

**CANADA WATER AREA ACTION PLAN**

Adoption Version

**SUSTAINABILITY REPORT**

<b>No.</b>	<b>Title</b>
Appendix 1	Inspector's report (the main document is available with the agenda pack and the appendices A and B are available on the website)
Appendix 2	Canada Water AAP adoption version (available with the agenda pack)
Appendix 3	Canada Water AAP adoption version consultation report (available on the website)
Appendix 4	Canada Water AAP adoption version final sustainability appraisal (available on the website)
Appendix 5	Canada Water AAP adoption version equalities impact assessment (available on the website)

**London Borough of Southwark  
Planning Policy Team  
January 2012**

**CONSULTATION PROCESS**

<b>SUSTAINABILITY APPRAISAL PRODUCTION STAGE</b>	<b>TIMETABLE</b>
Consultation on Canada Water Sustainability Appraisal Scoping Report.	14 March 2008 to 25 April 2008
Consultation on Canada Water Issues and Options report accompanied by an Interim Sustainability Appraisal report of the Issues and Options report and Equalities Impact Assessment	18 November 2008 to 20 February 2009
Consultation on Canada Water Preferred Option report and draft Sustainability Appraisal of Preferred Options report and Equalities Impact Assessment	21 July 2009 to 13 October 2009
Consultation on the submission version of the Canada Water and SA Report	18 December 2009 to 12 March 2010
Consultation on the further changes to the submission version of the Canada Water and SA Report	June 2011
Publish final version of the Canada Water Area Action Plan accompanied by a Sustainability Report	March 2012

<b>CONTENTS</b>	<b>PAGE</b>
<b>Non Technical Summary</b>	<b>1</b>
<b>1. Introduction</b>	<b>14</b>
1.1 What is this document?	
1.2 Why do we need to carry out a Sustainability Appraisal?	
1.3 Strategic Environmental Assessment	
1.4 Why is the Canada Water Area Action Plan needed?	
1.5 What are the stages of the Canada Water Area Action Plan production?	
1.6 Structure of the report	
<b>2. Sustainability Appraisal Methodology</b>	<b>20</b>
2.1 Purpose of the Sustainability Appraisal	
2.2 Planning Policy and Sustainable Development	
2.3 Sustainability Appraisal Process	
2.4 Consultation	
2.5 Any difficulties undertaking the SA	
2.6 Compliance with the SEA Directive regulations	
<b>3. Canada Water AAP Objectives</b>	<b>25</b>
3.1 The purpose of the Canada Water Area Action Plan	
3.2 The vision and objectives	
3.3 Canada Water Policies	
<b>4. Context and Baseline Information</b>	<b>29</b>
4.1 Links to other policies, plans and programmes	
4.2 Summary Baseline Information	
<b>5. Sustainability Issues and Objectives</b>	<b>39</b>
5.1 Sustainability Issues	
5.2 Sustainability Objectives	
<b>6. The Sustainability Appraisal Framework</b>	<b>40</b>
6.1 What is the SA Framework?	
6.2 The SA Framework	
6.3 Internal Comparison of the SA objectives	
<b>7. Assessment of Options</b>	<b>46</b>
7.1 Comparison of the Sustainability Objectives against the AAP objectives	
7.2 What options have been considered and why?	
7.3 What have the options identified?	
<b>8. Effects of the Plan Policies</b>	<b>48</b>
8.1 How has sustainability been considered in developing the plan	
8.2 The Preferred Option	
8.3 The Submission Version	
8.4 What are the significant positive sustainability impacts	
8.5 What are the significant negative effects of the plan	
8.6 Uncertain impacts	
8.7 Cumulative Impacts	
8.8 Proposed mitigation	
8.9 Uncertainties and risks	
8.10 Further changes to the Submission Version AAP	
8.11 What are the significant positive sustainability impacts of the changes	
8.12 What are the significant negative effects of the changes	
8.13 Uncertain impacts	
8.14 Cumulative Impacts	
8.15 Proposed mitigation	
8.16 Uncertainties and risks	
<b>9. Implementation</b>	<b>53</b>
9.1 What are the next stages in the plan preparation?	
9.2 How will the plan be implemented?	
9.3 Links to other tiers of plans, programmes and other guidance	
9.4 Proposals for monitoring	

<b>APPENDICES</b>	<b>PAGE</b>	
Appendix 1	Legal and Policy background/ The SEA Directive Requirements	56
Appendix 2	Responses to Consultation	59
Appendix 3	Relevant Plans, Strategies and Programmes	88
Appendix 4	Comparison of Sustainability Objectives against Canada Water AAP Objectives	95
Appendix 5	Summary of SA Results - Issues and Options	105
Appendix 6	Summary of SA Results - Preferred Options	107
Appendix 7	SA Results - Submission Version	109
Appendix 8	Evidence Documents	177
Appendix 9	Glossary	178
Appendix 10	Abbreviations	180

## NON-TECHNICAL SUMMARY

### Background

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

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

### What planning document is being appraised?

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

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

**A copy of the Canada Water AAP (submission document) can be downloaded from our website: [www.southwark.gov.uk/planningpolicy](http://www.southwark.gov.uk/planningpolicy)  
A paper copy can also be requested from the Planning Policy team.**

### The Process

The process has included:

- Collection of baseline information on the environmental, social and economic characteristics of the Canada Water area and its context
- Identification of the sustainability issues and objectives to be used in the SA to assess the likely impacts of the policies and to enable monitoring of progress in the future
- The preparation of a Scoping report, which set out the proposed method of assessment for the SA, issued for consultation from 14 March 2008 to 25 April 2008. As far as possible, the views and comments of the various bodies who responded to the consultation have been taken into account in preparing the SA report.
- An Interim SA of the AAP Issues and Options report, issued for consultation from 18 November 2008 to 20 February 2009. The responses from the consultation were included in the Interim SA report. The comments received have been taken into account when preparing the SA report.
- A Draft SA of the Preferred Options for Canada Water, issued for consultation from 21 July to 13 October 2009. The responses from the consultation were included in Appendix 2 of the draft SA report. The comments received have been taken into account when preparing the SA report.

