may help to mitigate the impacts of climate change. By providing guidance on phasing of development this can ensure that improvements to energy infrastructure can be provided in time to meet demand
SDO 7:To improve the air quality in Southwark	X?	X	X?	X?	The quantum of development will have a negative impact on air quality. Construction and operation of new development and increased vehicular traffic will cause an increase in emissions affecting air quality. Mitigation measures will need to be taken to address this, and all new proposal accompanied by an air quality assessment
SDO 8: To minimise the (impact of) ambient noise environment	X?	X	X?	X?	The quantum of development will have a negative impact on noise levels. Construction and operation of new development and increased vehicular traffic will cause an increase in noise levels in the short term. Mitigation measures will need to be taken to address this.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	X?	X?	The quantum of development will have a negative impact on levels of waste in the borough. Mitigation measures will need to be taken to address this.
SDO 10:To encourage sustainable use of water resources	✓	✓	✓	✓	The provision of new homes will result in additional water consumption. This option will set out further area guidance for new development to incorporate the sustainable use of water resources through the use of technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. As new technologies become more readily available this will improve.

SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New housing would be built on previously developed land. Where land may have contamination as a result of previous uses, new development would require remediation of the land.
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	✓?	✓?	The type and quality of development delivered will determine how new housing will impact on the landscape and townscape. This option addresses the different character areas of the opportunity area, and sets out guidance for development in these areas. Tall buildings will be visible from the wider area and may impact on the strategic views identified in the London Plan.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓✓	✓	✓✓	✓✓	This option will provide guidance on the location, the type and quality of new housing development informed through character area appraisals. This will help to conserve and enhance the historic environment and cultural assets.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	This option will provide guidance on the location, the type and quality of new housing development informed through character area appraisals and an open spaces assessment. New open space will be planned and incorporated within the area. Further measures to enhance biodiversity will be considered through the area guidance such as the greening of buildings in the design process including the use of green roofs and living walls.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	This option will ensure that we implement the core strategy requirements for new housing and it will help deliver more affordable homes and ensure that more family homes are provided. The Residential Design Standards SPD requires minimum dwelling sizes which make allowance for levels of intended occupancy, which will benefit in reducing overcrowding and ensuring more people have access to high quality accommodation. The minimum dwelling sizes will incorporate a degree of flexibility to allow for the specifics of development sites and development schemes.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	The quantum of new homes may increase the amount of car ownership in the borough however new development will occur in close proximity to existing transport nodes. This option would mean that there would be more certainty on the timing and delivery of new homes and it would set out more detail on coordinating delivery with increased transport capacity. Guidance on walking and cycling routes will be prepared and other mitigation measures can be put in place such as travel plans and car parking restrictions in accordance with adopted policy.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓✓	✓✓	✓✓	This option will provide guidance on phasing and therefore improvements to infrastructure will be able to be made to ensure that these are provided in time to meet demand

Sustainability Objectives	Timescale				Option B : Managed growth: A major new town centre destination 12. Student homes
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The adopted Core Strategy policy requirement for student homes to have an affordable element will help ensure more people in the borough have access to housing that is affordable and therefore will help to tackle poverty and encourage wealth creation.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	Allowing more student housing in the area will encourage more students to attend local universities and colleges which will raise levels of education and improve the skills of the population. This option would indicate that the council would work with the local universities to ensure that their needs for student housing are met. We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration of student homes.
SDO 3:To improve the health of the population	✓	✓	✓	✓	Ensuring that students have access to good quality accommodation 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	✓✓	✓	✓✓	✓✓	This option would indicate that the council would work with the local universities to ensure that their needs for student housing are met. We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration of student homes. Provision of more student accommodation in areas where this is most appropriate will result in more mixed and balanced communities that will promote social inclusion, equality, diversity and community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	X?	X?	Encouraging student housing in areas with good access to public transport, will reduce the need to travel by car however the impact of construction and energy use will need to be mitigated
SDO 7:To improve the air quality in Southwark	X?	X	X?	X?	The location of student housing within the opportunity area may reduce the need to travel and in the long term improve air quality.
SDO 8: To minimise the (impact of) ambient noise environment	X?	X	X?	X?	No significant impact.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	X?	X?	No significant impact.
SDO 10:To encourage sustainable use of water resources	✓	✓	✓	✓	The provision of student homes will result in additional water consumption. This option will set out further area guidance for new development to incorporate the sustainable use of water resources through the use of technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. As new technologies become more readily available this will improve.
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New student housing would be built on previously developed land. There would be opportunities to further improve the quality of the landscape through the good design policy criteria and adopted guidance. Where land may have contamination as a result of previous uses, new development would require remediation of the land.
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	-	✓?	✓?	This option will help manage the growth of student homes by assessing which areas are more appropriate for student homes and which are less appropriate. We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration of student homes
SDO 13: To conserve and enhance the historic environment and cultural assets	✓?	-	✓?	✓?	This option will help manage the growth of student homes by assessing which areas are more appropriate for student homes and which are less appropriate. We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration of student homes which may help to conserve and enhance the historic environment and cultural

					assets.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	Policies currently exist to protect and improve open spaces, green corridors and biodiversity. This option would ensure these are incorporated as part of coherent regeneration of the area as a whole.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	The adopted policy requirement for student homes to have an affordable element will help ensure more people in the borough have access to housing that is affordable. This option would ensure that the need for student accommodation is balanced against the need for general needs housing. This option would promote more residential character areas, which would provide more choice on large sites.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	Encouraging student housing in areas with good public transport will have the beneficial impact on minimising the need to travel by car.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration of student homes There would be more certainty on the timing and delivery of new student homes and more certainty to coordinate delivery with increased transport capacity and infrastructure provision.

Sustainability Objectives	Timescale				Option B : Managed growth: A major new town centre destination 13. Energy and Utilities
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	This option would introduce a policy which facilitates the establishment of a local heat network will enable in the long term greater savings on heating costs, which in the long term will positively impact tackling poverty.
SDO 2:To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3:To improve the health of the population	✓✓	✓	✓	✓✓	The adopted policy requirements of achieving a minimum of CfSH level 4 and BREEAM excellent in all new developments will help to improve well being and quality of life which will help to improve the health of the population. This option would introduce a policy which facilitates the establishment of a local heat network will enable in the long term greater savings on heating costs, which in the long term will positively impact upon the health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact.
SDO 6:To mitigate and adapt to the impacts of climate change	✓✓	✓	✓	✓✓	The adopted policy requirements of achieving a minimum CfSH level 4; BREEAM excellent and 20% reduction in CO2 using renewables will help to ensure new development is of a very high environmental standard which will help to reduce contributions to climate change through good design. This option will include guidance on implementing an area wide heating network. In the long term a local heat network would make it affordable for new developments to make greater carbon savings.
SDO 7:To improve the air quality in Southwark	✓	✓	✓	✓	The adopted policy requirements of achieving a minimum CfSH level 4; BREEAM excellent and 20% reduction in CO2 using renewables will help to ensure new development is of a very high environmental standard which will help to mitigate any impact on air quality.
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on helping to minimise the ambient noise environment.
SDO 9:To reduce waste and maximise use of waste arising as a resource	✓✓	✓	✓✓	✓✓	Encouraging development that is of a very high environmental standard will help to reduce waste and maximise use of waste arising as a resource through good design measures.
SDO 10:To encourage sustainable use of water resources	✓✓	✓	✓✓	✓✓	Encouraging development that is of a very high environmental standard will help to encourage sustainable use of water resources through the use of sustainable urban drainage systems, grey water recycling and other design measures.
SDO 11:To maintain and enhance the quality of land and soils	✓✓	✓	✓✓	✓✓	Encouraging development that is of a very high environmental standard will help to enhance the quality of land and soils through the possible remediation of brownfield sites.
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on the quality of landscape and townscape in the borough.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on the historic environment and cultural assets in the borough.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓?	✓?	✓?	✓?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on open spaces, green corridors and

					biodiversity however adopted policies which require access to amenity space and encouraging development to promote levels of biodiversity should ensure there is a positive impact overall.
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Adopted policies require development to be of a very high environmental standard which will help to improve the quality of accommodation in the borough which will mean more people have the opportunity to live in a decent home.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓ ?	✓ ?	✓ ?	✓ ?	Encouraging development that is of a very high environmental standard will include transport considerations which will promote walking, cycling and the use of public transport helping to reduce reliance on the car.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓ ?	✓ ?	✓ ?	✓ ?	This option will include guidance on implementing an area wide heating network, which has proven feasible based on the quantum of development coming forward. In the long term a local heat network would make it affordable for new developments to make greater carbon savings. However there is uncertainty on the timing and delivery.

Sustainability Objectives	Timescale				Option B : Managed growth: A major new town centre destination 14. Building Heights
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	This option will result in higher densities for both office and residential use which may result in more people living and working within the centre thus reducing travel and congestion and promoting a more competitive and effective local economy.
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	✓	✓	✓	✓	The tall buildings strategy under this option will mean that more money can be made available to help fund other aspects of the redevelopment such as housing, community facilities and public realm and transport improvements, which in the long term will help to promote social inclusion, equality, diversity and community cohesion objectives.
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓ ?	✓ ?	✓ ?	✓ ?	This option includes a cluster of tall buildings. This option would test the impact of tall buildings and put in place criteria to ensure that the impacts of these can be managed. Criteria would help ensure that tall buildings do not coalesce to form a single mass and help create a more legible environment by using building heights to emphasis gateways, key locations adjacent to public transport and important routes and spaces which could enhance the landscape and townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	This option would include a tall buildings strategy which would help to identify historic and cultural assets in the area and will include information on the different character areas and conservation areas
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	A tall buildings strategy will help to ensure new open spaces are incorporated as part of coherent regeneration of the area as a whole.
SDO 15: To reduce vulnerability to flooding	✓ ?	✓ ?	✓ ?	✓ ?	This option includes a cluster of tall buildings which will result in higher densities for both office and residential use which may result in more people living and working within the centre thus reducing people's vulnerability to flooding.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	This option includes a cluster of tall buildings which will result in higher densities for both office and residential use which may result in more people living and working within the centre thus enabling us to help meet the homes and jobs targets
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	This tall buildings strategy would form a coherent cluster and relate well to one another and ensure the town centre includes accessible transport routes. Criteria would help ensure that tall buildings do not coalesce to form a single mass and help create a more legible environment by using building heights to emphasis gateways, key locations adjacent to public transport and

SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	<p>important routes and space</p> <p>The location of tall buildings on valuable sites next to the underground station will mean that more money is made available to help fund other aspects of the redevelopment such as housing, community facilities and public realm and transport improvements.</p>
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Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 15. Open Spaces
	1.	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	✓?	✓?	✓?	✓?	This option would provide new and improved open space for recreational purposes and for quiet space and also promote existing and new open spaces for other uses apart from recreation such as for food growing which may help to improve the health of the population.
SDO 4:To reduce the incidence of crime and the fear of crime	✓?	✓?	✓?	✓?	This option would include a new town centre park to be provided on the Heygate site. The park could help anchor surrounding land uses and be a destination and focal point for residents, visitors and business users which will help with social inclusion. The park would be a new flexible public open place for outside activities and events, which all contribute to social inclusion, equality, diversity and community cohesion.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	This option would include a new town centre park to be provided on the Heygate site. The park could help anchor surrounding land uses and be a destination and focal point for residents, visitors and business users which will help with social inclusion. The park would be a new flexible public open place for outside activities and events, which all contribute to social inclusion, equality, diversity and community cohesion. This option would also help bring improvements to open spaces in the area and would enhance the links between the spaces to and from the town centre which will help to promote community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	✓✓	✓	✓✓	✓✓	Improving and providing new open spaces will help to mitigate and adapt to the impacts of climate change by providing breathing spaces and a range of typologies of space to provide shade, flood storage, improve infiltration rates and reduce run-off.
SDO 7:To improve the air quality in Southwark	✓	-	✓	✓	Improvements to open spaces and the promotion of a network of spaces may help to improve the air quality in the area, particularly with the retention and planting of trees which act as air filtration systems.
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The provision of a range of typologies of open spaces may help to minimise the impact of the ambient noise environment, with the provision of quiet spaces for visitors, residents and business users.
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	This option would help to promote existing and new open spaces for other uses apart from recreation such as for food growing which could help to enhance the quality of the land and soils.
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓✓	This option would include a new town centre park to be provided on the Heygate site. The park could help anchor surrounding land uses and be a destination and focal point for residents, visitors and business users. This would enhance the quality of the townscape by providing a new flexible public open place for outside activities and events, which all contribute to the distinctiveness of the area. This option would also help bring improvements to open spaces in the area and would enhance the links between the spaces to and from the town centre. It would provide a bench mark for future high quality public realm and open space in the area and

					'anchor' the revitalisation of the area which will help to enhance the townscape
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	This option would help bring improvements to open spaces in the area and would enhance the links between the spaces to and from the town centre. It would provide a bench mark for future high quality public realm and open space in the area and 'anchor' the revitalisation of the area which will help to enhance the historic environment and cultural assets.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓	✓✓	✓✓	This option would improve existing open spaces and promote a network of open spaces with links to the public realm. It would also promote a range of typologies of open space, including space for food growing and quiet space. This option would also provide robust guidance on trees, seeking to ensure that these are retained where possible or that appropriate replacements are made.
SDO 15: To reduce vulnerability to flooding	✓✓	✓	✓✓	✓✓	This option will provide a strategy to improve and provide new open spaces which will help to reduce the area's vulnerability to flooding, by facilitating flood storage, improving infiltration rates and reducing surface run-off.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	This option would help bring improvements to open spaces in the area and would enhance the links between the spaces to and from the town centre which would help to promote more walking and cycling.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	This option would coordinate improvements to open spaces and promote new open spaces in the area through a s106 strategy. It would provide a bench mark for future high quality public realm and open space in the area

Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 16. Public Realm
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2:To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3:To improve the health of the population	?	?	?	?	This option will include a comprehensive strategy to promote more pedestrian permeability in the public realm and continue to improve public spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes, which in the long term may help to improve the health of the population however this is uncertain.
SDO 4:To reduce the incidence of crime and the fear of crime	✓✓	✓	✓✓	✓✓	This option would increase permeability along key links, with the removal of the pedestrian subways and an improvement of active frontages throughout the area , which would increase the natural surveillance which would help to reduce the incidence of crime and fear of crime
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Improvements to the public realm would create spaces where people can move around easily and interact which would promote social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	✓?	-	✓?	✓?	This option will include a comprehensive strategy to promote more pedestrian permeability in the public realm, which in the long term may help to reduce the use of the car and more journeys made on foot and bicycle, helping to mitigate the impacts of climate change
SDO 7:To improve the air quality in Southwark	✓?	-	✓?	✓?	This option will include a comprehensive strategy to promote more pedestrian and cycling permeability in the public realm, which in the long term may help to improve the air quality in the area.
SDO 8: To minimise the (impact of) ambient noise environment	✓?	-	✓?	✓?	This option would provide a comprehensive strategy looking at the interrelationship of the public realm areas and promote measures to provide smaller squares or parks set within housing, smaller shops and cafes which may help to minimise the impact of the ambient noise environment
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Improvement of public spaces will help to maintain and enhance the quality of the land and soils however there is uncertainty over when this could be achieved and what positive impact this could have without a strategy for the area in place
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	The subways would be rationalised and new surface level crossings would promoted to be provided around the northern roundabout and southern roundabout. This option would help to enhance the townscape and provide enhanced permeability.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓✓	✓	✓✓	✓✓	This option would provide a comprehensive strategy looking at the interrelationship of the public realm areas and promote measures to help to conserve and enhance the historic environment and cultural assets in the area.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓	✓✓	✓✓	This option would promote a new public space and landscaping around the Heygate site with the promotion of outdoor markets which will be part of a comprehensive strategy looking at the interrelationship of the public realm areas with open spaces, green corridors and biodiversity. It would also involve the promotion of the subways on the northern roundabout and replaced with

					surface level crossings. The strategy would also include improvement of public spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes.
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	This option would improve the permeability by improving cycle links in the area, particularly to and through the LSBU and the Enterprise Quarter, improve directional signage, promote surface level crossings and removing the subways. The subways on the northern roundabout would be removed and replaced with surface level crossings.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	This option will include a comprehensive strategy to improve the public realm in the area and there will be more certainty on timing and delivery in line with development

Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 17.Public Transport
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2:To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3:To improve the health of the population	✓	✓	✓	✓	Improvements to the frequency and reliability of bus routes will help to promote public transport and reduce car usage thereby reducing CO2 contributions which will impact positively on the health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	?	?	?	?	This option will help improve the environment around the tube and train station however the design and quality of any improvements will determine the impact on the improving safety
SDO 5:To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	✓	-	✓	✓	Improvements to the frequency and reliability of bus routes will help to promote public transport and reduce car usage thereby reducing contributions to climate change.
SDO 7:To improve the air quality in Southwark	?	?	?	?	Improvements to the frequency and reliability of bus routes will help to promote public transport and reduce car usage and in the long term this may help to improve air quality.
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	This option would help deliver improvements to the environment around the tube and train station which will help enhance the townscape and make it more user- friendly
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	Improvements would be made to the interchange between public transport, the frequency and reliability of bus routes, the north ticket hall and the environment around the train station
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	The provision of a coherent strategy will enable the council and TfL to ensure that improvements are made to the capacity of transport infrastructure in time to meet additional demand generated by new development

Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 18.Cycling and Walking
	1.	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	✓	-	-	✓?	Improvements to cycling and walking network would be made under this option. It would help maximise the number of walking and cycling trips. In the longer term it is uncertain whether this would have a positive impact on the health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	✓	-	-	✓	The improvements to the cycling and walking network, with the removal of the subways will help to transform the quality of public realm and help improve areas which currently have less surveillance.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	✓	-	-	✓	Improvements to cycling and walking network would be made under this option which will help maximise the number of walking and cycling trips which in the long term will reduce car usage and help to mitigate and adapt to the impacts of climate change
SDO 7:To improve the air quality in Southwark	✓	-	-	✓	Improvements to cycling and walking network would be made under this option which will help maximise the number of walking and cycling trips which in the long term will reduce car usage and help to improve air quality
SDO 8: To minimise the (impact of) ambient noise environment	✓	-	-	✓	Improvements to cycling and walking network would be made under this option which will help maximise the number of walking and cycling trips which in the long term will reduce car usage and help to minimise the impact of the ambient noise environment
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	-	✓	✓	Improvements to the cycling and walking network would be made under this option. This option would maximise the transformation of the public realm and contribute to enhancing the quality of the townscape. This option would also promote opening up and activating the railway arches creating a route through linking shopping centre to Elephant Road to the east and St. Mary's churchyard to the west
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Improvements to the cycling and walking network would be made under this option. This option would maximise the transformation of the public realm and contribute to transforming the character of the town centre and help in the long term conserve and enhance the historic environment and cultural assets
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	-	✓	✓	Improvements to the cycling and walking network would be made under this option and contribute to improving links to open spaces and green corridors
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓	✓✓	Improvements to the cycling and walking network would be made which would help maximise the number of walking and cycling trips. This option would help facilitate the provision of a bike station to be provided as close as possible to the tube station which will help encourage cycling trips. The subways would be removed and replaced with at grade crossings which will facilitate

					the area around the northern roundabout becoming much more accessible for pedestrians. This option would also promote opening up and activating the railway arches creating a route through linking shopping centre to Elephant Road to the east and St. Mary's churchyard to the west
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓	✓✓	Improvements to the cycling and walking network would be made which would help provide the necessary infrastructure to support and increase in development

Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 19. Road Network
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2:To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3:To improve the health of the population	?	?	?	?	Improvements to the road network would be made with the creation of a high quality public realm in which pedestrians and cyclists have priority which 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	-	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	?	Improvements to the road network would be made to help create a high quality public realm in which pedestrians and cyclists have priority. In the long term this may reduce car usage and help to mitigate and adapt to the impacts of climate change
SDO 7:To improve the air quality in Southwark	?	?	?	?	Improvements to the road network would be made high quality public realm in which pedestrians and cyclists have priority. In the long term this may reduce car usage and help to improve air quality in the area
SDO 8: To minimise the (impact of) ambient noise environment	✓	-	-	✓	Improvements to the road network would be made where pedestrian and cyclists have priority, which will help to maximise the number of walking and cycling trips made and minimise the impact of the ambient noise environment.
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	-	-	✓✓	This option includes promoting the area around the northern roundabout to become much more accessible for pedestrians. London Road would be converted into a public transport only corridor and St George's Road would revert to two-way working. This option would maximise the transformation of the public realm and contribute to transforming the character of the town centre.
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	-	-	✓✓	The area around the northern roundabout would become much more accessible for pedestrians. London Road would be converted into a public transport only corridor and St George's Road would revert to two-way working. This option would also maximise the transformation of the

					public realm through improvements within the enterprise quarter to improve pedestrian permeability and create a high quality public realm in which pedestrians and cyclists have priority.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	-	-	✓✓	Through the improvements to the road network this option would help maximise the number of walking and cycling trips and improve the public realm to promote a pedestrianised environment which will help to support future development

Sustainability Objectives		Timescale			Option B : Managed growth: A major new town centre destination 20. Car parking
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2:To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3:To improve the health of the population	?	?	?	?	This option would result in less car parking, which in the long term will help to reduce congestion in the area and may help to improve upon the general health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5:To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	?	This option would result in less car parking, particularly for shopping and leisure space. Less car parking provision would help to reduce car dominance in the area and more use of public transport and other forms of travel. This could help to mitigate the impacts of climate change
SDO 7:To improve the air quality in Southwark	✓	-	✓	✓	This option would result in less car parking, which in the long term will help to reduce congestion in the area and will help to improve the air quality
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	This option would result in less car parking, which in the long term will help to reduce congestion in the area and may help to improve the air quality
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	The provision of car free developments and any parking to be provided on site, either underground or in wrapped within buildings will help to improve the overall appearance of the townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The provision of car free developments and any parking to be provided on site, either underground or in wrapped within buildings will help to improve the overall appearance of the townscape and help to enhance the historic environment and cultural assets
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	-	✓	✓	The provision of car free developments will help to ensure that there are more opportunities to create new open spaces within the town centre
SDO 15: To reduce vulnerability to flooding	✓	✓	✓	✓	This option would provide fewer car parking spaces, which would help to minimise largely impermeable surfaces and reduce the area's vulnerability to flooding
SDO 16: To provide everyone with the opportunity to live in a decent home	?	?	?	?	This option would allow fewer car parking spaces which may make development less viable, possibly impacting on the amount of affordable housing which can be provided
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	-	-	✓✓	This option would result in less car parking being provided with emphasis on car free developments. It would take advantage of the excellent public transport accessibility in the area and help to other modes of transport.
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	This option would allow fewer car parking spaces which may make development less viable, possibly impacting on the amount of affordable housing which can be provided

Sustainability Objectives		Timescale			Option B: Managed growth: A major new town centre destination 21. S106 and Phasing
		1.	S	M	L
SDO 1: To tackle poverty and encourage wealth creation	✓	✓	✓	✓	This option would introduce a s106 tariff for the area set out in a SPD to be applied to new development to help mitigate any impacts which will include contributions towards employment and training which will help tackle poverty.
SDO 2: To improve the education and skill of the population	✓	✓	✓	✓	This option would introduce a s106 tariff for the area set out in a SPD to be applied to new development to help mitigate any impacts which will include contributions towards education provision
SDO 3: To improve the health of the population	✓	✓	✓	✓	This option would introduce a s106 tariff for the area set out in a SPD to be applied to new development to help mitigate any impacts which will include contributions towards new health facilities.
SDO 4: To reduce the incidence of crime and the fear of crime	✓?	✓?	✓?	✓?	A SPD will be able to set out more detail and guidance on CCTV and secure by design requirements which could be secured through site specific planning obligation requirements. These measures could help to reduce the incidence of crime and the fear of crime
SDO 5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	This option would introduce a s106 tariff for the area to be applied to new development to help mitigate any impacts which will include contributions towards providing new community facilities. A SPD will provide guidance on the provision of community facilities which will help to promote social inclusion, equality, diversity and community cohesion
SDO 6: To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7: To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	✓	-	✓	✓	A SPD will be able to set out more detail and guidance on public realm and design requirements which could be secured through site specific planning obligation requirements and may help to provide more detail maintaining and enhancing the quality of land and soils
SDO 12: To protect and enhance the quality of landscape and townscape	✓	-	✓	✓	A SPD will be able to set out more detail and guidance on public realm and design requirements which could be secured through site specific planning obligation requirements. This may help to provide more detail on the protection and enhancement of the quality of the landscape and townscape
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	A SPD will be able to set out more detail and guidance on public realm and design requirements which could be secured through site specific planning obligation requirements. Adopted policies will ensure development does not have a negative impact on the historic environment and cultural assets
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	-	✓	✓	This option would introduce a s106 tariff for the area to be applied to new development which will require contributions towards new open space and improvements to existing open spaces in the area. An SPD will be able to set out more detail and guidance on open space provision, public

					realm and design requirements which could also be secured through site specific planning obligation requirements.
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	The adopted affordable housing policy requirement will ensure everyone has the opportunity to live in a decent home.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	This option would introduce a s106 tariff for the area to be applied to new development which will require contributions to transport infrastructure because the increase in the population in the area as a result of the Heygate redevelopment and other sites coming forward will put pressure on the transport infrastructure. Planning contributions from new development may not be sufficient to mitigate the impacts on the capacity of the transport infrastructure.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	This option would introduce a s106 tariff to be applied to new development to help mitigate impacts from new development. With a SPD there is more certainty on when infrastructure will be provided as there will be timescales and a strategy for delivery.

Sustainability Objectives	Option C: Managed growth: A district centre which meets local needs																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
SDO 1: To tackle poverty and encourage wealth creation	✓	✓?	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	1. Shopping and the town centre
SDO 2: To improve the education and skill of the population	✓	✓	-	-	✓	✓	✓?	-	?	✓	✓	✓	-	-	-	-	-	-	-	-	✓	2. Business and Jobs
SDO 3: To improve the health of the population	✓	?	-	✓	-	-	-	-	-	✓	✓	✓	✓	-	✓?	?	✓	✓	?	?	✓	3. Police Facilities
SDO 4: To reduce the incidence of crime and the fear of crime	✓	?	✓?	-	-	-	-	-	-	-	✓	-	-	-	?	✓?	?	✓	-	-	✓?	4. Health
SDO 5: To promote social inclusion, equality, diversity and community cohesion	✓?	?	✓?	-	✓	-	✓?	✓	✓	✓	✓	✓	-	✓	?	✓	-	-	-	-	✓	5. Libraries
SDO 6: To mitigate and adapt to the impacts of climate change	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	✓?	✓?	✓	✓	?	✓?	-	6. Schools and Further Education
SDO 7: To improve the air quality in Southwark	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	✓?	✓?	?	✓	?	✓	-	7. Early Years Provision
SDO 8: To minimise the (impact of) ambient noise environment	✓?	✓?	-	-	-	-	-	-	?	?	X?	X?	?	-	?	✓?	-	✓	✓	?	-	8. Faith Premises
SDO 9: To reduce waste and maximise use of waste arising as a resource	X?	X?	-	-	-	-	-	-	?	?	X?	X?	✓	-	-	-	-	-	-	-	-	9. Community meeting space, arts and cultural facilities
SDO 10: To encourage sustainable use of water resources	X?	X?	-	-	-	-	-	-	?	?			✓	✓	-	-	-	-	-	-	-	10.. Leisure
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓	-	✓	✓	-	-	-	-	✓	11. Housing
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	-	-	-	✓	-	-	✓?	✓?	✓?	✓?	?	✓?	✓?	✓	✓	✓	✓	✓	✓	12. Student homes
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	-	-	✓	-	-	-	✓	-	✓	✓	?	✓	✓?	✓	-	✓	-	✓	✓	13. Energy and Utilities
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓?	✓?	-	-	-	-	-	-	-	-	✓	✓	✓?	✓	✓	✓	-	✓	-	✓	✓	14. Building Heights
SDO 15: To reduce vulnerability to flooding	✓?	✓?	-	-	-	-	-	-	?	?	✓	✓	-	✓?	✓	-	-	-	-	✓	-	15 Open Spaces
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓	✓?	-	-	-	-	-	?	✓	16. Public Realm
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	✓?	-	✓	-	-	-	-	✓	-	✓	✓	✓?	✓	✓	✓	✓	✓	✓	✓	?	17. Public Transport
SDO 18: To provide the necessary infrastructure to support existing and	✓	✓	?	✓	✓	✓	✓?	✓	✓	✓	✓	✓	✓?	✓	✓	✓	✓	✓	✓	✓	✓	18. Cycling and Walking
																						19. Road Network
																						20. Car parking
																						21. S106 and Phasing
																						Key ✓✓ major positive
																						✓ minor positive
																						XX major negative
																						X minor negative
																						? uncertain
																						- no significant impact



Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs	
	S	M	L	1. Shopping and the town centre	
				Commentary on Results	
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓?	✓?	This option would focus regeneration of uses around the shopping centre. The amount of retail development would be less than in option B and would seek to meet the needs of a much more local catchment. Because less additional space would be provided, it would be difficult to provide space for independent retailers or accommodate tenants displaced from the shopping centre. This option also supports the provision of new markets which is a route for start-up businesses. The quantum of retail floorspace in the town centre would not promote the creation of a major town centre or meet the needs of a wider catchment. People would continue to visit other centres, such as the West End, Canary Wharf, Lewisham and Croydon.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	The provision of new retail and leisure floorspace will help to increase employment opportunities which will help to increase employment opportunities which may help to improve the education and skill of the population
SDO 3:To improve the health of the population	✓	✓	✓	✓	Providing new retail and leisure floorspace in the central area will increase employment opportunities which will improve the quality of life for residents in the borough and may improve the health of the population.
SDO 4:To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	An improved central area with more shopping floorspace and more night time activity may have a positive impact on helping to reduce the incidence of crime and fear of crime
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓?	✓?	✓?	✓?	This option supports the retention of the established markets and promotion of new markets but there is uncertainty on whether the established E & C market at the shopping centre would need to be relocated which could impact upon the local community
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	✓?	✓?	The number of buildings in the area would be increased and therefore increase the demand for energy. Adopted policy requires the achievement of environmental targets/ energy saving measures, use of renewable energy and build standards i.e. BREEAM / CFSSH which help mitigate and adapt to the impacts. This option could help mitigate any impacts through establishing area guidance to help facilitate improvements to public transport, walking and cycling links
SDO 7:To improve the air quality in Southwark	X?	X	✓?	✓?	Construction and operation of new development which will attract more visitors to the area and could lead to growth in vehicular traffic levels, thereby leading to more emissions affecting air quality. Encouraging the use of public transport by providing better facilities will help minimise such increases. This option would be able to set area specific policies which may help to mitigate any impact upon air quality
SDO 8: To minimise the (impact of) ambient noise environment	✓?	X	✓?	✓?	The quantum of development will increase the amount of ambient noise. Mitigation measures will need to be taken to address this. Area guidance can be included in the SPD to guide the location and design of new development and areas of public realm to ensure ambient noise is minimised.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	?	?	The quantum of development will have a negative impact on levels of waste in the borough. Mitigation measures will need to be taken to address this. This option will be able to set out specific area based guidance on waste which may help in the longer term to achieve a reduction in waste
SDO 10:To encourage sustainable use of water resources	X?	X	?	?	The number of buildings in the area would be increased and would therefore increase water use. Adopted policies require new development to include water efficient design and technologies and guidance would be included in the SPD to ensure area characteristics are identified. The impact of individual buildings is uncertain in the absence of information relating to build standards.

SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New retail and leisure facilities would be built on previously developed land. There would be opportunities to further improve the quality of the landscape through good design.
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	✓?	✓?	The refurbishment of the shopping centre may help to improve the appearance of the townscape and the option of providing more larger stores on Walworth Road may help to strengthen the link into the central area and enhance the townscape. However, this option may not promote the creation of a major town centre.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	This option would provide area guidance which addresses the relationship of the town centre with the character of other areas and will help to ensure the historic environment and cultural assets are conserved and enhanced.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓?	✓?	✓?	✓?	Existing open spaces are protected through adopted policies. A residential led mixed use redevelopment of the Heygate site would not contribute to the consolidation of the core area as a major town centre destination and may not provide new open spaces in the central area. Area guidance would be put in place which can address the relationship of the town centre with the character of other areas and will help to identify the improvements to the accessibility of open spaces and biodiversity.
SDO 15: To reduce vulnerability to flooding	✓?	?	✓?	✓?	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	This option would ensure that the Heygate site would have a residential led mixed use character, with more homes potentially being provided on the site.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	This option introduces a smaller increase in retail and leisure floorspace which would not promote the creation of a major town centre or meet the needs of a wider catchment. People would continue to visit other centres, such as the West End, Canary Wharf, Lewisham and Croydon. This option may not be able to facilitate large scale improvements to public realm in the area and the connections to public transport, and improvements to the road network which in the long term would help to increase walking, cycling, public transport and reduce car journeys.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Refurbishing the shopping centre may be more viable in the short term, however it may impact upon achieving the target amount of retail and leisure floorspace being delivered in the Opportunity Area. This option would provide details on the phasing and delivery of infrastructure requirements to support existing and future development

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 2. Business and Jobs	
	S	M	L	Commentary on Results	
SDO 1: To tackle poverty and encourage wealth creation	✓?	✓?	✓?	✓?	This option would promote retention of space but little additional would be provided. Little or no additional space would be provided on the Heygate site, Fewer overall jobs would be created as less non-residential space would be provided. In turn, local SMEs would not benefit to the extent that would be possible under Option B.
SDO 2: To improve the education and skill of the population	✓	✓	✓	✓	The function of the enterprise quarter and higher education function of LSBU will be maintained in this option so that the education and skill of the population can continue to be improved. The promotion of the creation of new specialist business activity between education establishments and the business sector will also help to meet the objective.
SDO 3: To improve the health of the population	?	?	?	?	Without the provision of additional business floorspace on the Heygate Estate it is uncertain whether there be an increase in employment opportunities and ability to meet the jobs target for the area and therefore there is uncertainty whether the quality of life for residents and the health of the population can be improved.
SDO 4: To reduce the incidence of crime and the fear of crime	?	?	?	?	This option may not improve overall surveillance of activity, particularly on the Heygate Estate and therefore there is an uncertain impact on whether it would help to reduce the incidence of crime and fear of crime
SDO 5: To promote social inclusion, equality, diversity and community cohesion	?	-	?	?	Promoting more business space across the opportunity area would help in the long term to promote sustainable communities, however with little or no additional business floorspace on the Heygate Estate it would not promote a mixed use town centre approach or contribute to the objective of creating a major town centre which may not promote social inclusion, equality, diversity and community cohesion
SDO 6: To mitigate and adapt to the impacts of climate change	X?	X	✓?	✓?	Overall the number of buildings in the area would be increased and therefore increase the demand for energy. Adopted policy requires the achievement of environmental targets/ energy saving measures, use of renewable energy and build standards i.e. BREEAM / CFSS which help mitigate and adapt to the impacts. This option could help mitigate any impacts through establishing area guidance to help facilitate improvements to public transport, walking and cycling links
SDO 7: To improve the air quality in Southwark	X?	X	✓?	✓?	Construction and operation of new development which will attract more visitors to the area and could lead to growth in vehicular traffic levels, thereby leading to more emissions affecting air quality. Encouraging the use of public transport by providing better facilities will help minimise such increases. This option would be able to set area specific policies which may help to mitigate any impact upon air quality
SDO 8: To minimise the (impact of) ambient noise environment	✓?	X	✓?	✓?	New development may increase the amount of ambient noise. Mitigation measures will need to be taken to address this. Area guidance can be included in the SPD to guide the location and design of new development and areas of public realm to ensure ambient noise is minimised.
SDO 9: To reduce waste and maximise use of waste arising as a resource	X?	X	✓?	✓?	New development may have a negative impact on levels of waste in the borough. Mitigation measures will need to be taken to address this. This option will be able to set out specific area based guidance on waste which may help in the longer term to achieve a reduction in waste
SDO 10: To encourage sustainable use of water resources	X?	X	✓?	✓?	Overall the number of buildings in the area would be increased and would therefore increase water use. Adopted policies require new development to include water efficient design and technologies and guidance would be included in the SPD to ensure area characteristics of the area are identified and mitigate measures are required. The impact of individual buildings is uncertain in the absence of information relating to build standards.

SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Any new business floorspace would be built on previously developed land. There would be opportunities to further improve the quality of the landscape through good design.
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	✓?	✓?	Little or no additional commercial space would be provided on the Heygate site and therefore would not promote a more mixed use town centre which could help to enhance the townscape environment. Area guidance will be provided to ensure a cohesive strategy for growth in the area which will help to protect and enhance the quality of the landscape and townscape
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Area guidance would be put in place which addresses the relationship of the town centre with the character of other areas and will help to ensure the historic environment and cultural assets are conserved and enhanced.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓?	✓?	✓?	✓?	Existing open spaces are protected through adopted policies. A residential led mixed use redevelopment of the Heygate site would not contribute to the consolidation of the core area as a major town centre destination and may not provide new open spaces in the town centre. Area guidance would be put in place which can address the relationship of the town centre with the character of other areas and will help to identify the improvements to the accessibility of open spaces and biodiversity.
SDO 15: To reduce vulnerability to flooding	✓?	?	✓?	✓?	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD. Providing little or no commercial space on the Heygate Estate may place residential units proposed in the area more vulnerable to the dangers of possible flooding.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	This option would ensure that the Heygate site would have a residential led mixed use character, with more homes potentially being provided on the site.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓?	✓?	✓?	✓?	Additional business floorspace around Newington Causeway would require some improvements to public realm in the area and the connections to public transport, and improvements to the road network which in the long term would help to increase walking, cycling, public transport and reduce car journeys. However there would be uncertainty in the overall level of demand for commercial floorspace and with little or no additional commercial space to be delivered on the Heygate site it is an uncertain impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓?	✓?	This option would provide details on the phasing and delivery of infrastructure requirements to support existing and future development however there would be uncertainty in the overall level of demand for commercial floorspace and the quantum to be able to be delivered on the Heygate site.

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 3. Police Facilities	
	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	✓?	?	?	✓?	This option will ensure that the need for a new police facility is kept under review and issues that arise would be able to be addressed. The SPD would highlight the opportunity to redevelop the pathology lab on Walworth Road. In the long term any future changes may help reduce the incidence and fear of crime
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓?	?	?	✓?	This option will ensure that the need for a new police facility is kept under review and issues that arise would be able to be addressed. The SPD would highlight the opportunity to redevelop the pathology lab on Walworth Road. In the long term any future changes may help to promote social inclusion and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	-	-	-	No significant impact	
SDO 7:To improve the air quality in Southwark	-	-	-	No significant impact	
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	No significant impact	
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	No significant impact	
SDO 10:To encourage sustainable use of water resources	-	-	-	No significant impact	
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	No significant impact	
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	No significant impact	
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	No significant impact	
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	No significant impact	
SDO 15: To reduce vulnerability to flooding	-	-	-	No significant impact	
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	No significant impact	
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	No significant impact	
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	✓?	This option will ensure that the need for a new police facility is kept under review and issues that arise would be able to be addressed in order to support an increased population.

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs	
	S	M	L	4. Health	
				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	✓	✓	✓	✓	This option will also keep under review any increase in demand for local health provision as a result of a larger population in the area. Under this option within the larger town centre redevelopment there will be greater opportunity to provide new health provision if PCT / local GPs require it. We would indicate that the need for new facilities should be considered through health impact assessments. There would be an opportunity to promote measures which improve health such as a new park on the Heygate development site, green routes and opportunities for food growing which in the long term can promote the health of the population
SDO 4: To reduce the incidence of crime and the fear of crime	-	-	-	No significant impact	
SDO 5: To promote social inclusion, equality, diversity and community cohesion	-	-	-	No significant impact	
SDO 6: To mitigate and adapt to the impacts of climate change	-	-	-	No significant impact	
SDO 7: To improve the air quality in Southwark	-	-	-	No significant impact	
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	No significant impact	
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	No significant impact	
SDO 10: To encourage sustainable use of water resources	-	-	-	No significant impact	
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	No significant impact	
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	No significant impact	
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	No significant impact	
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	No significant impact	
SDO 15: To reduce vulnerability to flooding	-	-	-	No significant impact	
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	No significant impact	
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓?	✓?	This option will also keep under review any increase in demand for local health provision as a result of a larger population in the area. Under this option within the larger town centre redevelopment there will be greater opportunity to provide new health provision if PCT / local GPs require it Provision of new health facilities may help to reduce car journeys
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓?	✓?	This option will also keep under review any increase in demand for local health provision as a result of a larger population in the area. Under this option within the larger town centre redevelopment there will be greater opportunity to provide new health provision if PCT / local GPs require it

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 5. Libraries	
	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	✓	✓	✓	✓	This option would help facilitate further investment in library provision with potential new space being provided elsewhere in the opportunity area
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	✓	✓	✓	✓	This option would help to continue to promote social inclusion, equality, diversity and community cohesion through helping to facilitate an improved library service for the area to support a growing population and also enable more or a shared use facilities for other community activities.
SDO 6: To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7: To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	This option would help facilitate investment in the existing library which is housed in the old Town Hall which is a building of historic interest
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓?	✓?	This option would help facilitate investment in the existing library which would still result in improved community facilities. This option also means that community space provided in new development can be used for alternative uses resulting in net increase of community provision. However, improving the existing library moves away from the potential to provide a brand new facility which could include some future proofing against changing community requirements (i.e. increased use of ICT etc).

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 6. Schools and Further Education	
	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	✓	✓	✓✓	✓✓	The existing number of primary and secondary schools will be sufficient to accommodate the forecast change in population, with the establishment of the Aylesbury Academy and introduction of bulge classes, however this option will continue to monitor demand for school places and any investment would be focused on improving existing school facilities. The increase in LSBU student numbers would help to continue to improve the status of the university and its educational offer and under this option we would work with the universities to help ensure that their need for new facilities can be met. Growth of the universities in turn will benefit the regeneration of the opportunity area.
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 mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7: To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	-	✓	✓	This option would monitor the estate management aspirations for both LSBU and LCC and implications on wider public realm & accessibility which in the long term would help to improve the townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓✓	✓✓	The existing number of primary and secondary schools will be sufficient to accommodate the forecast change in population, with the establishment of the Aylesbury Academy and introduction of bulge classes, however this option will continue to monitor demand for school places and any investment would be focused on improving existing school facilities. The increase in LSBU student numbers would help to continue to improve the status of the university and its educational offer and under this option we would work with the universities to help ensure that their need for new facilities can be met. Growth of the universities in turn will benefit the regeneration of the opportunity area.

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 7. Early Years Provision	
	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	✓?	?	?	?	This option could result in increased provision of early years education facilities as a result of a higher level of family housing units in the area, which will have a positive impact on the education of the population. However the final housing mix on the Heygate site will determine whether an increase in provision will be required. This option would keep need for additional pre-school facilities under review and highlight the fact that need may rise over the plan period.
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	✓?	?	?	?	This option could result in increased provision of early years education facilities as a result of a higher level of family housing units in the area, which will have a positive impact on the education of the population. However the final housing mix on the Heygate site will determine whether an increase in provision will be required. This option would keep need for additional pre-school facilities under review and highlight the fact that need may rise over the plan period which helps to promote social inclusion, equality, diversity and community cohesion in the area
SDO 6: To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7: To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓?	?	?	?	This option could result in increased provision of early years education facilities as a result of a higher level of family housing units in the area, which will have a positive however the final housing mix on the Heygate site will determine whether an increase in provision will be required. This option would keep need for additional pre-school facilities under review and highlight the fact that need may rise over the plan period.

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 8. Faith Premises	
	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	✓	✓	✓?	✓?	This option would ensure new community premises in the area are for shared use which will help to promote social inclusion, equality, diversity and community cohesion.
SDO 6: To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7: To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	This option would include more opportunities to facilitate the provision of new flexible community spaces in the area to accommodate any increase in demand for faith premises

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs	
	S	M	L	9. Community meeting space, arts and cultural facilities	
				Commentary on Results	
SDO 1:To tackle poverty and encourage wealth creation	✓	-	✓?	✓?	The option would require the provision of new community facilities and potentially space for arts and cultural facilities. This would help to increase employment opportunities which will help to reduce poverty. However no additional arts and cultural space would be located on the Heygate development site
SDO 2:To improve the education and skill of the population	?	?	?	?	The option would require the provision of new community facilities, However, no additional arts and cultural space would be located on the Heygate development site which has an uncertain impact in the long term. The type of facilities provided will determine the extent of the impact of facilities to improve the education and skill of the population. This option would highlight the role which the local universities play in providing arts, cultural and tourism use.
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	✓	-	✓?	✓?	The provision of new community spaces, arts and cultural facilities, will help to promote social inclusion, equality, diversity and community cohesion. However, no additional arts and cultural space would be located on the Heygate development site which may have an impact in the long term This option would put in place criteria to ensure that provision of arts, cultural and tourism uses can be actively managed and highlight the role which the local universities play in providing arts, cultural and tourism use.
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 7:To improve the air quality in Southwark	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on air quality. Design measures would be required to mitigate against any impacts of new development
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on minimising the impact of ambient noise. Design measures would be required to mitigate against any impacts of new development
SDO 9:To reduce waste and maximise use of waste arising as a resource	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 10:To encourage sustainable use of water resources	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	-	✓?	✓?	The option would require the provision of new community spaces and help promote building upon the already established network of arts and cultural spaces in the area. This may result in a more varied and sustainable townscape. However, no additional arts and cultural space would be located on the Heygate development site which may have an impact in the long term
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	This option would be able to build upon an established network of arts and cultural spaces in the area. This may result in a more enhanced historic environment.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	?	?	?	?	The Opportunity area is within the high flood risk zone. This means that new development may

					increase hard surfacing within a flood zone. New buildings and streets could lead to higher levels of surface run off if not adequately mitigated. This can be successfully mitigated by requiring sustainable urban drainage systems in all suitable developments, measures to reduce surface run off and ensuring buildings are flood resistant. The location of new community, arts and cultural facilities will determine whether there is a negative impact on flood risk in the borough. Design measures would be required to mitigate against any impacts of new development
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓?	✓?	Requiring new community space in the central area will help to ensure these facilities are located in an area that is highly accessible by public transport. However, no additional arts and cultural space would be located on the Heygate development site which may have an impact in the long term
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓?	✓?	The option would require the provision of new community spaces and would help promote building upon the already established network of arts and cultural spaces in the area. New facilities will help to support the increased population in the area and contribute towards a more sustainable town centre. However, no additional arts and cultural space would be located on the Heygate development site which may have an impact in the long term

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 10. Leisure	
	S	M	L	Commentary on Results	
SDO 1:To tackle poverty and encourage wealth creation	✓	-	✓	✓	A mixed use proposal on the existing leisure centre site could help fund provision of a new centre. The option would require the provision of new leisure facilities. This would help to increase employment opportunities which will help to reduce poverty
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	A mixed use proposal on the existing leisure centre site could help fund provision of a new centre. Improvements to facilities will provide an opportunity for local schools and the community to make more use of the leisure facilities in the area and may create more opportunities for training and skills development
SDO 3:To improve the health of the population	✓	-	✓	✓	A mixed use proposal on the existing leisure centre site could help fund provision of a new centre. The option would require the provision of new leisure facilities in addition to a redeveloped leisure centre. This would help to increase employment opportunities which will help to reduce poverty
SDO 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	A mixed use proposal on the existing leisure centre site could help fund provision of a new centre. The requirement for the provision of new leisure facilities, particularly on the Heygate Estate will help to promote social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	?	The option would require the provision of new leisure facilities. The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 7:To improve the air quality in Southwark	?	?	?	?	The option would require the provision of new leisure facilities. The quantum and location of the development will determine the extent of the impact of new facilities on air quality. Design measures would be required to mitigate against any impacts of new development
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The option would require the provision of new leisure facilities. The quantum and location of the development will determine the extent of the minimising the ambient noise environment. Design measures would be required to mitigate against any impacts of new development
SDO 9:To reduce waste and maximise use of waste arising as a resource	?	?	?	?	The option would require the provision of new leisure facilities. The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 10:To encourage sustainable use of water resources	?	?	?	?	The option would require the provision of new leisure facilities. The quantum and location of the development will determine the extent of the impact of new facilities on climate change. Design measures would be required to mitigate against any impacts of new development
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	-	✓?	✓?	The option would require the provision of new leisure facilities and help promote the improvement of existing leisure spaces in the area. This may result in a more varied and sustainable townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	?	?	?	?	The Opportunity area is within the high flood risk zone. This means that new development may increase hard surfacing within a flood zone. New buildings and streets could lead to higher levels of surface run off if not adequately mitigated. This can be successfully mitigated by requiring sustainable urban drainage systems in all suitable developments, measures to reduce

					surface run off and ensuring buildings are flood resistant. The location of new leisure facilities will determine whether there is a negative impact on flood risk in the borough. Design measures would be required to mitigate against any impacts of new development
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	A mixed use proposal on the existing leisure centre site could help fund provision of a new centre. This option would also require the provision of new leisure facilities and spaces which will help to support the increased population in the area and contribute towards a more sustainable town centre.

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs	
	S	M	L	11. Housing	
				Commentary on Results	
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	There would be more certainty over the delivery of new homes as we would be able to ensure that infrastructure is upgraded to cope with increased demand. This option would promote the Heygate development site as a largely residential quarter. Fewer homes would be provided in the Enterprise Quarter. The result of the latter however is that it is likely that the area around Newington Causeway would not benefit from regeneration. This is because office land values are much lower than residential use values and because demand for office space is not sufficient to sustain very large office schemes. Overall the impact would be less positive than Option B
SDO 2:To improve the education and skill of the population	✓	-	✓	✓	There would be more certainty over the delivery of new homes as we would be able to ensure that infrastructure is upgraded to cope with increased demand. The provision of more family sized homes in the area could lead to a reduction in overcrowding in homes which can help to increase the overall quality of life of the local population and improve education skills
SDO 3:To improve the health of the population	✓	-	✓	✓✓	There would be more certainty over the delivery of new homes as we would be able to ensure that infrastructure is upgraded to cope with increased demand. The provision of more family sized homes in the area could lead to a reduction in overcrowding in homes which can help to improve 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	✓	-	✓?	✓?	This option will set out area based guidance for built form and public realm which will create a more varied townscape this may help to reduce the incidence and fear of crime.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	There would be more certainty over the delivery of new homes as we would be able to ensure that infrastructure is upgraded to cope with increased demand. The provision of more family sized homes in the area could lead to a reduction in overcrowding in homes which can help to promote and address issues of social inclusion, equality, diversity and community cohesion a result of improved quality of accommodation.
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	X?	X?	The quantum of development will have a negative impact on climate change as CO ² emissions and energy consumption and demand will increase in construction and operation. This option will set out the requirements for decentralised energy provision in new developments which in the long term may help to mitigate the impacts of climate change. By providing guidance on phasing of development this can ensure that improvements to energy infrastructure can be provided in time to meet demand
SDO 7:To improve the air quality in Southwark	X?	X	X?	X?	The quantum of development will have a negative impact on air quality. Construction and operation of new development and increased vehicular traffic will cause an increase in emissions affecting air quality. Mitigation measures will need to be taken to address this, and all new proposal accompanied by an air quality assessment
SDO 8: To minimise the (impact of) ambient noise environment	X?	X	X?	X?	The quantum of development will have a negative impact on noise levels. Construction and operation of new development and increased vehicular traffic will cause an increase in noise levels in the short term. Mitigation measures will need to be taken to address this.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	X?	X?	The quantum of development will have a negative impact on levels of waste in the borough. Mitigation measures will need to be taken to address this.
SDO 10:To encourage sustainable use of water resources					The provision of new homes will result in additional water consumption. This option will set out

					further area guidance for new development to incorporate the sustainable use of water resources through the use of technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. As new technologies become more readily available this will improve.
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New housing would be built on previously developed land. Where land may have contamination as a result of previous uses, new development would require remediation of the land.
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	✓?	?	The type and quality of development delivered will determine how new housing will impact on the landscape and townscape. This option addresses the different character areas of the opportunity area, and sets out guidance for development in these areas the Heygate development site would be promoted as a largely residential quarter. Fewer homes would be provided in the Enterprise Quarter. The result of the latter however is that it is likely that the area around Newington Causeway would not benefit from regeneration. Tall buildings will be visible from the wider area and may impact on the strategic views identified in the London Plan.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓✓	✓	✓✓	✓✓	This option will provide guidance on the location, the type and quality of new housing development informed through character area appraisals. This will help to conserve and enhance the historic environment and cultural assets.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	This option will provide guidance on the location, the type and quality of new housing development informed through character area appraisals and an open spaces assessment. New open space will be planned and incorporated within the area. Further measures to enhance biodiversity will be considered through the area guidance such as the greening of buildings in the design process including the use of green roofs and living walls.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	This option will ensure that we implement the core strategy requirements for new housing and it will help deliver more affordable homes and ensure that more family homes are provided. The Residential Design Standards SPD requires minimum dwelling sizes which make allowance for levels of intended occupancy, which will benefit in reducing overcrowding and ensuring more people have access to high quality accommodation. The minimum dwelling sizes will incorporate a degree of flexibility to allow for the specifics of development sites and development schemes.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	The quantum of new homes may increase the amount of car ownership in the borough however new development will occur in close proximity to existing transport nodes. This option would mean that there would be more certainty on the timing and delivery of new homes and it would set out more detail on coordinating delivery with increased transport capacity. Guidance on walking and cycling routes will be prepared and other mitigation measures can be put in place such as travel plans and car parking restrictions in accordance with adopted policy.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	This option will provide guidance on phasing and therefore improvements to infrastructure will be able to be made to ensure that these are provided in time to meet demand. This option would promote the Heygate development site as a largely residential quarter. Fewer homes would be provided in the Enterprise Quarter. The result of the latter however is that it is likely that the area around Newington Causeway would not benefit from regeneration and therefore the impact is less positive than Option B