- The Sustainability Appraisal Report of the submission version of the AAP for Canada Water
- The Sustainability Appraisal Report of the Further Changes to the revised AAP for Canada Water
- The final Sustainability Appraisal Report (this document)

### **The Sustainability Issues**

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

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

### What sustainability objectives were used to appraise the AAP?

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

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

#### Sustainable Development Objectives (SDOs)

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

**Section 1 of this report sets out the stages in the development of the Area Action Plan including details on the different steps of the SA process.**

## Key Findings of the Sustainability Appraisals

### The Canada Water AAP: Issues and Options

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

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

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

Both options were subject to a sustainability appraisal.

### Results of Issues and Options SA

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

Both options were appraised separately under five topic headings:

1. Shopping
2. Transport
3. Leisure
4. Places
5. Homes
6. Community

The Issues and Options were subject to consultation from November 2008 - February 2009. The key findings of the Interim Issues and Options Sustainability Appraisal are set out below:

#### 1. Shopping

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

#### 2. Transport

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



### 3. Leisure

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

### 4. Places

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

### 5. Homes

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

### 6. Community

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

This process resulted in recommendations for the preferred options on sustainability grounds and on the whole the approach specified in Option 2 has been selected. Although it has some negative sustainability impacts, in general it will provide greater benefits for the entire community.

**The detailed results can be found in the Interim Sustainability Appraisal of the Issues and Options, which is available from the Planning Policy Team**

### Reasons for progressing with preferred options

The results of the Issues and Options appraisal showed that the overall impact of Option 2 was more positive than for Option 1. Whilst Option 1 would deliver more housing than Option 2, it will also result in an increase in contributions to climate change, traffic, and waste and water usage.

Option 2 presents more of a balanced approach to the regeneration of the area by focusing on providing leisure facilities, employment opportunities, the public realm and community facilities as well as new homes. Whilst this growth will increase demand for energy and water, and generate more waste and traffic, these impacts can all be mitigated by other policies in the AAP which seek to reduce car parking, and set energy and sustainable design guidance.

Although the negative impacts of Option 1 could also potentially be mitigated, overall Option 2 will have more sustainability benefits in the long term for job creation, new skills, community cohesion, providing local services and community facilities, improving walking and cycling routes, and reducing crime and fear of crime.

**The detailed results can be found in the Draft Sustainability Appraisal of the Preferred Options, which is available from the Planning Policy Team**

### Response to consultation

Responses from the following organisations were received on the Draft Sustainability Appraisal of the Preferred Options

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

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

### Results of SA of Preferred Options

The Draft SA report provides the results of stage three of the SA of the AAP Preferred Options. The full assessment of the Preferred Options is contained in the draft SA report which is available from the Planning Policy team. Short, medium and long-term impacts are assessed. Any uncertainties and initial suggestions for reducing negative impacts (called mitigation measures) are included in the commentary boxes in the table.

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

### SA of the Submission Version of the Canada Water Area Action Plan

Following the consultation process, some changes have been made to the sustainability objectives and the policies for the area. A further iteration of the SA has therefore been undertaken on the Submission Version to ensure that sustainability has been addressed appropriately and to identify any further mitigation measures that may be necessary.

### SA of the pre enquiry changes to the Canada Water Area Action Plan

The final version of the Canada Water AAP has also been amended to take into account changes to the document made between submission to the Secretary of State and the start of the examination in public. These changes were made to address some outstanding concerns raised by objectors. A further iteration of the SA has therefore been carried out to ensure that sustainability has been addressed and to identify any further mitigation measures that may be necessary as a result of the changes.

The SA has been carried out against the Sustainability Framework set out in Section 6 of the Sustainability Report.

### Policies Assessed

Policy 1	Shopping in the town centre
Policy 2	Cafes and restaurants in the town centre
Policy 3	Important shopping parades
Policy 4	Small scale shops, cafes and restaurants outside the town centre
Policy 5	Markets
Policy 6	Walking and cycling
Policy 7	Public transport
Policy 8	Vehicular traffic
Policy 9	Parking for town centre uses
Policy 10	Parking for residential development in the core area
Policy 11	Leisure and entertainment
Policy 12	Sports facilities
Policy 13	Arts, culture and tourism
Policy 14	Streets and public spaces
Policy 15	Building blocks
Policy 16	Town centre development
Policy 17	Building heights on site in and adjacent to the core area
Policy 18	Open spaces and biodiversity
Policy 19	Children's play space
Policy 20	Energy
Policy 21	New homes
Policy 22	Affordable homes
Policy 23	Family homes
Policy 24	Density of residential developments
Policy 25	Jobs and business space
Policy 26	Schools
Policy 27	Community facilities
Policy 28	Early years
Policy 29	Health facilities
Policy 30	Albion Street
Policy 31	Lower Road
Policy 32	Proposals sites
Policy 33	Section 106 Obligations

**SA of the Further Changes to the Submission Version of the Canada Water Area Action Plan**

Following the receipt of the Inspector's Report on the Core Strategy, the Canada Water AAP has been revised to include three additional sites of importance for nature conservation and to set out minimum dwelling sizes.

As a result, the final Sustainability Appraisal Report has been amended to reflect these changes. The SA has been carried out on the Further Changes to the Canada water AAP against the Sustainability Framework set out in Section 6 of the Sustainability Report.

A summary of the findings of the appraisal for each policy is summarised below. The detailed results are provided in Section 8 and Appendix 7 of the SA report.

**SA following receipt of the Inspectors Report on the CWAAP**

A final appraisal of the AAP has been carried out to check that the final changes proposed by the inspector have addressed sustainable development appropriately. During the hearings the council proposed a number of minor amendments to the AAP which sought to overcome outstanding objections made by representors and factually update the plan. These changes are minor in nature and are not considered to change the substance of the AAP or its sustainability

The Inspectors report also recommended two further changes: that the Quebec Industrial Estate, 24-28 Quebec Way and the vacant car park to the north of 24-28 Quebec Way are taken out of the suburban density zone and located in the Core Area and that the area around Needleman Street is taken out of the suburban density zone and redesignated as an urban zone.

The recommended changes to the density zone boundaries have a largely neutral impact. There are no development sites in the new urban zone and therefore this change is likely to have little impact on the sustainability of the plan. There are three sites within the extension to the core area. Two of the sites are identified in the plan and have mixed use allocations in the AAP. The third site will be released as a result of the Harmsworth Quays move. The core area designation may result in an uplift in density on the sites. The capacity estimate in the AAP for the Quebec Industrial Estate, the largest site, is for approximately 250 homes (389 habitable rooms per habitable rooms per hectare). The council is currently considering a planning application proposal for 366 homes (517 per hectare), representing an uplift of 116 homes. The core area density policy allows for densities between 350 habitable rooms per hectare and 700 habitable rooms per hectare and therefore it is difficult to say with certainty what the eventual uplift across the three sites will be. The change would have a benefit to SDO 15 which relates to housing and is counterbalanced by the potential to harm SDO 11 which relates to the quality of landscape and townscape. Overall, in view of the fact that there are only three development sites in the density zones which are subject to change and in a context in which over 3,400 new homes will be provided across the AAP area, the overall impact on the plan would be small, particularly given that there are strong design policies in the Core Strategy which ensure that development must respect the character of surrounding areas.

SA of Submission Version of the Canada Water AAP - Summary of Results

Sustainability Objectives	Canada Water AAP – Submission Version Policies																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓	✓✓	✓	-	✓	✓	✓	✓	✓✓	✓	✓✓	✓	✓	✓✓	✓	✓	✓
SDO 2 To improve the education and skill of the population	✓	✓✓	-	✓✓	✓	-	-	-	-	-	✓✓	✓	✓✓	✓	-	✓	✓	✓	-
SDO 3 To improve the health of the population	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓✓	✓✓	✓	✓	-	✓	?	✓✓	✓
SDO 4 To reduce the incidence of crime and the fear of crime	?	✓	✓	✓	-	✓	✓	-	✓	?	✓✓	✓	✓	✓✓	✓	✓	-	✓	✓
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓	✓✓	✓	✓	✓	✓	✓	✓	✓✓	✓	✓	✓✓	-	✓	-	✓✓	✓
SDO 6 To reduce contributions to climate change	X	?	✓	✓	✓	✓	✓	✓	✓	✓✓	X	?	?	✓✓	✓	?	?	✓	-
SDO 7 To improve the air quality in Southwark	X	?	✓	✓	✓	✓	✓	✓	✓	✓✓	X	?	?	✓✓	✓	?	?	✓	-
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	X	?	-	?	?	-	-	-	-	-	X	?	?	-	✓	?	?	-	-
SDO 9 To encourage sustainable use of water resources	?	?	-	?	-	-	-	-	✓	✓	✓	?	?	-	-	✓	✓	?	-
SDO 10 To maintain and enhance the quality of land and soils	✓	-	-	-	-	-	-	-	✓	✓	✓	?	✓	✓✓	-	✓	✓	✓	-
SDO 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓	✓	✓	✓✓	✓	✓	✓✓	✓	✓✓	✓	✓	✓✓	✓	✓	✓	✓✓	-
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	✓	?	?	✓	-	-	-	✓	?	?	✓	✓✓	✓	-	✓	✓✓	-
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	-	-	?	✓	-	-	✓	✓	?	✓	?	✓✓	✓	✓	✓	✓✓	✓
SDO 14 To reduce vulnerability to flooding	?	?	-	?	-	-	-	-	✓	✓	?	?	?	✓	?	?	?	✓	?
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	✓	✓✓	✓	✓	✓✓	✓✓	?	✓✓	✓✓	✓✓	✓	?	✓✓	✓	✓✓	✓	✓	✓
SDO 17 To provide the necessary infrastructure to support existing and future development	?	?	-	-	-	✓✓	✓✓	✓	✓	✓	?	?	?	✓✓	?	?	?	✓✓	-

- 1 Shopping in the town centre
- 2 Cafes and restaurants in the town centre
- 3 Important shopping parades
- 4 Small scale shops, restaurants and cafes outside the town centre
- 5 Markets
- 6 Walking and cycling
- 7 Public transport
- 8 Vehicular traffic
- 9 Parking for town centre uses
- 10 Parking for residential development in the Core Area
- 11 Leisure and entertainment
- 12 Sports facilities
- 13 Arts, culture and tourism
- 14 Streets and public spaces
- 15 Building blocks
- 16 Town centre development
- 17 Building heights on sites in and adjacent to the core area
- 18 Open spaces and biodiversity
- 19 Children's play space

Sustainability Objectives	Canada Water AAP – Submission Version Policies														
	20	21	22	23	24	25	26	27	28	29	30	31	32		33
SDO 1 To tackle poverty and encourage wealth creation	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	✓	✓	✓	✓✓	20 Energy
SDO 2 To improve the education and skill of the population	✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	-	✓	✓	✓	✓✓	21 New Homes
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	22 Affordable Homes
SDO 4 To reduce the incidence of crime and the fear of crime	-	✓	✓	✓	✓	✓	-	✓	-	-	✓	✓	✓	✓	23 Family Homes
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓✓	✓✓	✓✓	✓	✓✓	✓	✓✓	✓	✓	✓	✓	✓	✓	24 Density of residential developments
SDO 6 To reduce contributions to climate change	✓✓	X	X	X	?	X	X	X	✓	X	?	✓	X	✓	25 Jobs and business space
SDO 7 To improve the air quality in Southwark	✓	X	X	X	?	X	X	X	✓	X	?	✓	X	✓	26 Schools
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	X	X	X	?	X	X	X	?	X	?	-	X	-	27 Community Facilities
SDO 9 To encourage sustainable use of water resources	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	28 Early Years
SDO 10 To maintain and enhance the quality of land and soils	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓✓	29 Health Facilities
SDO 11 To protect and enhance quality of landscape and townscape	?	?	?	?	✓	✓	?	?	?	?	✓	✓✓	?	✓✓	30 Albion Street
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	✓	✓	?	?	?	?	✓	-	?	✓	31 Lower Road
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	?	✓✓	32 Proposals sites
SDO 14 To reduce vulnerability to flooding	-	X	X	X	X	?	X	X	X	X	?	-	X	✓✓	33 S106 Planning Obligations
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	✓	-	-	-	-	-	-	-	✓✓	-	
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	✓	✓	✓	✓✓	?	?	✓	✓	?	✓	✓	?	✓✓	
SDO 17 To provide the necessary infrastructure to support existing and future development	✓✓	?	?	?	?	?	?	?	?	?	?	✓	?	✓✓	

### What difference has the appraisal process made?

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

The results of the submission version appraisal show that the overall impact is predominantly positive. Some minor negative impacts have been identified particularly in relation to SDO objectives:

SDO 6	To reduce contributions to climate change
SDO 7	To improve the air quality in Southwark
SDO 8	To avoid waste and maximise, reuse or recycle waste arising as a resource
SDO14	To reduce vulnerability to flooding

The negative impacts largely relate to the environmental impact as a result of the quantum of new development. Mitigation measures have been identified, which will need to be put in place to minimise the impacts. With regard to flood risk, a large proportion of the AAP area falls within the flood zone but it is recognised that it is necessary to develop here as there is a lack of developable land that is not within the flood zone. Flood risk assessments and flood resilient design will need to be proposed as part of the planning applications.