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 12 Student homes	
	S	M	L	Commentary on Results	
SDO 1: To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The adopted Core Strategy policy requirement for student homes to have an affordable element will help ensure more people in the borough have access to housing that is affordable and therefore will help to tackle poverty and encourage wealth creation.
SDO 2: To improve the education and skill of the population	✓	✓	✓	✓	Allowing more student housing in the area will encourage more students to attend local universities and colleges which will raise levels of education and improve the skills of the population. This option would indicate that the council would work with the local universities to ensure that their needs for student housing are met. We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration of student homes.
SDO 3: To improve the health of the population	✓	✓	✓	✓	Ensuring that students have access to good quality accommodation 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	✓✓	✓	✓✓	✓✓	This option would indicate that the council would work with the local universities to ensure that their needs for student housing are met. We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration of student homes. Provision of more student accommodation in areas where this is most appropriate will result in more mixed and balanced communities that will promote social inclusion, equality, diversity and community cohesion.
SDO 6: To mitigate and adapt to the impacts of climate change	X?	X	X?	X?	Encouraging student housing in areas with good access to public transport, will reduce the need to travel by car however the impact of construction and energy use will need to be mitigated
SDO 7: To improve the air quality in Southwark	X?	X	X?	X?	The location of student housing within the opportunity area may reduce the need to travel and in the long term improve air quality.
SDO 8: To minimise the (impact of) ambient noise environment	X?	X	X?	X?	No significant impact.
SDO 9: To reduce waste and maximise use of waste arising as a resource	X?	X	X?	X?	No significant impact.
SDO 10: To encourage sustainable use of water resources	✓	✓	✓	✓	The provision of student homes will result in additional water consumption. This option will set out further area guidance for new development to incorporate the sustainable use of water resources through the use of technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. As new technologies become more readily available this will improve.
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New student housing would be built on previously developed land. There would be opportunities to further improve the quality of the landscape through the good design policy criteria and adopted guidance. Where land may have contamination as a result of previous uses, new development would require remediation of the land.
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	-	✓?	✓?	This option will help manage the growth of student homes by assessing which areas are more appropriate for student homes and which are less appropriate. We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration of student homes
SDO 13: To conserve and enhance the historic environment and cultural assets	✓?	-	✓?	✓?	This option will help manage the growth of student homes by assessing which areas are more appropriate for student homes and which are less appropriate. We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration

					of student homes which may help to conserve and enhance the historic environment and cultural assets.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	Policies currently exist to protect and improve open spaces, green corridors and biodiversity. This option would ensure these are incorporated as part of coherent regeneration of the area as a whole.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	The adopted policy requirement for student homes to have an affordable element will help ensure more people in the borough have access to housing that is affordable. This option would ensure that the need for student accommodation is balanced against the need for general needs housing. This option would promote more residential character areas, which would provide more choice on large sites.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	Encouraging student housing in areas with good public transport will have the beneficial impact on minimising the need to travel by car.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	We would promote provision of mixed communities and restrict further growth in areas in which there is already a concentration of student homes There would be more certainty on the timing and delivery of new student homes and more certainty to coordinate delivery with increased transport capacity and infrastructure provision.

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 13 Energy and Utilities	
	S	M	L	Commentary on Results	
SDO 1: To tackle poverty and encourage wealth creation	✓	✓	✓	✓	This option would introduce a policy which facilitates the establishment of a local heat network will enable in the long term greater savings on heating costs, which in the long term will positively impact tackling poverty.
SDO 2: To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3: To improve the health of the population	✓✓	✓	✓	✓✓	The adopted policy requirements of achieving a minimum of CfSH level 4 and BREEAM excellent in all new developments will help to improve well being and quality of life which will help to improve the health of the population. This option would introduce a policy which facilitates the establishment of a local heat network will enable in the long term greater savings on heating costs, which in the long term will positively impact upon the health of the population
SDO 4: To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact.
SDO 5: To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact.
SDO 6: To mitigate and adapt to the impacts of climate change	✓✓	✓	✓	✓✓	The adopted policy requirements of achieving a minimum CfSH level 4; BREEAM excellent and 20% reduction in CO2 using renewables will help to ensure new development is of a very high environmental standard which will help to reduce contributions to climate change through good design. This option will include guidance on implementing an area wide heating network. In the long term a local heat network would make it affordable for new developments to make greater carbon savings.
SDO 7: To improve the air quality in Southwark	✓	✓	✓	✓	The adopted policy requirements of achieving a minimum CfSH level 4; BREEAM excellent and 20% reduction in CO2 using renewables will help to ensure new development is of a very high environmental standard which will help to mitigate any impact on air quality.
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on helping to minimise the ambient noise environment.
SDO 9: To reduce waste and maximise use of waste arising as a resource	✓✓	✓	✓✓	✓✓	Encouraging development that is of a very high environmental standard will help to reduce waste and maximise use of waste arising as a resource through good design measures.
SDO 10: To encourage sustainable use of water resources	✓✓	✓	✓✓	✓✓	Encouraging development that is of a very high environmental standard will help to encourage sustainable use of water resources through the use of sustainable urban drainage systems, grey water recycling and other design measures.
SDO 11: To maintain and enhance the quality of land and soils	✓✓	✓	✓✓	✓✓	Encouraging development that is of a very high environmental standard will help to enhance the quality of land and soils through the possible remediation of brownfield sites.
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on the quality of landscape and townscape in the borough.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on the historic environment and cultural assets in the borough.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓?	✓?	✓?	✓?	The type of measures used to achieve higher environmental standards on individual schemes

					will determine whether this has a positive impact on open spaces, green corridors and biodiversity however adopted policies which require access to amenity space and encouraging development to promote levels of biodiversity should ensure there is a positive impact overall.
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Adopted policies require development to be of a very high environmental standard which will help to improve the quality of accommodation in the borough which will mean more people have the opportunity to live in a decent home.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓ ?	✓ ?	✓ ?	✓ ?	Encouraging development that is of a very high environmental standard will include transport considerations which will promote walking, cycling and the use of public transport helping to reduce reliance on the car.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓ ?	✓ ?	✓ ?	✓ ?	This option will include guidance on implementing an area wide heating network, which has proven feasible based on the quantum of development coming forward. In the long term a local heat network would make it affordable for new developments to make greater carbon savings. However there is uncertainty on the timing and delivery.

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 14. Building Heights	
	S	M	L	Commentary on Results	
SDO 1: To tackle poverty and encourage wealth creation	✓	✓	✓?	✓?	This option will result in higher densities for both office and residential use which may result in more people living and working within the centre thus reducing travel and congestion and promoting a more competitive and effective local economy. However, the height of buildings would be lower than Option B and it may not enable us to help meet the homes and jobs targets therefore there is less certainty in the long term
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	✓	✓	✓?	✓?	This option includes a cluster of tall buildings which will result in higher densities for both office and residential use which may result in more people living and working within the centre. The height of buildings would be lower than Option B and it may not enable us to help meet the homes and jobs targets. Less money would be made available than Option B to help fund other aspects of the redevelopment such as housing, community facilities and public realm and transport improvements. Therefore in the long term there is less certainty of promoting social inclusion, equality, diversity and community cohesion objectives.
SDO 6: To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7: To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	✓?	✓?	This option also includes a cluster of tall buildings. This option would test the impact of tall buildings and put in place criteria to ensure that the impacts of these can be managed. In this option, building heights would be lower than in Option B, at a medium height of around up to 60m. This would be below the threshold of the view of the Palace of Westminster from the Serpentine Bridge. Heights on the Heygate development site would also be lower corresponding with its status as a primarily residential quarter rather than a part of the town centre.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	This option would include a tall buildings strategy which would help to identify historic and cultural assets in the area and will include information on the different character areas and conservation areas
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	A tall buildings strategy will help to ensure new open spaces are incorporated as part of coherent regeneration of the area as a whole.
SDO 15: To reduce vulnerability to flooding	✓?	✓?	✓?	✓?	This option includes a cluster of tall buildings which will result in higher densities for both office and residential use which may result in more people living and working within the centre thus reducing people's vulnerability to flooding.

SDO 16: To provide everyone with the opportunity to live in a decent home	✓?	✓?	✓?	✓?	This option includes a cluster of tall buildings which will result in higher densities for both office and residential use which may result in more people living and working within the centre. However, the height of buildings would be lower than Option B and it may not enable us to help meet the homes and jobs targets
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	This tall buildings strategy would also form a coherent cluster similar to Option B and relate well to one another, ensuring the town centre includes accessible transport routes. Criteria would help ensure that tall buildings do not coalesce to form a single mass and help create a more legible environment by using building heights to emphasis gateways, key locations adjacent to public transport and important routes and space
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The location of tall buildings on valuable sites next to the underground station will mean that more money is made available to help fund other aspects of the redevelopment such as housing, community facilities and public realm and transport improvements.

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs	
	S	M	L	15. Open Spaces	
				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	✓?	✓?	✓?	✓?	This option would provide new and improved open space for recreational purposes and for quiet space and also promote existing and new open spaces for other uses apart from recreation such as for food growing which may help to improve the health of the population.
SDO 4: To reduce the incidence of crime and the fear of crime	?	?	?	?	This option would provide a quieter open space for local residents on the Heygate site. The space would need to be managed very carefully to ensure residents are able to use the space freely with good surveillance
SDO 5: To promote social inclusion, equality, diversity and community cohesion	?	?	?	?	This option would include a new open space on the Heygate site as more of a quieter break-out space and an amenity for local residents. This option would not promote a vibrant town centre open space which would help to enhance the links between the spaces to and from the town centre and be used by all users. It is uncertain whether this option would help to promote community cohesion.
SDO 6: To mitigate and adapt to the impacts of climate change	✓?	-	✓?	✓?	Improvements to open spaces and the promotion of a network of spaces may help to mitigate and adapt to the impacts of climate change, particularly with the retention and planting of trees which act as air filtration systems.
SDO 7: To improve the air quality in Southwark	✓?	-	✓?	✓?	Improvements to open spaces and the promotion of a network of spaces may help to improve the air quality in the area, particularly with the retention and planting of trees which act as air filtration systems.
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The provision of a range of typologies of open spaces may help to minimise the impact of the ambient noise environment, with the provision of quiet spaces for visitors, residents and business users.
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	✓✓	✓	✓✓	✓✓	Improving and providing new open spaces will help to mitigate and adapt to the impacts of climate change by providing breathing spaces and a range of typologies of space to provide shade, flood storage, improve infiltration rates and reduce run-off.
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	This option would help to promote existing and new open spaces for other uses apart from recreation such as for food growing which could help to enhance the quality of the land and soils.
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	✓?	✓?	This option would include a new open space on the Heygate site as more of a quieter break-out space and an amenity for local residents. This may not enhance the quality of the townscape of the townscape in the long term as it would not provide a bench mark for future high quality public realm and open space in the area and may not 'anchor' the revitalisation of the area. This option would also help bring improvements to open spaces in the area and would enhance the links between the spaces to and from the town centre.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓?	✓?	✓?	✓?	This option would include a new open space on the Heygate site as more of a quieter break-out space and an amenity for local residents. This may not enhance the historic environment and

					cultural assets in the long term as it would not provide a bench mark for future high quality public realm and open space in the area and may not 'anchor' the revitalisation of the area. This option would also help bring improvements to open spaces in the area and would enhance the links between the spaces to and from the town centre. which will help to enhance the historic environment and cultural assets.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓	✓✓	✓✓	This option would improve existing open spaces and promote a network of open spaces with links to the public realm. It would also promote a range of typologies of open space, including space for food growing and quiet space
SDO 15: To reduce vulnerability to flooding	✓✓	✓	✓✓	✓✓	This option will provide a strategy to improve and provide new open spaces which will help to reduce the area's vulnerability to flooding, by facilitating flood storage, improving infiltration rates and reducing surface run-off.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	This option would help bring improvements to open spaces in the area and would enhance the links between the spaces to and from the town centre which would help to promote more walking and cycling.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	This option would help bring improvements to open spaces in the area through a s106 strategy. It would provide a bench mark for future high quality public realm and open space in the area and 'anchor' the revitalisation of the area to support the increased population.

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 16. Public Realm	
	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	?	?	?	This option will include a comprehensive strategy to promote more pedestrian permeability in the public realm and continue to improve public spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes, which in the long term may help to improve the health of the population however this is uncertain.	
SDO 4:To reduce the incidence of crime and the fear of crime	✓?	✓	✓?	✓?	This option would increase permeability along key links, with the removal of the pedestrian subways and an improvement of active frontages throughout the area however the public realm around the Heygate development site would be less lively during the daytime and in the evening under this option therefore there is more of an uncertain impact ,
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Improvements to the public realm would create spaces where people can move around easily and interact which would promote social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	✓?	-	✓?	✓?	This option will include a comprehensive strategy to promote more pedestrian permeability in the public realm, which in the long term may help to reduce the use of the car and more journeys made on foot and bicycle, helping to mitigate the impacts of climate change
SDO 7:To improve the air quality in Southwark	✓?	-	✓?	✓?	This option will include a comprehensive strategy to promote more pedestrian and cycling permeability in the public realm, which in the long term may help to improve the air quality in the area.
SDO 8: To minimise the (impact of) ambient noise environment	✓?	-	✓?	✓?	This option would provide a comprehensive strategy looking at the interrelationship of the public realm areas and promote measures to provide smaller squares or parks set within housing, smaller shops and cafes which may help to minimise the impact of the ambient noise environment
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Improvement of public spaces will help to maintain and enhance the quality of the land and soils however there is uncertainty over when this could be achieved and what positive impact this could have without a strategy for the area in place
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	The subways would be rationalised and new surface level crossings would be provided around the northern roundabout. Public realm improvements in the Enterprise Quarter may not happen if the area around Newington Causeway is not regenerated as a result of less homes being built in this area.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓✓	✓	✓✓	✓✓	This option would provide a comprehensive strategy looking at the interrelationship of the public realm areas and promote measures to help to conserve and enhance the historic environment and cultural assets in the area.
SDO 14: To protect & improve open spaces, green corridors &	✓✓	✓	✓✓	✓✓	This option would promote a new public space and landscaping around the Heygate site with the

biodiversity					promotion of outdoor markets which will be part of a comprehensive strategy looking at the interrelationship of the public realm areas with open spaces, green corridors and biodiversity. It would also involve the promotion of the removal of the subways under the northern roundabout and replaced with surface level crossings. The strategy would also include improvement of public spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes.
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	Public realm improvements in the Enterprise Quarter may not happen if the area around Newington Causeway is not regenerated to include new homes. Therefore there is a less positive impact compared to Option B. This option would also improve the overall permeability in the area by improving cycle links in the area and improve directional signage, promote surface level crossings and removing the subways.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	This option will include a comprehensive strategy to improve the public realm in the area and there will be more certainty on timing and delivery in line with development

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 17. Public Transport
	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	✓	✓	✓	Improvements to the frequency and reliability of bus routes will help to promote public transport and reduce car usage thereby reducing CO2 contributions which will impact positively on the health of the population
SDO 4: To reduce the incidence of crime and the fear of crime	?	?	?	This option will help improve the environment around the tube and train station however the design and quality of any improvements will determine the impact on the improving safety
SDO 5: To promote social inclusion, equality, diversity and community cohesion	-	-	-	No significant impact
SDO 6: To mitigate and adapt to the impacts of climate change	✓	-	✓	Improvements to the frequency and reliability of bus routes will help to promote public transport and reduce car usage thereby reducing contributions to climate change.
SDO 7: To improve the air quality in Southwark	?	?	?	Improvements to the frequency and reliability of bus routes will help to promote public transport and reduce car usage and in the long term this may help to improve air quality.
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	No significant impact
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	This option would help deliver improvements to the environment around the tube and train station which will help enhance the townscape and make it more user- friendly
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	Improvements would be made to the interchange between public transport, the frequency and reliability of bus routes, the north ticket hall and the environment around the train station
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	The provision of a coherent strategy will enable the council and TfL to ensure that improvements are made to the capacity of transport infrastructure in time to meet additional demand generated by new development