The appraisal process has also helped to identify potential cumulative impacts of the policies. The cumulative impact of the development could result in a major negative impact in relation to sustainability objectives six to eight which seek to reduce climate change, improve air quality and minimise waste generation. Individually the policies scored minor negative impacts but cumulatively the impact of additional development on these sustainability objectives could have a major negative impact if suitable mitigation measures are not applied.

The sustainability appraisal has informed the decision making process to facilitate the evaluation of alternatives and has helped to demonstrate that the plan is the most appropriate given the reasonable alternatives. At each stage of plan preparation we have appraised the options to ensure that the approach taken forward has the most positive impact; environmentally, socially and economically. The final approach taken forward through the Area Action Plan is considered to be the most effective at achieving sustainable development.

The appraisal process has also provided the opportunity to consider how the AAP should be monitored to keep track of how well it performs after it is adopted. The sustainability indicators identified through the sustainability appraisal process will be used to review the impact of the AAP policies.

**For more information on the impacts of the policies see Section 8 and Appendix 7 of the SA report**





Canada Water Area Action Plan:  
Adoption version

**Sustainability Report**  
January 2012

# 1 INTRODUCTION

## 1.1 What is this document?

- 1.1.1 This report provides the sustainability appraisal of the Canada Water AAP Adoption Version. It is the final stage of the Sustainability Appraisal (SA) process for the AAP. The purpose of a SA is to promote sustainable development through the integration of social, economic and environmental considerations in the preparation of new or revised Development Plan Documents (DPDs).
- 1.1.2 The Canada Water AAP is being prepared as part of the Local Development Framework (LDF). The Local Development Framework is made up of a collection of DPDs, including Area Action Plans (AAPs), a Development Control DPD and Supplementary Planning Documents (SPDs), which will be used to guide development in the area. Further explanation of the LDF documents is set out below.
- **Local Development Scheme** – this is a timetable for the preparation of the LDF, setting out what documents will be produced and when the key stages will take place.
  - **Statement of Community Involvement (SCI)** – this sets out how interested people and organisations can be involved in preparation of the LDF and in future planning decisions.
  - **Core Strategy** – this is a key element of the LDF, setting out the spatial vision for the borough and including a set of key strategic policies from which all other documents flow. Together with the other DPDs, it will replace the Southwark Plan 2007. Southwark's Core Strategy will also identify particular locations in the borough and outline what types of development would be appropriate there in the future.
  - **Area Action Plans (AAPs)** – these provide spatial strategies for key areas of the borough. As well as Canada Water, AAPs for Aylesbury and Peckham & Nunhead are being prepared and consulted on.
  - **Development Management Policies DPD** - this document will build on the Core Strategy. It sets out specific policies to manage development across the borough, ensuring it contributes to our overall aims
  - **Supplementary Planning Documents (SPDs)** – provide additional detail around particular priority policies such as affordable housing and sustainable construction.

**More information on Southwark's Local Development Framework and the Development Plan Documents can be obtained on the council's website <http://www.southwark.gov.uk>**

### 1.1.3 This report does the following:

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

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

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

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

PPS1: Delivering Sustainable Development (paragraph 24)

## 1.3 Strategic Environmental Assessment

1.3.1 Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is required when preparing new or revised DPDs.

1.3.2 We have undertaken an SEA of the Canada Water AAP as part of the sustainability appraisal. The Government guidance on sustainability appraisal set out in Planning Policy Statement 12: Local Spatial Planning, 2008 and the Plan Making Manual incorporates the requirements of the SEA Directive within the SA process. For the purposes of simplicity, the term sustainability appraisal (SA) is used throughout this document to include both the SA and SEA processes. Further details on the legislative and policy background to sustainability appraisal are set out in **Appendix 1**.

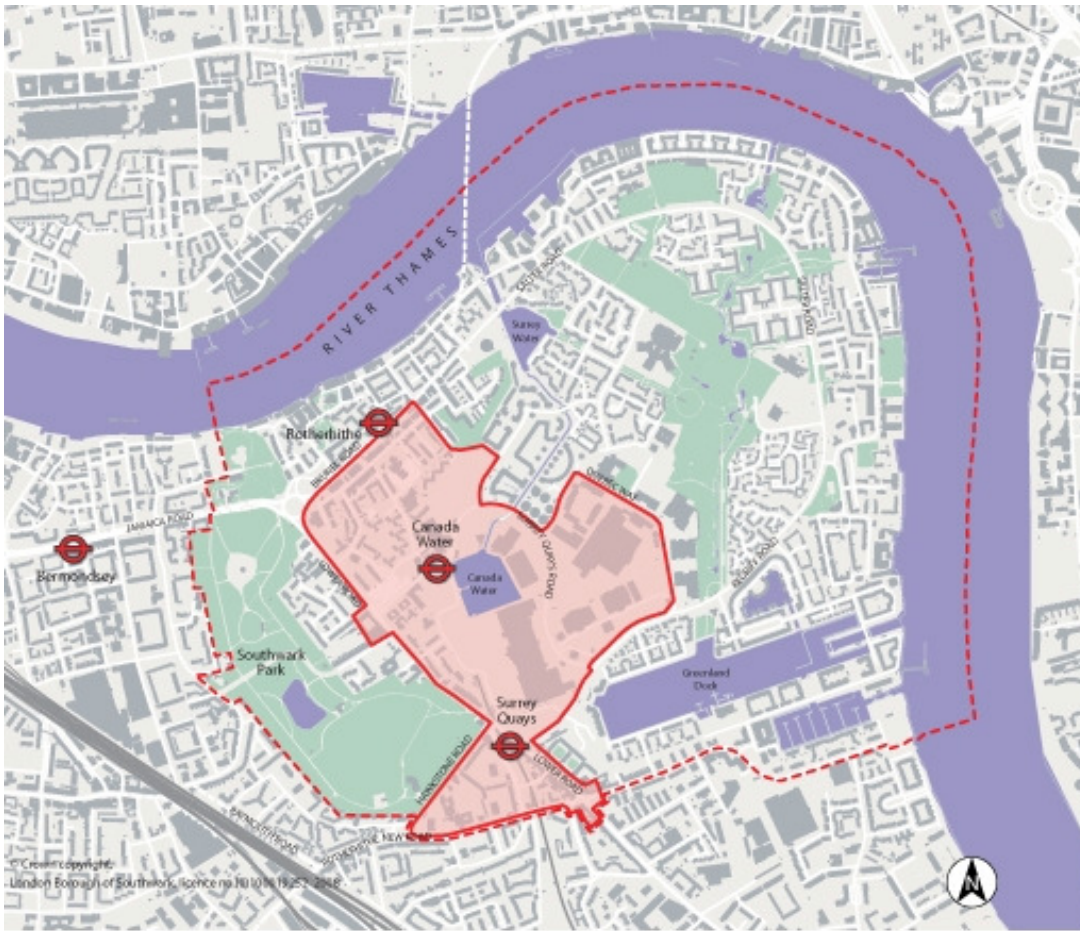
## 1.4 Why is the Canada Water AAP needed?