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 18. Cycling and Walking
	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	✓	-	✓?	Improvements to cycling and walking network would be made under this option. It would help maximise the number of walking and cycling trips. In the longer term it is uncertain whether this would have a positive impact on the health of the population
SDO 4: To reduce the incidence of crime and the fear of crime	✓	-	✓	The improvements to the cycling and walking network, with the removal of the subways will help to transform the quality of public realm and help improve areas which currently have less surveillance.
SDO 5: To promote social inclusion, equality, diversity and community cohesion	-	-	-	No significant impact
SDO 6: To mitigate and adapt to the impacts of climate change	✓	-	✓	Improvements to cycling and walking network would be made under this option which will help maximise the number of walking and cycling trips which in the long term will reduce car usage and help to mitigate and adapt to the impacts of climate change
SDO 7: To improve the air quality in Southwark	✓	-	✓	Improvements to cycling and walking network would be made under this option which will help maximise the number of walking and cycling trips which in the long term will reduce car usage and help to improve air quality
SDO 8: To minimise the (impact of) ambient noise environment	✓	-	✓	Improvements to cycling and walking network would be made under this option which will help maximise the number of walking and cycling trips which in the long term will reduce car usage and help to minimise the impact of the ambient noise environment
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	-	✓	Improvements to the cycling and walking network would be made under this option. This option would maximise the transformation of the public realm and contribute to enhancing the quality of the townscape. This option would also promote opening up and activating the railway arches creating a route through linking shopping centre to Elephant Road to the east and St. Mary's churchyard to the west
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	-	✓	Improvements to the cycling and walking network would be made under this option. This option would maximise the transformation of the public realm and contribute to transforming the character of the town centre and help in the long term conserve and enhance the historic environment and cultural assets
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	-	✓	Improvements to the cycling and walking network would be made under this option and contribute to improving links to open spaces and green corridors
SDO 15: To reduce vulnerability to flooding	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓	Improvements to the cycling and walking network would be made which would help maximise the number of walking and cycling trips. This option would help facilitate the provision of a bike

					station to be provided as close as possible to the tube station which will help encourage cycling trips. The subways would be removed and replaced with at grade crossings which will facilitate the area around the northern roundabout becoming much more accessible for pedestrians. This option would also promote opening up and activating the railway arches creating a route through linking shopping centre to Elephant Road to the east and St. Mary's churchyard to the west
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓	✓✓	Improvements to the cycling and walking network would be made which would help provide the necessary infrastructure to support and increase in development

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 19. Road Network
	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	?	?	?	Improvements to the road network would be made with the creation of a high quality public realm in which pedestrians and cyclists have priority which 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	-	-	-	No significant impact
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	Improvements to the road network would be made to help create a high quality public realm in which pedestrians and cyclists have priority. In the long term this may reduce car usage and help to mitigate and adapt to the impacts of climate change
SDO 7:To improve the air quality in Southwark	?	?	?	Improvements to the road network would be made high quality public realm in which pedestrians and cyclists have priority. In the long term this may reduce car usage and help to improve air quality in the area
SDO 8: To minimise the (impact of) ambient noise environment	✓	-	✓	Improvements to the road network would be made where pedestrian and cyclists have priority, which will help to maximise the number of walking and cycling trips made and minimise the impact of the ambient noise environment.
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	-	✓✓	This option includes promoting the area around the northern roundabout to become much more accessible for pedestrians. London Road would be converted into a public transport only corridor and St George's Road would revert to two-way working. This option would maximise the transformation of the public realm and contribute to transforming the character of the town centre.
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	-	✓✓	The area around the northern roundabout would become much more accessible for pedestrians. London Road would be converted into a public transport only corridor and St George's Road would revert to two-way working. This option would also maximise the transformation of the

					public realm through improvements within the enterprise quarter to improve pedestrian permeability and create a high quality public realm in which pedestrians and cyclists have priority.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	-	-	✓✓	Through the improvements to the road network this option would help maximise the number of walking and cycling trips and improve the public realm to promote a pedestrianised environment which will help to support future development

Sustainability Objectives	Timescale			Option C: Managed growth: A district centre which meets local needs 20. Car parking	
	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	?	?	?	This option would result in less car parking, particularly available for retail and leisure use, which in the long term will help to reduce congestion in the area and may help to improve upon the general health of the population	
SDO 4: To reduce the incidence of crime and the fear of crime	-	-	-	No significant impact	
SDO 5: To promote social inclusion, equality, diversity and community cohesion	-	-	-	No significant impact	
SDO 6: To mitigate and adapt to the impacts of climate change	✓?	✓?	✓?	This option would result in less car parking, particularly for shopping and leisure space. Less car parking provision would help to reduce car dominance in the area and more use of public transport and other forms of travel. This could help to mitigate the impacts of climate change	
SDO 7: To improve the air quality in Southwark	✓	-	✓	This option would result in less car parking, which in the long term will help to reduce congestion in the area and will help to improve the air quality	
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	This option would result in less car parking, which in the long term will help to reduce congestion in the area and may help to improve the air quality	
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	No significant impact	
SDO 10: To encourage sustainable use of water resources	-	-	-	No significant impact	
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	No significant impact	
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	The provision of any parking to be provided on site, either underground or wrapped within buildings will help to improve the overall appearance of the townscape.	
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	The provision of any parking to be provided on site, either underground or in wrapped within buildings will help to improve the overall appearance of the townscape and help to enhance the historic environment and cultural assets	
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	-	✓	This option would provide fewer car parking spaces, which will help to ensure that there are more opportunities to create new open spaces within the town centre	
SDO 15: To reduce vulnerability to flooding	✓	✓	✓	This option would provide fewer car parking spaces, which would help to minimise largely impermeable surfaces and reduce the area's vulnerability to flooding	
SDO 16: To provide everyone with the opportunity to live in a decent home	?	?	?	This option would ensure that a limited amount of residential car parking is provided which may make development more viable, possibly impacting on the amount of affordable housing which can be provided	
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	-	-	✓✓	Keeping the amount of parking available for retail and leisure use very low would ensure that impacts on the road network are minimised. It would take advantage of the excellent public

SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	transport accessibility in the area and help people to move to other modes of transport. This option would ensure that a limited amount of residential car parking is provided. This would help make development more viable and help to ensure full planning contributions are secured to provide the necessary infrastructure for the growing population.
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Sustainability Objectives		Timescale			Option C: Managed growth: A district centre which meets local needs 21. S106 and Phasing
		1.	S	M	L
SDO 1: To tackle poverty and encourage wealth creation	✓	✓	✓	✓	This option would introduce a s106 tariff for the area set out in a SPD to be applied to new development to help mitigate any impacts which will include contributions towards employment and training which will help tackle poverty.
SDO 2: To improve the education and skill of the population	✓	✓	✓	✓	This option would introduce a s106 tariff for the area set out in a SPD to be applied to new development to help mitigate any impacts which will include contributions towards education provision
SDO 3: To improve the health of the population	✓	✓	✓	✓	This option would introduce a s106 tariff for the area set out in a SPD to be applied to new development to help mitigate any impacts which will include contributions towards new health facilities.
SDO 4: To reduce the incidence of crime and the fear of crime	✓?	✓?	✓?	✓?	A SPD will be able to set out more detail and guidance on CCTV and secure by design requirements which could be secured through site specific planning obligation requirements. These measures could help to reduce the incidence of crime and the fear of crime
SDO 5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	This option would introduce a s106 tariff for the area to be applied to new development to help mitigate any impacts which will include contributions towards providing new community facilities. A SPD will provide guidance on the provision of community facilities which will help to promote social inclusion, equality, diversity and community cohesion
SDO 6: To mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7: To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	✓	-	✓	✓	A SPD will be able to set out more detail and guidance on public realm and design requirements which could be secured through site specific planning obligation requirements and may help to provide more detail maintaining and enhancing the quality of land and soils
SDO 12: To protect and enhance the quality of landscape and townscape	✓	-	✓	✓	A SPD will be able to set out more detail and guidance on public realm and design requirements which could be secured through site specific planning obligation requirements. This may help to provide more detail on the protection and enhancement of the quality of the landscape and townscape

SDO 13: To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	A SPD will be able to set out more detail and guidance on public realm and design requirements which could be secured through site specific planning obligation requirements. Adopted policies will ensure development does not have a negative impact on the historic environment and cultural assets
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	-	✓	✓	This option would introduce a s106 tariff for the area to be applied to new development which will require contributions towards new open space and improvements to existing open spaces in the area. An SPD will be able to set out more detail and guidance on open space provision, public realm and design requirements which could also be secured through site specific planning obligation requirements.
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	The adopted affordable housing policy requirement will ensure everyone has the opportunity to live in a decent home.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	This option would introduce a s106 tariff for the area to be applied to new development which will require contributions to transport infrastructure because the increase in the population in the area as a result of the Heygate redevelopment and other sites coming forward will put pressure on the transport infrastructure. Planning contributions from new development may not be sufficient to mitigate the impacts on the capacity of the transport infrastructure.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	This option would introduce a s106 tariff to be applied to new development to help mitigate impacts from new development. With a SPD there is more certainty on when infrastructure will be provided as there will be timescales and a strategy for delivery.

APPENDIX 6

Sustainability Appraisal of Elephant and Castle SPD/OAF policies

Summary of SA results

Sustainability Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
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 mitigate and adapt to the impacts of climate change	X?	✓	X?	X?	X?	?	?	?	?	✓	✓	✓	-	✓✓	✓✓	✓	?	✓	✓✓	✓			
SDO 7: To improve the air quality in Southwark	X?	✓	X?	X?	X?	?	?	?	?	✓	✓	✓	-	✓✓	✓✓	✓	?	✓	✓	✓			
SDO 8: To minimise the (impact of) ambient noise environment	X?	?	X?	X?	X?	?	?	?	?	-	✓	✓	✓	✓✓	✓✓	✓	?	✓	?	-			
SDO 9: To reduce waste and maximise use of waste arising as a resource	X?	?	X?	X?	X?	?	?	?	?	-	-	-	✓	✓✓	-	?	?	-	✓✓	-			
SDO 10: To encourage sustainable use of water resources	✓	?	✓	✓	✓	?	?	?	?	-	-	-	-	-	-	-	✓	?	✓✓	-			
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	✓	✓✓	-	✓	✓?	✓	✓	Key	✓✓	major positive
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓	✓?	✓?	✓?	✓?	✓?	✓?	✓?	✓	✓✓	✓	✓	✓	✓✓	✓	✓	✓✓	?	✓		✓	minor positive
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	✓✓	✓?	?	?	?	-	✓	✓	✓	?	✓✓	✓	✓✓	✓✓	?	✓		XX	major negative
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓	✓	✓	✓	?	✓	✓	✓	-	✓	✓	-	?	✓✓	✓	✓	✓✓	✓?	✓		X	minor negative
SDO 15: To reduce vulnerability to flooding	✓	-	✓	✓	✓	✓	✓	✓	✓	-	-	✓	-	-	✓	?	✓	✓	✓	-		?	uncertain
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	✓✓	-	✓	-	-	-	-	?	-	-	-	-	✓✓	-	✓✓	✓		-	no significant impact

SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓	✓	✓✓	?	✓	✓	✓	✓✓	✓✓	✓✓	-	✓✓	✓✓	✓	✓	✓	-	✓	
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓✓	✓✓	?	-	✓✓	✓✓	?	?	✓✓	✓✓	

Sustainability Objectives		Timescale			1. Shopping
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	New shopping space will result in new job opportunities for local people and boost the local economy, having a positive impact upon addressing poverty and encouraging wealth creation. The promotion of a range of shop unit sizes, to include affordable units will help support new business start-ups and independent retailers in the area.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	The new jobs that will be created will provide local opportunities for training in the workplace and potentially improve the skill base of the population
SDO 3:To improve the health of the population	✓	-	✓	✓	Unemployment is considered a determinant of social exclusion and health inequalities. New retail development and the provision of a wider range of job opportunities will help improve the overall health of the population.
SDO 4:To reduce the incidence of crime and the fear of crime	?	?	?	?	Improvements to the shopping environment in the central area may result in more people using the town centre. If this happens then crime and the fear of crime may be reduced.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Creating a larger central area with more shops and strengthening the links into the central area will be likely to increase the number of local people visiting the centre. This will help to create more of a sense of place in the town centre and promote more diversity and community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	X	✓?	Development will lead to an increase in energy demand and consumption. Provided that any new shopping developments incorporate energy efficiency measures and renewable energy where appropriate contributions to climate change will be minimised. Further guidance on mitigation measures is provided in the Sustainable Design and Construction SPD.
SDO 7:To improve the air quality in Southwark	X?	X	X	✓?	Emissions as a result of construction and operation are likely to increase as a result of the amount of new retail development. Provided that new commercial buildings incorporate energy efficiency measures and renewable energy where appropriate the impact on air quality will be minimised. New shops are likely to increase the amount of visitors to the area but if the transport infrastructure is improved and car parking in the town centre is minimised this should not have a negative impact on air quality. Further guidance on mitigation measures is provided in the Sustainable Design and Construction SPD
SDO 8: To minimise the (impact of) ambient noise environment	X?	X	X?	X?	The quantum of development will increase the amount of ambient noise. Mitigation measures will be required to minimise the impact. Guidance is provided in the SPD which guide the location and design of new development and areas of public realm to ensure ambient noise is minimised.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	X	X?	The provision of new shops will increase the amount of waste in construction and operation. Provided that new shops incorporate waste minimisation measures both during and after construction this should ensure that waste is re-used or recycled. Large developments will be expected to prepare a waste management plan that sets out how waste will be dealt with. Further guidance on mitigation measures is provided in the Sustainable Design and Construction SPD
SDO 10:To encourage sustainable use of water resources	✓	X	✓	✓	The provision of new shops will increase the amount of water used in construction and operation. Provided that new developments promote sustainable use of water resources the use of water should be reduced. Further guidance on mitigation measures is provided in the Sustainable Design and Construction SPD
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New retail facilities would be built on previously developed land and therefore design and sustainability requirements will ensure the quality of land and soils are enhanced.
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	The central area would become much more distinctive with the provision of new mixed use buildings containing shopping floorspace and the remodelling of the shopping centre which will help to enhance the look and character of the central area, in addition to the inclusion of active uses along the main roads which will help to enhance the wider townscape and create a more attractive, and functional central area. The Southwark Design Review Panel will be used to assess the design

					quality of large development proposals which will ensure a cohesive redevelopment is undertaken
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The SPD contains cross cutting policies which will ensure the increase in the central area shopping floorspace will not impact negatively upon historic environment and cultural assets.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓	✓	✓✓	New retail floorspace will be focussed in areas that are already used for retail or commercial or on the Heygate site which is earmarked for redevelopment. Area guidance addresses the relationship of the central area with the character of other areas and will help to identify the improvements to the accessibility of open spaces and biodiversity.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓	✓✓	The increase in retail and leisure floorspace in the central area would attract more shoppers from further away and consequently require large scale improvements to the public realm and connections to public transport, including improvements to the road network which in the long term will help to increase walking, cycling, public transport and reduce car journeys. Increased retail floorspace would also enable people to shop more locally and help reduce the number of trips made to centres further away.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓✓	Significant improvements will need to be made to the transport network in order to facilitate the quantum of new development in the area. The SPD will require contributions towards improvements to the existing infrastructure provision to support the anticipated new development. The SPD will set out the framework for monitor phasing and implementation of development and the council will liaise with developers and infrastructure providers to ensure

Sustainability Objectives		Timescale			2. Markets
		1.	S	M	
					Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The provision of a new market and supporting improvements to East Street market will help to increase local jobs and boost the local economy.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	The provision of a new market in the area will encourage the development of local skills such as business enterprise
SDO 3:To improve the health of the population	✓	-	✓	✓	The provision of a new market and supporting improvements to East Street market will help to encourage people to shop for goods more locally, therefore reducing car use and increasing walking and cycling which will improve the health of the population.
SDO 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The provision of a new market will provide more local employment opportunities and also help create more of a sense of place therefore promoting social inclusion, equality, diversity and community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	✓	✓	✓	✓	The provision of a new market will encourage people to shops for goods more locally therefore reducing car use and CO2 emissions.
SDO 7:To improve the air quality in Southwark	✓	✓	✓	✓	The provision of a new market and improvements to East Street market may help to encourage people to shop for goods more locally therefore reducing car use and improving air quality.
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The provision of a new market square in the central area may contribute to providing a space which is sheltered from the surrounding roads, and depending upon the layout and landscaping could help minimise the impact of the ambient noise environment.
SDO 9:To reduce waste and maximise use of waste arising as a resource	?	?	?	?	The amount of waste generated by markets can be significant. Appropriate controls and measures will need to be put in place to ensure waste is minimised and waste is dealt with in the most sustainable way.
SDO 10:To encourage sustainable use of water resources	?	?	?	?	A new market square may increase water demand and usage. The sustainable use of water will be encouraged through the use of new technologies. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be on brown field land and will seek to improve the existing quality of the land.
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	A new market will help to improve the look and character of the central area, enlivening the area and reinforcing its identity providing a more diverse shopping experience
SD0 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	A new market square to the east of the railway viaduct will help complement the existing cultural character of the area, which comprises various cultural entertainment facilities.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	The provision of a new market square in the central area will contribute to the overall public open space provision in the area, depending upon the layout and landscaping.
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	The provision of a new market and improvements to East Street market may encourage people to shop more locally therefore reducing car use and encouraging more sustainable transport modes.
SDO 18: To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact

Sustainability Objectives		Timescale			3. Hotels
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	-	✓	✓	New hotels will help provide new jobs in the locality and enable local employment which in the longer term will help to tackle poverty and encourage inward investment and wealth creation.
SDO 2:To improve the education and skill of the population	✓	-	✓	✓	New hotels will create more jobs and opportunities for education and training. Training and employment opportunities created by new development will be targeted towards local people and businesses.
SDO 3:To improve the health of the population	✓	-	✓	✓	New hotels will create more locals jobs. Increasing employment opportunities will help to improve people's quality of life, which should have a positive effect on the health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	✓?	-	✓?	✓?	The provision of new hotels can contribute towards the provision of an increased mix of uses in the opportunity area which can result in more people passing through, which is likely to reduce crime and fear of crime.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	The creation of more local jobs through the provision of new uses such as hotels will help to reduce social inequalities and promote social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	X?	X?	New hotels will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions. Guidance on energy efficient design and the targets for development would need to be followed in our Sustainable Design and Construction SPD
SDO 7:To improve the air quality in Southwark	X?	X	X?	X?	New hotels will increase the impact on air quality in the area through construction and operation. However, focusing the development in the town centre and may help to reduce reliance on the car and the related traffic emissions.
SDO 8: To minimise the (impact of) ambient noise environment	X?	X	X?	X?	New development may increase the amount of ambient noise due to the associated impacts it has. Mitigation measures will need to be taken to address this through the design and orientation of buildings and accompanying areas of public realm
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	X?	X?	New hotel development will increase waste however all new development will be expected to minimise waste generated in construction and operation. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction SPD
SDO 10:To encourage sustainable use of water resources	✓	✓	✓	✓	New hotel development will be expected to encourage the sustainable use of water resources through the use of technologies such as sustainable urban drainage systems and grey water recycling. As new systems become more readily available the performance is likely to improve
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New hotel development will be provided on brown field land. If land is contaminated as a result of previous uses, suitable remediation will be needed before development can commence
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	✓?	✓?	The introduction of new hotel development will help promote a more mixed use town centre and help to enhance the quality of the townscape environment however the impact of new hotels on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The impact of new hotels on the historic value of areas will be dependent on the design. If new hotel developments are designed well they could enhance the historic character of the area. New hotel development will need to show the impacts upon the preservation or enhancement of the area. Character area guidance will address the relationship of the town centre with the character of other areas and will help to ensure the historic environment and cultural assets are

					conserved and enhanced.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	-	✓	✓✓	New hotel development will create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	-	✓	✓	New hotel development would be located in areas with high accessibility, which should minimise car use and promote more sustainable forms of transport. New hotel development would need to contribute towards the provision of improvements to public realm in the area, connections to public transport, and improvements to the road network which in the long term would help to increase walking, cycling, public transport and reduce car journeys.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	-	✓	✓	New hotel development will contribute towards placing an increased demand upon existing infrastructure. Developers will need to ensure that the existing infrastructure has capacity to meet the additional demands of the proposals and provide the necessary requirements to improve infrastructure to meet development needs. The SPD will require contributions towards improvements to the existing infrastructure provision to support the anticipated new development. The SPD will set out the framework for monitor phasing and implementation of development and the council will liaise with developers and infrastructure providers to ensure to ensure that power, water and transport can be supplied at the appropriate time to meet development needs.

Sustainability Objectives	Timescale				4. Jobs and Businesses
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Provision of new business space will help provide new jobs in the locality and enable local employment which in the longer term will help to tackle poverty and encourage inward investment and wealth creation. The promotion of more flexible business space for SMEs will encourage more enterprise in the area and also help retain existing employment within the area and promote transfer of jobs into new businesses created as part of new town centre
SDO 2:To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	The provision of more business space will create more jobs and opportunities for education and training. Training and employment opportunities created by new development will be targeted towards local people and businesses.
SDO 3:To improve the health of the population	✓	-	✓	✓	The provision of new business space will create more locals jobs. Increasing employment opportunities will help to improve people's quality of life, which should have a positive effect on the health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	✓?	-	✓?	✓?	The provision of new business space can contribute towards the provision of an increased mix of uses in the opportunity area which can result in more people passing through, which is likely to reduce crime and fear of crime.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	The creation of more local jobs through the provision of new business space will help to reduce social inequalities and promote social inclusion, equality, diversity and community cohesion
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	X?	X?	New business space will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions. Guidance on energy efficient design and the targets for development would need to be followed in our Sustainable Design and Construction SPD
SDO 7:To improve the air quality in Southwark	X?	X	X?	X?	Provision of new business space will increase the impact on air quality in the area through construction and operation. However, focusing the development in accessible locations may help to reduce reliance on the car and the related traffic emissions.
SDO 8: To minimise the (impact of) ambient noise environment	X?	X	X?	X?	New development may increase the amount of ambient noise due to the associated impacts it has. Mitigation measures will need to be taken to address this through the design and orientation of buildings and accompanying areas of public realm
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	X?	X?	New development will increase waste however all new development will be expected to minimise waste generated in construction and operation. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction SPD
SDO 10:To encourage sustainable use of water resources	✓	✓	✓	✓	New development will be expected to encourage the sustainable use of water resources through the use of technologies such as sustainable urban drainage systems and grey water recycling. As new systems become more readily available the performance is likely to improve
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New business uses will be provided on brown field land. If land is contaminated as a result of previous uses, suitable remediation will be needed before development can commence
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	✓?	✓?	The redevelopment of the Heygate Estate to include provision of new business space will help promote a more mixed use town centre and help to enhance the quality of the townscape environment however the impact of new business space on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The impact of new businesses on the historic value of areas will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. New

					development will need to show the impacts upon the preservation or enhancement of the area. Character area guidance will address the relationship of the town centre with the character of other areas and will help to ensure the historic environment and cultural assets are conserved and enhanced.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓✓	New development will create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm. Existing open spaces are protected through adopted policies. Area guidance in the SPD will address the relationship of the town centre with the character of other areas and will help to identify the improvements to the accessibility of open spaces and biodiversity.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	-	✓	✓	New development would be located in an area with high accessibility, which should minimise car use and promote more sustainable forms of transport. New business floorspace would need to contribute towards the provision of improvements to public realm in the area, connections to public transport, and improvements to the road network which in the long term would help to increase walking, cycling, public transport and reduce car journeys.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	-	✓	✓	New business floorspace will contribute towards placing an increased demand upon existing infrastructure. Developers will need to ensure that the existing infrastructure has capacity to meet the additional demands of the proposals and provide the necessary requirements to improve infrastructure to meet development needs. The SPD will require contributions towards improvements to the existing infrastructure provision to support the anticipated new development. The SPD will set out the framework for monitor phasing and implementation of development and the council will liaise with developers and infrastructure providers to ensure to ensure that power, water and transport can be supplied at the appropriate time to meet development needs.

Sustainability Objectives		Timescale			5. New Homes
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Development will provide around 4,000 net new homes between 2011 and 2026, including at least 1,400 affordable homes which will provide high quality housing for the local community and newcomers to support the growing population. The provision of new homes will also require the need for new services and facilities, which will result in new job opportunities. The SPD provides guidance on noise and emphasises that noise assessments should be carried out. This should help ensure that new residential use does not impact on existing businesses, particularly in the Enterprise Quarter.
SDO 2:To improve the education and skill of the population	✓	-	✓	✓	Building more new homes in the area will mean that more funding for education will be secured through S106 agreements and also local job and training opportunities will be created in the construction and maintenance of new homes which will provide opportunities to improve the skills of the population.
SDO 3:To improve the health of the population	✓	✓	✓	✓✓	The development of high quality housing should lead to improvements in the overall health of the population, by creating decent homes and more family housing which will help to reduce overcrowding problems in the area. More funding for health will also be secured through S106 agreements which can help towards securing new health provision facilities for the increased population.
SDO 4:To reduce the incidence of crime and the fear of crime	✓?	-	✓?	✓?	The SPD will set out guidance to promote a more varied townscape with a mix of uses during the day and night, and a range of sizes of homes in the town centre. This will help create more activity, which could reduce levels of crime and fear of crime.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	The provision of more housing, setting out minimum dwelling sizes and varying densities across the town centre will help to reduce inequalities and promote social inclusion, equality, diversity and community cohesion by improving the quality of accommodation. Requiring at least 35% of new homes to be affordable and at least 35% to be private will contribute towards the objective of creating more mixed and balanced communities. The provision of new housing will be balanced against the need to provide for other activities such as shopping and office, which will promote better community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	X?	X	?	?	Increasing the amount of housing in the area will increase energy use in both construction and operation, however, all new development will be expected to minimise energy use and reduce CO2 emissions. The SPD will promote decentralised energy provision in new residential developments which in the long term may help to mitigate the impacts of climate change. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 7:To improve the air quality in Southwark	X?	X	X?	X?	Increasing the amount of housing in the area will increase energy use and CO2 emissions in both construction and operation which will have a negative impact on air quality, however, all new development will be expected to minimise emissions that have an adverse impact on air quality. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD.
SDO 8: To minimise the (impact of) ambient noise environment	X?	XX	X?	X?	The quantum of development will have a negative impact on noise levels. Construction and operation of new development and increased vehicular traffic will cause an increase in noise levels in the short term. Mitigation measures will need to be taken to address this.
SDO 9:To reduce waste and maximise use of waste arising as a resource	X?	X	?	?	Increasing the amount of housing in the area will increase waste, however, all new development will be expected to minimise waste in construction and operation. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD

SDO 10: To encourage sustainable use of water resources	✓	✓	✓	✓✓	The provision of new homes will result in additional water consumption. As new technologies become more readily available this will improve. The sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD.
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be on brown field land and will seek to improve the existing quality of the land. Where land may be contaminated as a result of previous uses, suitable remediation would be needed before development could proceed
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	✓?	✓?	✓?	The type and quality of development delivered will determine how new housing will impact on the landscape and townscape. The SPD addresses the different character areas of the opportunity area, by promoting varying densities which can help create an area with character and a sense of place. Tall buildings will be visible from the wider area and may impact on the strategic views identified in the London Plan
SDO 13: To conserve and enhance the historic environment and cultural assets	✓✓	✓	✓✓	✓✓	The SPD will provide guidance for the identified character areas in the opportunity area, setting out detail on the historic environment and cultural assets within these areas which will inform and guide new housing development and its overall design which will help to enhance and conserve the historic assets in these areas.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm. The SPD will provide guidance informed through character area appraisals and an open space study on the priorities for the provision of new open space, green corridors and enhanced biodiversity to be incorporated within the area. Further measures to enhance biodiversity will be considered through the area guidance such as the greening of buildings in the design process including the use of green roofs and living walls.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	Development will provide around 4,000 net new homes between 2011 and 2026, including at least 1,400 affordable homes which will provide high quality housing for the local community and newcomers to support the growing population. Minimum dwelling sizes which make allowance for levels of intended occupancy, which will benefit in reducing overcrowding and ensuring more people have access to high quality accommodation.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓	✓✓	Increasing the amount of housing in the area could lead to an increase in cars and traffic, however new development will occur in close proximity to existing public transport nodes and all new housing developments will also be subject to car-free policy which in the longer term will promote more modal-shift to sustainable forms of transport. Guidance on improving walking and cycling routes will be provided in the SPD.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	-	✓	✓	New homes will contribute towards placing an increased demand upon existing infrastructure. Developers will need to ensure that the existing infrastructure has capacity to meet the additional demands of the proposals and provide the necessary requirements to improve infrastructure to meet development needs. The SPD will require contributions towards improvements to the existing infrastructure provision to support the anticipated new development. The SPD will set out the framework for monitor phasing and implementation of development and the council will

liaise with developers and infrastructure providers to ensure to ensure that power, water and transport can be supplied at the appropriate time to meet development needs.

Sustainability Objectives		Timescale			6. Arts, Culture, Leisure and entertainment
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	✓	-	✓	✓	The policy requires the provision of new facilities on town centre sites to help make a positive contribution to the evening economy which will help to increase employment opportunities which will help to tackle poverty and encourage wealth
SDO 2:To improve the education and skill of the population	✓	-	✓	✓	Support for more of these types of uses will create new local jobs and provide more job- related opportunities for education and training.
SDO 3:To improve the health of the population	?	?	?	?	The type of facilities provided, their design and impact on residential amenity will determine the extent of the impact of facilities to improve the health of the population
SDO 4:To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	More leisure and entertainment uses will help to create local jobs and facilities creating more of a sense of place in the town centre and encouraging more people to use the area in the evening which will promote community cohesion and should help to reduce crime and fear of crime.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	New uses, particularly on the Heygate Estate will help to promote social inclusion, equality, diversity and community cohesion by creating more of a sense of place and providing facilities which may appeal to a wide range of ages and social groups.
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	?	The creation of new facilities may increase energy consumption and CO2 emissions in construction and operation, however sustainable design and construction methods should be used to mitigate such impacts. New and improved facilities may also result in an increase of visitors and trips to the area. Sustainable modes of transport will need to be promoted to mitigate the impacts. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 7:To improve the air quality in Southwark	?	?	?	?	The creation of new facilities may reduce air quality as a result of construction and operation, however sustainable design and construction methods should be used to mitigate such impacts. New and improved facilities may also result in an increase of visitors and trips to the area. Sustainable modes of transport will need to be promoted to mitigate the impacts. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD.
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The quantum and location of the development will determine the extent of the impact of new facilities on minimising the impact of ambient noise however sustainable design and construction methods should be used to mitigate such impacts. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD.
SDO 9:To reduce waste and maximise use of waste arising as a resource	?	?	?	?	The creation of new facilities may increase the amount of waste that is generated however if sustainable design and construction methods are used and site waste management plans are implemented the impact will be mitigated. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD.
SDO 10:To encourage sustainable use of water resources	?	?	?	?	The creation of new facilities may increase water demand and usage. The sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD.
SDO 11:To maintain and enhance the quality of land and soils	✓	?	✓	✓	New development on brown field land will seek to improve the existing quality of the land. Where land may be contaminated as a result of previous uses, suitable remediation would be needed before development could proceed
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	-	✓?	✓?	The promotion of arts, culture, leisure and tourism uses will help to improve the look and character of the area and help promote building upon the already established network of arts and cultural spaces in the area. This may result in a more varied and sustainable townscape.
SDO 13: To conserve and enhance the historic environment and cultural	✓?	?	✓?	✓?	The promotion of arts, culture and tourism uses will improve the look and character of the historic

assets					environment. The policy would help to build upon an established network of arts and cultural spaces in the area. However, this option would involve the long term aspiration to redevelop the shopping centre and may involve the opening up of railway arches which could have potential impact on existing cultural spaces within these spaces.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	?	?	?	?	The promotion of more of these uses in the area could have a negative impact on biodiversity. Any potential impacts will be dealt with in the detailed planning applications.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	Promoting new uses in the town centre will help to ensure these facilities are located in an area that is highly accessible by public transport however New and improved facilities are likely to result in an increase of visitors and trips to the area at different times of the day. Sustainable modes of transport will need to be promoted to mitigate the impacts and minimise the use of the private car.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The policy supports the provision of new uses which would help promote building upon the already established network of arts and cultural spaces in the area. New facilities will help to support the increased population in the area and contribute towards a more sustainable town centre. The SPD will set out the framework for monitor phasing and implementation of development and the council will liaise with developers and infrastructure providers to ensure to ensure that power, water and transport can be supplied at the appropriate time to meet development needs.

Sustainability Objectives	Timescale				7. Sports facilities
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy supports improvements to sports facilities in the area including the redevelopment of the leisure centre. Improvement of facilities may create more local jobs and boost the economy.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	Improvements to facilities will provide an opportunity for local schools and the community to make more use of the sports facilities in the area and may create more opportunities for training and skills development
SDO 3:To improve the health of the population	✓✓	✓	✓✓	✓✓	Improvements to existing sports facilities will create more opportunities for local people to participate in sport, improving health.
SDO 4:To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Improved sports facilities will result in more activities for young people in the area. This could help to reduce crime and fear of crime
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Improved sports facilities will have a positive impact for all the community and help to promote social inclusion and community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on climate change as a result of an increase in demand for energy both in construction and operation. Such impacts will need to be mitigated by sustainable design and construction techniques. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 7:To improve the air quality in Southwark	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on air quality in both construction and operation, which will need to be mitigated by sustainable design and construction techniques. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The policy promotes the provision of new leisure facilities. The quantum and location of the development will determine the extent of the minimising the ambient noise environment. Design measures would be required to mitigate against any impacts of new development
SDO 9:To reduce waste and maximise use of waste arising as a resource	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on waste generated in construction and operation. Impacts will need to be mitigated through the adoption of new technologies and infrastructure that will minimise waste production and encourage recycling and reuse. Sustainable design and construction methods and site waste management plans should be used. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 10:To encourage sustainable use of water resources	?	?	?	?	Improving sports facilities may result in more development, which will result in an increase in water demand and usage. The sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 11:To maintain and enhance the quality of land and soils	✓	?	✓	✓	New development on brown field land will seek to improve the existing quality of the land. Where land may be contaminated as a result of previous uses, suitable remediation would be needed before development could proceed.
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	?	?	✓?	Improving and providing new sports facilities may help to improve the character of the townscape, creating a more vibrant area.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	Development of new or improved sports facilities could have a negative impact upon the historic environment depending on their design and location and will need to be designed sensitively in relation to the historic character of the area. Further guidance on suitable mitigation is provided in the Conservation Area Appraisals

SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	?	✓	✓	Improving sports facilities could increase access to and usage of open spaces for sports therefore enhancing their use. Care will be needed to ensure that biodiversity is protected and enhanced. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	Provided that improved facilities do not result in an increase in car parking and promote sustainable modes of transport then this policy should increase sustainable modes of transport as more sports facilities will be provided in the local area minimising the need to travel by car.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The policy supports the provision of new uses which would help promote building upon the access to leisure and sports facilities in the area. New facilities will help to support the increased population in the area and contribute towards a more sustainable town centre. The SPD will set out the framework for monitor phasing and implementation of development and the council will liaise with developers and infrastructure providers to ensure to ensure that power, water and transport can be supplied at the appropriate time to meet development needs.