- 1.4.1 The Core Strategy sets out the spatial vision and strategic objectives for the borough including the planning policies. The council will use the planning policies to make decisions on individual planning applications. All new development must be in line with the planning policies for the area. The plan will also identify areas of the borough where significant changes are expected and will explain how these changes will take place, including Canada Water.
- 1.4.2 The London Plan (2008), also classifies Canada Water as an Area for Intensification. This means that Canada Water has been identified by the Mayor as an area that can accommodate further development based on the good public transport links and available development sites. The Southwark Plan also identifies Canada Water as an Action Area (Policy 7.2) based on the fact that it is about to undergo significant change. The Canada Water Supplementary Planning Guidance (November, 2005) sets out guidelines for new development specific to the area but it does not create new planning policies, instead it expands on existing policies in the Southwark Plan.
- 1.4.3 The proposed AAP boundary (Figure 1) covers the Canada Water Action Area (identified in the Southwark Plan) and the surrounding area. The AAP identifies a core area, where the majority of development will be focused, and a periphery which will become more linked to the core area through better transport and movement routes and improved design. The area is home to residential housing, employment sites, shops and schools, as well as a number of important green spaces and docks. There are a number of vacant development sites in the area. We have recently approved planning permission for the development of the library and more development will take place over the next 10 years. The area has good public transport links with two underground stations at Rotherhithe and Surrey Quays. The area also has existing shopping and leisure opportunities such as Surrey Quays shopping centre and the Seven Island Leisure Centre.
- 1.4.4 The AAP will create new planning policies for Canada Water to make sure that the regeneration of the area is done in the best possible way, not just taking into account land use matters but also issues such as the local economy and environmental issues. The main issues to consider are:
- the type of new development appropriate on the vacant sites including building design and density
  - the need to make the most of the unique natural environment
  - the creation of a town centre
  - the need to consider the transport impacts of all new development.

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

Figure 1: Canada Water Area Action Plan

Comment [T1]: new figure required



- AAP core area
- Wider AAP area

## What are the stages of the AAP production?

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

<b>Stages in Preparing the Canada Water AAP</b>	
<b>Evidence Gathering (Scoping Report)</b>	<p><b>January to March 2008</b> This involved gathering information and understanding the key social, economic and environmental issues that affect Southwark's future and the AAP area.</p> <p><b>Public Consultation on Scoping Report</b> 5 Weeks formal consultation. <b>14 March 2008- 25 April 008</b></p>
<b>Issues &amp; Options (Interim SA)</b>	<p><b>March 2008- November 2008</b> This involved using the information gathered on issues to identify a vision for Canada Water in the future and different ways (options) this vision could be achieved.</p> <p><b>Public Consultation: 18 November 2008 to 20 February 2009</b></p>
<b>Preferred Option (Draft SA)</b>	<p><b>July- October 2009</b> Identification of the best option for achieving the vision for Canada Water in the future. This has been based on an assessment of the positive and negative impacts of each option and incorporating feedback received during previous consultations.</p> <p><b>Public Consultation</b> 6 weeks informal consultation was held followed by 6 weeks formal consultation. <b>21 July 2009 - 6 November 2009</b></p>
<b>Draft Canada Water AAP sent to the Government for approval (Final SA Report)</b>	<p><b>January 2010</b> Following feedback, the preferred option has been written up in detail as the AAP submission version. This will be submitted to the Secretary of State and will be examined by an independent inspector who will decide whether or not we can adopt the Canada Water AAP and if any changes need to be made</p> <p><b>Public consultation</b> 6 weeks informal consultation will be held from 18<sup>th</sup> December – 29<sup>th</sup> January followed by 6 weeks formal consultation from <b>29 January 2010 – 12 March 2010</b></p>

<b>Consultation on the Further Changes to the Draft Canada Water AAP (revised Final SA report)</b>	<p><b>March – June 2011</b></p> <p>Following receipt in the Inspectors report on the Core Strategy a revised version of the Canada Water AAP will be prepared to reflect the proposed changes to the final Core Strategy.</p> <p><b>Public consultation</b> 6 weeks informal consultation will be held from 11 March 2011</p>
<b>Adoption</b>	<p><b>March 2012</b></p> <p>Once the Secretary of State has approved the Canada Water AAP the council will adopt the document and start implementation.</p>

## 1.6 Structure of the Report

This report is divided into nine sections.

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

## 2 Sustainability Appraisal Methodology

### 2.1 Purpose of the Sustainability Appraisal

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

### 2.2 Planning Policy and Sustainable Development

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

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

2.2.2 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.