Sustainability Objectives		Timescale			8. Higher Education and Student Housing
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to support provision for higher education uses. New facilities may create local job opportunities. The adopted Core Strategy policy requirement for student homes to have an affordable element will help ensure more people in the borough have access to housing that is affordable and therefore will help to tackle poverty and encourage wealth creation.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	New higher education facilities will create opportunities for education and training opportunities improving the skills. Allowing more student housing in the area may encourage more students to attend local universities and colleges which will raise levels of education and improve the skills of the population.
SDO 3:To improve the health of the population	✓	✓	✓	✓	Ensuring that students have access to good quality accommodation may help to improve the health of the population.
SDO 4:To reduce the incidence of crime and the fear of crime	-	-	-	-	The SPD will set out guidance to promote a more varied townscape with a mix of uses during the day and night, and a range of types of housing, particularly in the town centre. This will help create more activity, which could reduce levels of crime and fear of crime.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Support for higher education facilities in the area will benefit all equalities groups and promote community cohesion. Provision of more student accommodation in areas where this is most appropriate will result in more mixed and balanced communities. The provision of new student housing will be balanced against the need to provide for other activities such as shopping and office, which will promote better community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	?	x?	?	?	The provision of new higher education facilities and student housing will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions and the sharing of facilities is to be encouraged where possible. Further guidance on energy efficient design and the targets for development are provided in the Sustainable Design and Construction SPD.
SDO 7:To improve the air quality in Southwark	?	x?	?	?	The provision of new higher education facilities and student housing will increase the impact on air quality in construction and operation. However, focusing the development in an accessible location will help to reduce reliance on the car and the related traffic emissions. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction SPD
SDO 8: To minimise the (impact of) ambient noise environment	?	x?	?	?	The quantum and location of the higher education facilities and student housing will determine the extent of minimising the ambient noise environment. Design measures would be required to mitigate against any impacts of new development Construction and operation of new development will cause an increase in noise levels in the short term. Mitigation measures will need to be taken to address this.
SDO 9:To reduce waste and maximise use of waste arising as a resource	?	x?	?	?	The provision of new higher education facilities will increase waste, however all new development will be expected to minimise waste generated in construction and operation. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction SPD. Increasing the amount of student housing in the area will increase waste, however, all new development will be expected to minimise waste in construction and operation. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 10:To encourage sustainable use of water resources	?	?	?	?	The provision of higher education facilities and new student homes will result in additional water consumption. As new technologies become more readily available this will improve. The

					sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD.
SDO 11: To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be on brown field land and will seek to improve the existing quality of the land. Where land may be contaminated as a result of previous uses, suitable remediation would be needed before development could proceed
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	?	?	✓?	The type and quality of development delivered will determine how new education facilities and student housing will impact on the landscape and townscape. The policy will manage the growth of student homes by assessing which areas are more appropriate for student homes and which are less appropriate. In areas which already have a significant quantum of student homes we would restrict further growth which may help to protect and enhance the quality of the landscape and townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	✓?	The impact of new higher education facilities and student housing on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. New development will need to show the impacts upon the preservation or enhancement of the area. Further guidance is provided in the Conservation area Appraisals The SPD will also provide guidance for the identified character areas in the opportunity area, setting out detail on the historic environment and cultural assets within these areas which will inform overall design which will help to enhance and conserve the historic assets in these areas.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm. The SPD will provide guidance informed through character area appraisals and an open space assessment on the priorities for the provision of new open space, green corridors and enhanced biodiversity to be incorporated within the area. Further measures to enhance biodiversity will be considered through the area guidance such as the greening of buildings in the design process including the use of green roofs and living walls.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	The Core Strategy adopted policy requirement for student homes to have an affordable element will help ensure more people in the borough have access to housing that is affordable. This will ensure that the need for student accommodation is balanced against the need for general needs housing.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	New development may include opportunities to create new connections through to walking and cycling routes and through Section 106 contributions to the public realm, which should minimise the need to travel by car and encourage walking, cycling and the use of public transport. Allowing student housing in areas with good public transport will have the beneficial impact on minimising the need to travel by car and new housing developments will also be subject to car-free policy which in the longer term will promote more modal-shift to sustainable forms of transport. Guidance on improving walking and cycling routes will be provided in the SPD.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Developers will need to ensure that the existing infrastructure has capacity to meet the additional demands of the proposals. We will monitor phasing and implementation of development and continue to share plans with infrastructure providers. Developers will also need to continue to

					liaise with providers to ensure that power, water and transport can be supplied at the appropriate time to meet development needs. The SPD will require contributions towards improvements to the existing infrastructure provision to support the anticipated new development. The SPD will set out the framework for monitor phasing and implementation of development.
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Sustainability Objectives	Timescale				9. Community facilities
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to locate new community facilities together where there is an identified need for new services. New facilities may create local job opportunities.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	New community facilities may create opportunities for education and training opportunities. The policy will continue to monitor demand for early year, primary and secondary school places and any investment would be focused on improving existing school facilities.
SDO 3:To improve the health of the population	✓	✓	✓	✓	The policy seeks to protect existing community facilities; this will include health centres, which will have a positive impact on health.
SDO 4:To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	More centrally located community facilities will create more activity in places which can help to reduce crime and fear of crime
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Protecting existing community facilities and providing new services and facilities which can be used by all the community will benefit all equalities groups and promote community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	?	?	?	?	The provision of new community facilities will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions and the sharing of facilities is to be encouraged where possible. Further guidance on energy efficient design and the targets for development are provided in the Sustainable Design and Construction SPD.
SDO 7:To improve the air quality in Southwark	?	?	?	?	The provision of new community facilities will increase the impact on air quality in construction and operation. However, focusing the development in an accessible location will help to reduce reliance on the car and the related traffic emissions. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction SPD
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The quantum and location of the development will determine the extent of the minimising the ambient noise environment. Design measures would be required to mitigate against any impacts of new development
SDO 9:To reduce waste and maximise use of waste arising as a resource	?	?	?	?	The provision of new community facilities will increase waste, however all new development will be expected to minimise waste generated in construction and operation. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction SPD
SDO 10:To encourage sustainable use of water resources	?	?	?	?	New development will be expected to encourage the sustainable use of water resources through the use of technologies such as sustainable urban drainage systems and grey water recycling. As new systems become more readily available the performance is likely to improve.
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	The sites proposed for development are brown field sites so soil quality should not be reduced and offer the opportunity for improvements to be made
SDO 12: To protect and enhance the quality of landscape and townscape	✓?	?	?	✓?	The impact of new community facilities on the character and appearance of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	The impact of new community facilities on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. New development will need to show the impacts upon the preservation or enhancement of

					the area. Further guidance is provided in the Conservation area Appraisals
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	The policy aims to locate all new community facilities close to one another in accessible locations, which should minimise the need to travel by car and encourage walking, cycling and the use of public transport.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The policy will continue to monitor demand for school places and any investment would be focused on improving existing school facilities. Developers will need to ensure that the existing infrastructure has capacity to meet the additional demands of the proposals. We will monitor phasing and implementation of development and continue to share plans with infrastructure providers. Developers will also need to continue to liaise with providers to ensure that power, water and transport can be supplied at the appropriate time to meet development needs.

Sustainability Objectives	Timescale				10. Public Transport
	1.	S	M	L	Commentary on Results
SDO 1: To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to work with TfL to improve the frequency, quality and reliability of public transport in the area. This will help to improve the attractiveness of the area for businesses and inward investment. The area will also benefit from improved connectivity to services
SDO 2: To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3: To improve the health of the population	✓	✓	✓	✓	Improving public transport in the area will help to minimise car use and reduce emissions and encourage people to walk or cycle to public transport provision such as bus stops or tube stations. This will improve the health of the population.
SDO 4: To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Increased usage of public transport will lead to more activity at public transport hubs, particularly in the evening. This coupled with improved lighting can help to reduce crime and fear of crime.
SDO 5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Improvements to public transport may help specific equalities groups who are unable to drive e.g. young people, low income groups.
SDO 6: To mitigate and adapt to the impacts of climate change	✓	✓	✓	✓	The promotion of public transport will help to minimise car use and reduce CO2 emissions
SDO 7: To improve the air quality in Southwark	✓	✓	✓	✓	The promotion of public transport will help to minimise car use, improving air quality.
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Improvements to the public transport provision will make the area more attractive to live and work, enhancing the quality of the townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	Improvements to provision will help to increase the use of public transport and accessibility of the area, whilst minimising car journeys and congestion.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Improvements to provision will address the increase in demand as a result of the growth in population and number of visitors to the area

Sustainability Objectives	Timescale				11. Walking and Cycling
	1.	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	✓	-	✓	✓	The policy aims to improve walking and cycling routes, which could help to improve the health of the population.
SDO 4: To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Improvements to walking and cycling routes may include improvements to lighting and visibility. Providing surface level crossings with the removal of the northern roundabout subways will help to reduce crime and the fear of crime.
SDO 5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Encouraging walking and cycling and improving routes will help to promote alternative forms of transport particularly for those on lower incomes and without access to a vehicle. Connectivity between neighbourhoods will also be improved
SDO 6: To mitigate and adapt to the impacts of climate change	✓	✓	✓	✓	The promotion of walking and cycling will help to reduce car use and CO2 emissions
SDO 7: To improve the air quality in Southwark	✓	✓	✓	✓	The promotion of walking and cycling will help to reduce car use, improving air quality.
SDO 8: To minimise the (impact of) ambient noise environment	✓	-	-	✓	Improvements to the cycling and walking network will help maximise the number of walking and cycling trips which in the long term will reduce car usage and help to minimise the impact of the ambient noise environment
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	Improvements to walking and cycling routes will improve the quality of the landscape and townscape by providing a safer, more accessible, comfortable and attractive environment. Using existing and new landmarks and views to help direct pedestrians to key locations such as transport interchanges, public spaces and major roads through the provision of good quality way-finding signs will create a more legible townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Improvements to walking and cycling routes will improve access to the historic environment providing a safer and more attractive environment.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	Providing new routes and improvements to the existing pedestrian and cycle routes will help to improve linkages to public and open spaces and green corridors and draw people through the area.
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	Improvements to the cycling and walking network will help maximise the number of walking and cycling trips and help to minimise the need to travel by car

SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	The provision of new and improved pedestrian and cycle routes will help accommodate the growth in population and number of visitors to the area, minimising impacts on the road network
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Sustainability Objectives	Timescale				12. Parking
	1.	S	M	L	Commentary on Results
SDO 1: To tackle poverty and encourage wealth creation	✓	X	✓	✓	Car free development may have an initial negative impact as developers may see less car parking as a barrier to the viability of the scheme resulting in less inward investment. However in the long term the aim for the area is to balance demands for car parking more effectively
SDO 2: To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3: To improve the health of the population	✓	-	✓	✓	Car-free developments will in the long term minimise car use. This will improve the health of the population by encouraging walking and cycling and improving air quality.
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 mitigate and adapt to the impacts of climate change	✓	-	✓	✓	Less car parking provision would help to reduce car dominance in the area and more use of public transport and other forms of travel. This could help to mitigate the impacts of climate change
SDO 7: To improve the air quality in Southwark	✓	-	✓	✓	This option would result in less car parking, which in the long term will help to reduce congestion in the area and will help to improve the air quality
SDO 8: To minimise the (impact of) ambient noise environment	✓	-	✓	✓	This option would result in less car parking, which in the long term will help to minimise the impact of the ambient noise environment
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	The provision of car free developments will help to improve the overall appearance of the townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The provision of car free developments will help to improve the overall appearance of the townscape and help to enhance the historic environment and cultural assets
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	-	✓	✓	The provision of car free developments will help to ensure that there are more opportunities to create new open spaces within the town centre
SDO 15: To reduce vulnerability to flooding	✓	✓	✓	✓	This option would provide fewer car parking spaces, which would help to minimise largely impermeable surfaces and reduce the area's vulnerability to flooding
SDO 16: To provide everyone with the opportunity to live in a decent home	?	?	?	?	This option would allow fewer car parking spaces which may make development less viable, possibly impacting on the amount of affordable housing which can be provided
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	-	-	✓✓	This option would result in less car parking being provided with emphasis on car free developments. It would take advantage of the excellent public transport accessibility in the area and help to other modes of transport.

SDO 18: To provide the necessary infrastructure to support existing and future development

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This option would allow fewer car parking spaces which may make development less viable, possibly impacting on the amount of affordable housing which can be provided

Sustainability Objectives	Timescale				13. Servicing and deliveries
	1.	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 mitigate and adapt to the impacts of climate change	-	-	-	-	No significant impact
SDO 7:To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8: To minimise the (impact of) ambient noise environment	✓	✓	✓	✓	The policy will ensure impacts of servicing are minimised which will help to minimise the impact of ambient noise
SDO 9:To reduce waste and maximise use of waste arising as a resource	✓	✓	✓	✓	Developments will need to ensure there is adequate provision for the collection of refuse and recyclable waste through a site servicing strategy. Further design requirements are set out in the Sustainable Design and Construction SPD
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	The policy requires innovative solutions to be considered to reduce the impact of waste collection which will help to ensure the quality of the landscape and townscape is protected
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The policy requires innovative solutions to be considered to reduce the impact of waste collection which will help to ensure the quality of the historic environment and cultural assets are preserved.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	-	-	-	-	No significant impact
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact

Sustainability Objectives	Timescale				14. Transport mitigation
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Improvements to the road network will reduce traffic congestion in the area making it more efficient, safer and attractive for all users. Such improvements will help to retain business in the area as well as attract inward investment
SDO 2:To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3:To improve the health of the population	✓	✓	✓	✓	Individual developments will be expected to carry out transport assessments to demonstrate how their impacts can be mitigated and ensure adequate and safe servicing of sites. Improvements to the road network will reduce traffic congestion in the area, which could improve air quality and the health of the population.
SDO 4:To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Improvements to the transport infrastructure will enable a safer, more attractive and accessible environment to be created, which can lead to a reduction in crime and fear of crime
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Improvements to the road network will reduce traffic congestion in the area making it more efficient, safer and attractive for all users.
SDO 6:To mitigate and adapt to the impacts of climate change	✓✓	✓	✓✓	✓✓	Proposals will need to demonstrate through a transport assessment how they can mitigate their impact upon transport infrastructure. Improvements to the road network, pedestrian and cycle routes and public transport should encourage other modes of transport to the car, leading to a reduction in CO2 emissions and the contributions to climate change
SDO 7:To improve the air quality in Southwark	✓✓	✓	✓✓	✓✓	Proposals will need to demonstrate through a transport assessment how they can mitigate their impact upon transport infrastructure. Improvements to the highway network, pedestrian and cycle routes and public transport should encourage other modes of transport to the car, leading to an improvement in air quality as a result of lower emissions
SDO 8: To minimise the (impact of) ambient noise environment	✓✓	✓	✓✓	✓✓	Proposals will need to demonstrate through a transport assessment how they can mitigate their impact upon transport infrastructure. Improvements to the highway network, pedestrian and cycle routes and public transport should encourage other modes of transport to the car, leading to an improvement in noise emissions
SDO 9:To reduce waste and maximise use of waste arising as a resource	✓✓	✓	✓✓	✓✓	Individual developments will be expected to carry out transport assessments to demonstrate how their impacts can be mitigated and ensure adequate and safe servicing of sites. A site servicing strategy should be provided as part of the transport assessment
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Individual developments will be expected to carry out transport assessments to demonstrate how their impacts can be mitigated and ensure adequate and safe servicing of sites, this should include any pollution that may occur particularly as a result of surface water run-off
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Improvements to the road network will reduce traffic congestion in the area making it more efficient, safer and attractive for all users.
SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	Individual developments will be expected to carry out transport assessments to demonstrate how their impacts can be mitigated and ensure adequate and safe servicing of sites, this should include any potential impacts on the quality of the landscape and townscape

SDO 14: To protect & improve open spaces, green corridors & biodiversity	?	?	?	?	Individual developments will be expected to carry out transport assessments to demonstrate how their impacts can be mitigated and ensure adequate and safe servicing of sites, this should include any potential impacts on the quality of the historic environment and cultural assets
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	Proposals will need to demonstrate through a transport assessment how they can mitigate their impact upon transport infrastructure. Improvements to the highway network, pedestrian and cycle routes and public transport should encourage other modes of transport to the car
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Improvements to the transport infrastructure are required in order to accommodate the proposed growth. Proposals will need to demonstrate through a transport assessment how they can mitigate their impact upon transport infrastructure. Planning obligations will be sought to improve the highway network, upgrade pedestrian and cycle facilities and fund public transport improvements, where necessary.