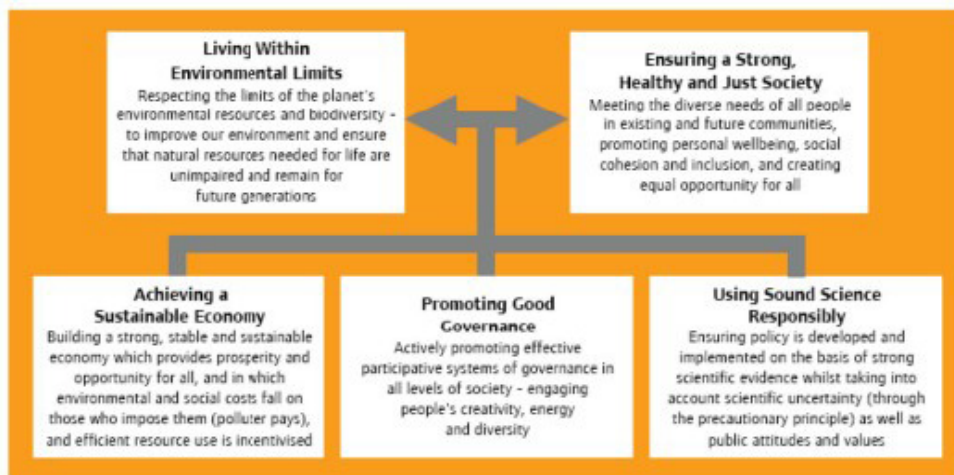
- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

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 Canada Water AAP has been carried out by council officers in accordance with Government guidance:

- Planning Policy Statement 12: Local Spatial Planning, 2008
- Plan-Making Manual
- A Practical Guide to the Strategic Environmental Assessment Directive, 2005
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005

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

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

<b>Stage C</b>	
Prepare the draft SA report. This stage involves testing in detail the impacts of the preferred option. A draft sustainability appraisal report is prepared for consultation with the public along with the preferred options paper.	21 July 2009 - 6 November 2009
<b>Stage D</b>	
Consult on the submission version of the Canada Water AAP and the final SA report.	Consultation on the submission version document and sustainability appraisal report will take place from 18 December 2009 to 12 March 2010
<b>Stage E</b>	
Once the Canada Water AAP has been agreed by us, its social, economic and environmental impacts will then be monitored through our annual monitoring report.	Monitoring the Canada Water AAP will take place once it has been adopted.

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

## 2.4 Consultation

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

2.4.5 The Scoping Report for the sustainability appraisal was prepared in March 2008. The law requires these organisations be provided with 5 weeks in which to respond. Consultation responses from these organisations have been used to update the elements of this report. Consultation was also carried out on the Interim SA which accompanied the Issues and Options report and the Draft SA, which accompanied the Preferred Options report. A summary of the changes made as a result of the consultations is described below.

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

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

2.4.7 Consultation responses from the consultation of the Interim SA report (Issues and Options stage of AAP) and Draft SA report (Preferred Options stage) were received from a number of organisations including the Environment Agency, English Heritage and Natural England. The responses received and our comments can be found in Appendix 2 of the Interim SA report.

2.4.8 Consultation responses from the Draft SA report (Preferred options stage of the AAP) can be found in Appendix 2 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 The indicators have therefore been revised slightly since the Preferred Options Stage to reflect the issues above and ensure that policies can be monitored effectively.

## 2.6 Compliance with the SEA Directive

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

### 3.0 Canada Water AAP Objectives and Policies

#### 3.1 The Purpose of the Canada Water AAP

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

#### 3.2 Canada Water AAP Vision and Objectives

- 3.2.1 The Canada Water vision is:

**Vision:**

We are working with the local community, landowners, and developers to transform Canada Water into a town centre as set out in the Canada Water Area Action Plan. Our aim is to make best use of the great opportunity to create a new destination around the Canada Water basin which combines shopping, civic and leisure, business and residential uses to create a new heart for Rotherhithe.

We want to strengthen Canada Water's role as a shopping destination, expanding the amount of retail space by around 35,000sqm and providing a much more diverse range of shops than at present, including a new department store and independent shops. The action area's core will provide at least 2,500 high quality new homes, which will be accommodated in generally mixed use development. The action area will provide at least 875\*\*\* affordable housing units. Office development will provide much needed space for local occupiers and, together with retail development, will generate around 2,000 new jobs.

Existing facilities in the town centre are currently separated and poorly linked, being built originally to serve car-borne visitors. Development in the town centre will contribute towards creating an open environment with a high street feel, and high quality public realm and open spaces. We want to make better use of car parking, ensuring that it is shared between town centre uses. The centre must reach out to the wider Rotherhithe area, ensuring that it is accessible, particularly on foot, by bicycle and by public transport. In addition we will work with Transport for London to improve the road network around Lower Road.

There could be tall buildings on some sites in the core area where this helps stimulate regeneration and creates a distinctive place. Outside the town centre and core area of the AAP, development will be less dense and should reflect the leafy and suburban character of much of the area.

Rotherhithe should be a desirable place to live, particularly for families, and promote healthy lifestyles. To help achieve this, we will build a new secondary school to complement existing schools in the area. Across the AAP area, development will contribute to achieving a high quality green infrastructure network, which, together with the docks and the River Thames, can help make Rotherhithe known as an attractive destination visit, relax in and have fun. Development will meet the highest possible environmental standards to help tackle climate change, improve air quality and reduce

pollution, waste and risk of flooding.

We are working with Lewisham Council to make sure we have a joined up approach to future development and improvements to Rotherhithe.

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

*Theme 1: Shopping: A genuine town centre and neighbourhood hubs.*

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

S2 To ensure that people who live and work on the wider peninsula have access to local facilities to meet their day-to-day needs.

*Theme 2: Transport: Improved connections.*

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

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

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

*Theme 3: Leisure: A great place to visit, to relax in and have fun*

L1 To promote healthy lifestyles and make the area known for its excellent sports, leisure and entertainment facilities.

L2 To promote arts, culture and tourism.

*Theme 4: Places: Better and safer streets, squares and parks*

P1 To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character. There should be no gated communities and the area's green spaces and heritage should be enhanced, especially the River Thames, the docks and the parks to create a distinctive sense of place.

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

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

P4 To make the River Thames and its river front more accessible.

P5 To reduce the impact of development on the environment and on health and help tackle climate change, air quality, pollution, waste and flood risk.

### *Theme 5: Housing: Providing more and better homes*

- H1 To create a mixed community by providing more housing choices and better homes of a high quality. There should be more affordable housing and different housing sizes including larger homes for families.
- H2 To focus higher densities in the action area core where there are town centre activities and good access to public transport.

### *Theme 6: Community: Enhanced social and economic opportunities*

- C1 To provide more and improved educational, health and community facilities which meet the needs of the growing population.
- C2 To provide more local employment opportunities.

### *Theme 7: Delivering the AAP*

- D1: To continue to work with key stakeholders including the local community, landowners, Lewisham Council and TfL to deliver the vision and objectives of the AAP.
- D2: To ensure that physical and social infrastructure needed to support growth at Canada Water is provided in a timely manner.
- D3: To monitor and review the delivery of AAP policies annually to inform phasing of future development and delivery of infrastructure.

### 3.3 Canada Water Policies

The policies for Canada Water are set out below:

Policy 1	Shopping in the town centre
Policy 2	Cafes and restaurants in the town centre
Policy 3	Important shopping parades
Policy 4	Small scale shops, cafes and restaurants outside the town centre
Policy 5	Markets
Policy 6	Walking and cycling
Policy 7	Public transport
Policy 8	Vehicular traffic
Policy 9	Parking for town centre uses
Policy 10	Parking for residential development in the core area
Policy 11	Leisure and entertainment
Policy 12	Sports facilities
Policy 13	Arts, culture and tourism
Policy 14	Streets and public spaces
Policy 15	Building blocks
Policy 16	Town centre development
Policy 17	Building heights on site in and adjacent to the core area
Policy 18	Open spaces and biodiversity
Policy 19	Children's play space
Policy 20	Energy
Policy 21	New homes
Policy 22	Affordable homes
Policy 23	Family homes
Policy 24	Density of residential developments
Policy 25	Jobs and business space
Policy 26	Schools
Policy 27	Community facilities
Policy 28	Early years
Policy 29	Health facilities
Policy 30	Albion Street
Policy 31	Lower Road
Policy 32	Proposals sites
Policy 33	Section 106 Obligations



## 4 Context and Baseline Information

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

- 4.1.1 A number of plans and programmes of relevance to the AAP have been reviewed to ensure that the messages from the policies are taken into account and to enable a robust appraisal of the impacts of the policies. A full list is set out in **Appendix 3**.

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

### 4.2 Summary Baseline Information

- 4.2.1 Baseline information has been used to measure the current characteristics of the area, to enable an assessment of how it is likely to change in the future and to monitor future implementation. The data that has been collected describes the social, environmental and economic characteristics of the area. More information on the baseline data can be found in the SA scoping report and background papers. The background papers have been prepared to accompany the submission version of the AAP, which set out the baseline data in further detail. A summary of the data is given below and a full list of all the evidence documents used in the development of the AAP can be found in Appendix 8:

- **Demographic profile**

The total population of Rotherhithe is 23,357 with a much higher proportion of people aged 20-34 living in Rotherhithe compared to the rest of Southwark and conversely there is a lower proportion of people in the 0-19 and 35 plus age groups than in Southwark as a whole. There are also far more single person households in Rotherhithe and far fewer families compared to the rest of the borough, but less students and pensioners in Rotherhithe. Rotherhithe has a significantly higher number of people of white ethnic origin and fewer people of ethnic minorities compared to the rest of Southwark.

Southwark is ranked as the 26th most deprived local authority area (1 being the most deprived) in England out of a total of 354 Local Authorities. Rotherhithe represents a mixture of deprivation, on the whole Rotherhithe ward is more deprived than Surrey Quays ward. Only 1 area within the AAP area is in the 10% most deprived and there are no areas in the 10% least deprived. On the whole, the areas next to the river tend to be less deprived than more inland areas, some areas being among the least deprived in Southwark.

- **Retail**

Rotherhithe provides approximately 39,000 sqm. of retail floorspace, largely within the purpose built Surrey Quays shopping centre and more recently completed Surrey Quays Retail and Leisure Park. There are a significant number of comparison goods retailers in the centre and demand for floorspace is high. However the Surrey Quays shopping centre has an out-of-centre character with a significant amount of parking. These shopping facilities do not reflect the potential of the area to provide a genuine town centre function, given recent improvements in public transport accessibility. There are several large employers in the area including Harmsworth Quay printing works, Surrey Quays shopping centre and Tesco.

The Southwark Retail Study (2009) (**CDE5**) provides details of the existing shopping provision in Southwark and also includes up to date health checks of the shopping centres, describing the vitality and viability of the borough's centres in terms of their retail performance.

On the basis of current market shares, increases in population levels and disposable income will increase the available comparison spend, which will create capacity for additional retail floorspace. By 2018 expenditure surplus will be sufficient to support approximately 13,996 sqm net of new comparison goods floorspace, with most of this arising in the north east (Canada Water) and central east (Peckham) of the borough.

With regards to convenience shopping there is evidence of a surplus of convenience expenditure in the borough. The borough's convenience goods capacity has been calculated based on current market shares and taking into account the retail commitments in the borough. The borough will be able to support an additional 11,554 sqm of floorspace by 2018. Analysis of capacity arising in different parts of the borough has identified most of the convenience capacity in the north east (Canada Water) and the south of the borough.

The council also commissioned Benoy to undertake a town centre feasibility study (**CDD5**). Four design development options were tested with a varying quantum of floorspace for a mix of uses on the four key sites in the town centre. All of the options tested whether an additional 30,000 sqm (approx) of retail floorspace could be provided across the sites. The study has demonstrated that there is physical capacity to provide around 30,000sqm of additional retail floorspace on the shopping centre and overflow car park.

- **Regeneration and Employment Opportunities**

Canada Water is located between two major office locations (Canary Wharf and London Bridge). With regards to the existing business uses, the largest industrial employment site in the area is Harmsworth Quays Print Works which provides a significant number of jobs. The operation of this site involves 24 hour activity, noise etc, which may make it difficult to provide a satisfactory standard of accommodation for more sensitive uses on adjacent sites.

The sites to the north and east of the print works, namely Quebec Industrial Estate, Quebec Way and the Mulberry Business Park have historically contained warehousing operations. The Mulberry Business Park site recently obtained planning permission for a mixed use development comprising residential units and 5105m<sup>2</sup> of B1 office floorspace.

The area contains several office buildings which provide self contained office accommodation with car parking. Managed by the City Business Centre, these include Tavern Quay, which contains purpose built office suites overlooking Greenland Dock, St. Olav's Court and the City Business Centre, located on Albion Street, and the Dock Offices, located near Canada Water tube station. The offices range in size, from 330 sq ft up to 2,500 sq ft. Tavern Quay has planning permission for redevelopment to provide a new 9 storey building with mixed use, providing business and residential uses. 1,311 sqm of business floorspace would be provided on the ground and first floors, in the form of small business units.