Sustainability Objectives	Timescale				15. Public realm
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	This policy aims to create an attractive environment by linking spaces together and creating a hierarchy of different types of streets and space. An improved environment will help attract more inward investment to the area.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	An improved environment will attract more inward investment into the area increasing opportunities for education and training.
SDO 3:To improve the health of the population	✓	✓	✓	✓	The policy pedestrian and cycling movement, which could lead to improved health for the population.
SDO 4:To reduce the incidence of crime and the fear of crime	✓✓	✓	✓✓	✓✓	By providing high quality, well-lit and safe and inclusive public realm with an improved pedestrian environment and better walking and cycling routes, crime and fear of crime should be reduced.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Improving the environment will create a better sense of place and improve community cohesion.
SDO 6:To mitigate and adapt to the impacts of climate change	✓✓	✓	✓✓	✓✓	The policy promotes walking and cycling which should minimise car use and reduce CO2 emissions. A good quality public realm will support adaptation to climate change, help reduce the urban heat island effect, support biodiversity, reduce micro-climate impacts and greens the environment by maximising the retention of existing trees, ensuring streets and spaces are generously landscaped and incorporating Sustainable Urban Drainage Systems (SUDs).
SDO 7:To improve the air quality in Southwark	✓✓	✓	✓✓	✓✓	The policy promotes walking and cycling which should minimise car use and reduce CO2 emissions and improve air quality
SDO 8: To minimise the (impact of) ambient noise environment	✓✓	✓	✓✓	✓✓	The policy promotes walking and cycling which should minimise car use and help to reduce ambient noise
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11:To maintain and enhance the quality of land and soils	✓✓	✓	✓✓	✓✓	High quality, safe and inclusive public realm will be provided and open space enhanced which will improve the quality of land and soil
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	This policy aims to create an attractive environment by linking spaces together, creating a defined town centre area and improved public realm with reduced street clutter, which will improve the quality of the landscape and townscape
SDO 13: To conserve and enhance the historic environment and cultural assets	✓✓	✓	✓✓	✓✓	This policy aims to create an attractive environment by linking spaces together, creating a defined town centre area and improved public realm, which should conserve and enhance the historic environment
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓	✓✓	✓✓	The policy aims to create a better environment by providing new routes and open spaces in the area. This will have a positive effect on open spaces, green corridors and biodiversity.
SDO 15: To reduce vulnerability to flooding	✓	✓	✓	✓	The inclusion of new open space and SUDs will reduce surface water run-off and the impact of flooding
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	The policy aims to improve walking and cycling routes in the area and create a better environment for pedestrians and cyclists.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	The policy seeks to provide new and improved pedestrian links and green infrastructure

Sustainability Objectives	Timescale				16. Built Form
	1.	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	✓	✓	✓	✓	A legible street layout between mixed use blocks should make it easier for pedestrians and cyclists to get around and increase activity, which may reduce crime or fear of crime
SDO 5: To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6: To mitigate and adapt to the impacts of climate change	✓	✓	✓	✓	Careful design, massing and layout of the built form can help to avoid creating a canyon effect – causing increases in temperature, pollution and wind speed – contributing to the urban heat island effect
SDO 7: To improve the air quality in Southwark	✓	✓	✓	✓	Careful design, massing and layout of the built form can help to avoid creating a canyon effect – causing increases in temperature, pollution and wind speed – contributing to the urban heat island effect
SDO 8: To minimise the (impact of) ambient noise environment	✓	✓	✓	✓	Careful design, massing and layout of the built form can help to minimise the impact of ambient noise
SDO 9: To reduce waste and maximise use of waste arising as a resource	?	?	?	?	Buildings which use sustainable building materials could encourage the reuse and recycling of products that would otherwise become waste
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	High quality buildings with shifts in height, design and layout are to be created, which create an attractive, legible town centre. The requirements for non-residential building frontages will ensure a consistent townscape appearance. Built form which provides an appropriate sense of enclosure, helping create well defined streets and public spaces will enhance the quality of the townscape.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	High quality built form with shifts in height, design and layout are to be created, which create an attractive, legible town centre. The retention of buildings which are identified as having townscape merit and ensuring that the design, scale and massing of replacement buildings reinforces the character of the surrounding townscape will help to conserve and enhance the historic environment and cultural assets
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	High quality buildings with shifts in height, design and layout are to be created which will enhance the setting of open spaces by fronting onto those spaces and helping generate activity around them
SDO 15: To reduce vulnerability to flooding	?	?	?	?	The design and use of materials could reduce surface water run-off and therefore vulnerability to flooding. Mitigation measures such as flood resistant design will need to be addressed in the design process. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	The design and layout will create a more legible environment that is attractive to pedestrians and cyclists and minimises the need to travel by car
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	New development will place an increased demand upon the infrastructure. Developers will need to ensure that the existing infrastructure has capacity to meet the additional demands of the proposals. Southwark will monitor phasing and implementation of development and continue to share plans with infrastructure providers. Developers will also need to continue to liaise with providers to ensure that power, water and transport can be supplied at the appropriate time to meet development needs.

Sustainability Objectives	Timescale				17. Building Heights
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	A range of building heights will create an area which is more interesting and distinctive, enables mixed use development, creates landmarks and attracts inward investment and a range of business opportunities
SDO 2:To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3:To improve the health of the population	?	?	?	?	Building heights will need be carefully managed to ensure that the impacts of overshadowing, loss of daylight and adverse wind conditions are mitigated, particularly in relation to the pedestrian environment and areas of open space
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 mitigate and adapt to the impacts of climate change	?	?	?	?	The height of buildings will have an impact on climate change and CO2 emissions. A heat island effect could be created. Developments will need to demonstrate how they can mitigate against any negative impacts on climate change. Increasing the density of developments in certain areas that are close to public transport links can help to reduce car use and reduce CO2 emissions. Any impacts will need to be mitigated by sustainable design and construction techniques. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 7:To improve the air quality in Southwark	?	?	?	?	Higher density buildings tend to generate more heat and CO2 emissions reducing air quality. Sustainable design and construction methods will need to be used to mitigate such impacts. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	Tall, well designed building which relate well with one another could help to minimise the impact of the ambient noise environment
SDO 9:To reduce waste and maximise use of waste arising as a resource	?	?	?	?	New development will increase the amount of waste generated. Any impacts will need to be mitigated by suitable waste management techniques and recycling facilities. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 10:To encourage sustainable use of water resources	✓	?	✓	✓	New development will increase water demand and usage. The sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. Further guidance on mitigation is provided in the Sustainable Design and Construction SPD
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be on brown field land and will seek to improve the existing quality of the land. Where land may be contaminated as a result of previous uses, suitable remediation would be needed before development could proceed
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	The policy aims to set clear guidelines about the height of buildings in the core area. However, parts of the core area are sensitive to tall buildings and particular care will need to be taken in these areas. The policy will help to reinforce the character and function of the area by requiring tall buildings to interact with the streetscape providing a generously proportioned active frontages at their base
SDO 13: To conserve and enhance the historic environment and cultural assets	✓✓	✓	✓✓	✓✓	The policy aims to set clear guidelines about the height of buildings in the town centre and requires due regard to the London View Management Framework, to conserve the view to the Palace of Westminster world heritage site. In addition to requiring listed buildings, locally listed buildings, conservation areas and archaeological remains to be conserved and enhanced

SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	The policy aims to set clear guidelines about the height of buildings in the town centre. In particular the height of development This will help improve the setting of the open spaces.
SDO 15: To reduce vulnerability to flooding	✓	?	✓	✓	The Opportunity area is situated in the flood zone. This means that new development may increase hard surfacing within a flood zone and lead to higher levels of surface run off if not adequately mitigated. Core Strategy Policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe and resilient to flooding. It also requires development to reduce risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment. Further guidance is set out in our Sustainable Design and Construction SPD.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	Tall building will need to demonstrate an exemplary standard of design, provide high quality accommodation which significantly exceeds minimum space standards and promote housing choice by providing a mix of unit types
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	The height of buildings is linked to their proximity to public transport links. Taller buildings with higher densities will be located close to public transport links therefore encouraging more people to walk, cycle and use public transport, minimising the need to travel by car
SDO 18: To provide the necessary infrastructure to support existing and future development	?	?	?	?	New development will place an increased demand upon the infrastructure. Developers will need to ensure that the existing infrastructure has capacity to meet the additional demands of the proposals. Southwark will monitor phasing and implementation of development and continue to share plans with infrastructure providers. Developers will also need to continue to liaise with providers to ensure that power, water and transport can be supplied at the appropriate time to meet development needs.

Sustainability Objectives		Timescale			18. Open Spaces
	1.	S	M	L	Commentary on Results
SDO 1:To tackle poverty and encourage wealth creation	✓	-	✓	✓	Providing new open spaces within the area will improve the quality of the environment and encourage inward investment
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	Improving and providing new open spaces in the area will provide opportunities for education and training, in particular, where local food growing initiatives are implemented
SDO 3:To improve the health of the population	✓✓	✓	✓✓	✓✓	The policy promotes the provision of new and improved open space for recreational purposes and for quiet space and also promote existing and new open spaces for other uses apart from recreation such as for food growing which may help to improve the health of the population.
SDO 4:To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Creating high quality open spaces and play facilities will increase the usage of these areas, increasing surveillance and reducing crime and fear of crime. New public spaces in the town centre will help to anchor surrounding land uses and be a destination and focal point for residents, visitors and business users which will help with social inclusion.
SDO 5:To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Improving and providing new open spaces will ensure more people have access to parks, gardens and recreation and meet the needs of a growing population in a built up area. The policy also encourages major residential developments to provide opportunities for food growing which can help to bring local residents together
SDO 6:To mitigate and adapt to the impacts of climate change	✓	✓	✓	✓	Improving and providing new open spaces will help to reduce contributions to climate change by providing breathing spaces and a range of typologies of space to provide shade, flood storage, improve infiltration rates and reduce run-off. The retention and enhancement of trees and canopy wherever possible will also help mitigate the impacts of climate change through the absorption of CO2. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction SPD
SDO 7:To improve the air quality in Southwark	✓	✓	✓	✓	Protecting and improving open spaces and the retention and enhancement of trees and canopy wherever possible will also help to improve air quality. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction and SPD
SDO 8: To minimise the (impact of) ambient noise environment	✓	✓	✓	✓	A high quality network of open spaces and green corridors, with the retention and enhancement of trees and canopy will help to provide quiet areas and minimise the impact of the ambient noise environment.
SDO 9:To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10:To encourage sustainable use of water resources	?	?	?	?	More green spaces can help to reduce surface water run-off and improve water quality, however water will be needed for irrigation. The use of water will need to be controlled through appropriate management techniques. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction SPD
SDO 11:To maintain and enhance the quality of land and soils	✓?	✓?	✓?	✓?	Improved open spaces may improve soil quality in the area, this will depend on how open spaces are managed to ensure conservation and protection of priority habitats.
SDO 12: To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	The policy encourages high quality landscaping to be incorporated in to developments, which should reinforce the character and distinctiveness of the surroundings. A high quality network of open spaces will enhance the quality and appearance of the area.
SDO 13: To conserve and enhance the historic environment and cultural assets	✓✓	✓	✓✓	✓✓	High quality open spaces will enhance the historic value of the area by improving their setting. The policy encourages the reinforcement of the historic street tree pattern where they are

					integral to the historic townscape.
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓✓	✓✓	✓✓	✓✓	The policy aims to create a high quality network of open spaces and maintain and improve the nature conservation value of public open spaces. This will include green corridors and promote biodiversity. The policy encourages the use of street trees and will expect development to retain and enhance trees and canopy cover wherever possible
SDO 15: To reduce vulnerability to flooding	✓	-	✓	✓	Improvement of and new open spaces will reduce surface water run-off from hard surfaces reducing flood risk.
SDO 16: To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	Better links between open spaces will promote walking and cycling and reduce car journeys.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Protecting, improving and creating new open spaces and promoting strategic green links will increase the green infrastructure provision and help to meet the demands associated with a growing population. The policy will ensure provision of public parks is at least 0.61ha per 1000 people to ensure there is no deficiency of open space for the population.

Sustainability Objectives		Timescale			19. Energy, water, waste
		1.	S	M	L
SDO 1:To tackle poverty and encourage wealth creation	✓	✓	✓	✓	By creating more energy efficient buildings, energy costs will be reduced, which will help to address the issue of fuel poverty. The availability of efficient buildings will also attract inward investment. A future communal heat network will enable in the long term greater savings on heating costs, which in the long term will positively impact tackling poverty.
SDO 2:To improve the education and skill of the population	✓	✓	✓	✓	The use of new technologies in the local area can help improve the education and skill base of the population.
SDO 3:To improve the health of the population	✓	✓	✓	✓	The adopted policy requirements of achieving a minimum of CfSH level 4 and BREEAM excellent in all new developments will help to improve well being and quality of life which will help to improve the health of the population. The requirement for developments to be designed to be capable of connecting to a future local heat network will enable in the long term greater savings on heating costs, which will positively impact upon 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	✓	✓	✓	✓	Improving the energy efficiency of buildings will help to reduce bills for people on lower incomes such as the elderly.
SDO 6:To mitigate and adapt to the impacts of climate change	✓✓	✓	✓✓	✓✓	The amount of development will increase the demand for energy and carbon emissions. New development will be required to reduce carbon emissions through implementing the energy hierarchy. The adopted policy requirements of achieving a minimum CfSH level 4; BREEAM excellent and 20% reduction in CO2 using renewables will help to ensure new development is of a very high environmental standard which will help to reduce contributions to climate change through good design. The future introduction of a local heating network will improve energy efficiency and result in less CO2 emissions. Development will need to be designed according to sustainable design and construction techniques.
SDO 7:To improve the air quality in Southwark	✓	✓	✓	✓	The adopted policy requirements of achieving a minimum CfSH level 4; BREEAM excellent and 20% reduction in CO2 using renewables will help to ensure new development is of a very high environmental standard which will help to mitigate any impact on air quality.
SDO 8: To minimise the (impact of) ambient noise environment	?	?	?	?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on helping to minimise the ambient noise environment.
SDO 9:To reduce waste and maximise use of waste arising as a resource	✓✓	✓	✓✓	✓✓	Requiring development that is of a very high environmental standard will help to reduce waste and maximise use of waste arising as a resource through good design measures.
SDO 10:To encourage sustainable use of water resources	✓✓	✓	✓✓	✓✓	Requiring development that is of a very high environmental standard will help to encourage sustainable use of water resources through the use of sustainable urban drainage systems, grey water recycling and other design measures.
SDO 11:To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Encouraging development that is of a very high environmental standard will help to enhance the quality of land and soils through the possible remediation of brownfield sites.
SDO 12: To protect and enhance the quality of landscape and townscape	?	?	?	?	New technologies, for example wind turbines or solar panels could have a detrimental impact on the appearance and character of the area. Care will need to be taken on the design and location, which will be assessed through the detailed planning applications. Further guidance can be found in the Sustainable Design and Construction SPD

SDO 13: To conserve and enhance the historic environment and cultural assets	?	?	?	?	New technologies, for example wind turbines or solar panels could have a detrimental impact on the appearance and character of the area. Care will need to be taken on the design and location, which will be assessed through the detailed planning applications. Further guidance can be found in the Sustainable Design and Construction SPD
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓ ?	✓ ?	✓ ?	✓ ?	The type of measures used to achieve higher environmental standards on individual schemes will determine whether this has a positive impact on open spaces, green corridors and biodiversity however adopted policies which require access to amenity space and encouraging development to promote levels of biodiversity should ensure there is a positive impact overall.
SDO 15: To reduce vulnerability to flooding	✓	✓	✓	✓	Adopted policies requires development to be of a very high environmental standard which includes including design measures to reduce risk of flooding and reduce surface water run-off by sustainable urban drainage systems. All planning applications will need to be accompanied by a flood risk assessment.
SDO 16: To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	Adopted policies require development to be of a very high environmental standard which will help to improve the quality of accommodation in the borough which will mean more people have the opportunity to live in a decent home. New homes will be more energy efficient reducing energy costs for residents.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact
SDO 18: To provide the necessary infrastructure to support existing and future development	✓	-	✓	✓	New development will place an increased demand upon the infrastructure. Developers will need to ensure that the existing infrastructure has capacity to meet the additional demands of the proposals. The local heating network will contribute to meeting the long term infrastructure needs for the area. Southwark will use s106 planning obligations to require and major developments to connect to a future network where feasible. Southwark will monitor phasing and implementation of development and continue to share plans with infrastructure providers. Developers will also need to continue to liaise with providers to ensure that utilities can be supplied at the appropriate time to meet development needs.

Sustainability Objectives	Timescale				20. S106 Planning Contributions and the Community Infrastructure Levy
	1.	S	M	L	Commentary on Results
SDO 1: To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The s106 tariff for the area will be applied to new development to help mitigate any impacts which will include contributions towards employment and training which will help tackle poverty.
SDO 2: To improve the education and skill of the population	✓	✓	✓	✓	The s106 tariff for the area will be applied to new development to help mitigate any impacts which will include contributions towards education provision
SDO 3: To improve the health of the population	✓	✓	✓	✓	The s106 tariff for the area will be applied to new development to help mitigate any impacts which will include contributions towards new health facilities.
SDO 4: To reduce the incidence of crime and the fear of crime	✓?	✓?	✓?	✓?	Site specific planning obligation requirements would be sought where required for public realm improvements. These measures could help to reduce the incidence of crime and the fear of crime
SDO 5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The s106 tariff for the area will be applied to new development to help mitigate any impacts which will include contributions towards providing new community facilities. The SPD provides guidance on the provision of community facilities which will help to promote social inclusion, equality, diversity and community cohesion
SDO 6: To mitigate and adapt to the impacts of climate change	✓	✓	✓	✓✓	The strategic transport tariff will help to fund strategic transport improvements which in the long term will help to mitigate and adapt to the impacts of climate change
SDO 7: To improve the air quality in Southwark	✓	✓	✓	✓✓	The strategic transport tariff will help to fund strategic transport improvements which in the long term will help to improve the air quality in the area
SDO 8: To minimise the (impact of) ambient noise environment	-	-	-	-	No significant impact
SDO 9: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 10: To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 11: To maintain and enhance the quality of land and soils	✓	-	✓	✓	The SPD sets out detail and guidance on public realm and design requirements which can be secured through site specific planning obligation requirements and may help to provide more detail maintaining and enhancing the quality of land and soils
SDO 12: To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	The SPD sets out detail and guidance on public realm and design requirements which can be secured through site specific planning obligation requirements. This may help to provide more detail on the protection and enhancement of the quality of the landscape and townscape
SDO 13: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The SPD sets out detail and guidance on public realm and design requirements which can be secured through site specific planning obligation requirements. Adopted policies will ensure development does not have a negative impact on the historic environment and cultural assets
SDO 14: To protect & improve open spaces, green corridors & biodiversity	✓	✓	✓	✓	The s106 tariff for the area will be applied to new development which will require contributions towards new open space and improvements to existing open spaces in the area. The SPD sets out detail and guidance on open space provision, public realm and design requirements which can also be secured through site specific planning obligation requirements.
SDO 15: To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 16: To provide everyone with the opportunity to live in a decent	✓	✓	✓	✓	The adopted affordable housing policy requirement will ensure everyone has the opportunity to

home					live in a decent home.
SDO 17: To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓✓	A s106 tariff for the area will be applied to new development which will require contributions to transport infrastructure because the increase in the population in the area as a result of the Heygate redevelopment and other sites coming forward will put pressure on the transport infrastructure.
SDO 18: To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	A s106 tariff will be applied to new development to help mitigate impacts from new development. With a SPD there is more certainty on when infrastructure will be provided as there will be timescales and a strategy for delivery.

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.

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 8

Abbreviations

AQMA	Air Quality Management Area
BREEAM	Building Research Establishment Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
CfSH	Code for Sustainable Homes
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
TFL	Transport for London
UDP	Unitary Development Plan