There is a cluster of small B1 occupiers and creative and cultural industries in office/workshop units near St. Mary's Church, in close proximity to Rotherhithe Station. This area benefits from a good quality environment and buildings.

Planning permission has recently been granted for the redevelopment of the Surrey Quays Leisure site. Permission was granted for the provision of a mixed use

development, including the re-provision of the leisure facilities, and the addition of 2,500 sqm of B1 office floorspace.

Decathlon, a major retail operator, adjacent to the shopping centre, has confirmed they will be re-locating their office headquarters to the site as part of the approved redevelopment scheme.

Southwark's Employment Land Review (ELR) (**CDE1**) has provided an assessment of local demand and supply of office stock and industrial land within the borough. The ELR divided the office employment land market in the borough into two distinct market areas:

- The 'SE1' market area
- The 'local' office market

The Canada Water area is categorised in the 'local' office market. The 'local' market, mainly comprised of small and medium sized enterprises (SMEs), is more influenced by factors consistent in the local and sub-regional market more unique to the South East London boroughs.

The ELR forecasts the need to provide between 25,000 sqm and 30,000 sqm of new B1 office floorspace in Southwark by 2026 to meet the needs of the local office market which is located outside of the SE1 area of the borough. Areas with good transport accessibility and supporting shops and services are the most appropriate locations to keep and provide new business space.

Canada Water is a suitable location to accommodate new B1 office floorspace largely due to its access to public transport and the general quality of the environment. The ELR recommends that B1 uses should be protected in the area and growth facilitated for B1 development that accommodates local demand.

Overall, the ELR suggests that the demand for B1 office floorspace is expected to continue across the borough, influenced by factors such as increased regeneration and investment, continued public sector interventions, the extension of the East London Line and the Olympic Games. The development of Cross Rail across the city will also bring a beneficial impact to the area, as it will connect central London City, Canary Wharf, the West End and Heathrow Airport to areas east and west of the capital. It will bring 1.5 million people within a 60-minute commute of the city and may increase demand for office stock.

- **Education**

There are seven primary schools in Rotherhithe. Their performance ranges from good to outstanding with the exception of Rotherhithe Primary School which has been rated as satisfactory (Ofsted). Bacon's College is the only secondary school in Rotherhithe and the school performs well, achieving significantly higher than average GCSE results when compared to results for the borough and higher results than the UK average.

As at January 2009, there was capacity for 2,730 primary places in the Rotherhithe area, with a surplus of 416 places or 15.2%. One primary school had surplus capacity above 25%. It is predicted the primary population will rise to between 2,816 and 2,867 by 2019. Based on these projections, there is sufficient capacity until around 2017-2019. As well as general population changes, this forecast reflects changes as a result of the borough's housing and regeneration schemes.

With regard to reception year, the existing population is expected to rise from 373 in 2009 to 445-471 in 2019. The current number of places is 390 providing capacity up until around 2013. In view of the variables that influence projections, Southwark's

strategy is to keep capacity under review and open a combination of temporary and permanent reception classes to meet the needs of the next few years.

In the short term, there is funding within the primary capital programme budget to rebuild Rotherhithe primary school. In the longer term, the need to expand Albion Primary school to 2 forms of entry will be kept under review.

In September 2006 in the light of the projected shortfall of places Southwark's Executive approved an amended strategy to open two new secondary schools including one 5FE (750 pupil) school in Rotherhithe. In preparing the AAP an assessment of 31 sites around Rotherhithe was undertaken including their suitability for a new secondary school. This assessment concluded that Rotherhithe primary school was the most suitable site for a new secondary school.

The new school will be a five-form-of-entry (750 pupils aged 11-16) school plus sixth form (150 pupils). Bacon's College have agreed to be the sponsor of this new school and as such has guaranteed that all children who wish it and who live on the peninsula will be offered a place at either Bacon's or this new school.

- **Crime and Community Safety**

Crime deprivation varies within Rotherhithe. The majority of Rotherhithe is within the 10% most deprived in the borough in terms of crime whereas levels of crime deprivation are more varied in Surrey Docks. The riverside areas are the least deprived (in terms of crime) in Rotherhithe.

The Metropolitan Police Estate's Asset Management Plan for Southwark was published in November 2007 and sets out the strategy for the estate over the next three years. The asset management plan recognises that as demand on the current facilities in Southwark increases with additional staff, officers and the growing population it is essential that capacity is increased and the standard of facilities improved. Possible locations for Custody Centres and Patrol facilities are therefore to be investigated as well as the reorganisation and improvement of back-office facilities, which may include acquiring new office space within the borough.

A review of the future of Rotherhithe police station is to be carried out with a view to re-provide all of the facilities currently housed there in more specialised and more appropriate accommodation in order to bring the facilities up to date.

- **Health**

The 2001 census reported that there is a higher than average proportion of people of good health in Rotherhithe compared to the UK and Southwark averages. Rotherhithe also has fewer people reporting poor health and limiting long-term illnesses than the Southwark and UK averages. There are four GP surgeries in the study area. The nearest hospitals are Guy's and St Thomas's in London Bridge.

The Primary Care Trust is developing a strategy for the provision of clinical care within Southwark including primary care facilities. This will be set out in the Commission Strategy Plan 2010. This document will be published shortly by the Primary Care Trust.

- **Housing**

There is a wide variety of housing types in the study area. Rotherhithe ward has a higher proportion of local authority housing when compared to Surrey Docks, whereas Surrey Docks has a higher proportion of private and Registered Social Landlord housing stock than Rotherhithe. House prices vary in the study area with the most expensive housing concentrated in Surrey Docks ward particularly on the riverside. In comparison, the lower priced housing tends to be ex-local authority housing.

The core strategy housing background papers set out an overview of the Housing Requirements Study 2008. The study looks at the need for affordable housing and different types of dwellings including family housing. As part of the study, 9 sub-groups were prepared, including one for Rotherhithe Community Council.

The survey estimates that there are currently 13,547 households living in Rotherhithe. 80 dwellings were assessed as being vacant at the time of the survey. The median household income is £19,200 whilst the mean income is £35,000. This shows that a relatively small number of households with high incomes inflate the mean of the area. Both these figures are higher than the Southwark averages of £16,000 median household income and £29,999 mean household income.

The housing stock in Rotherhithe is predominantly flats (70%) with 22% terraced housing and 8% detached and semi-detached properties. 23% (948) of all properties in Rotherhithe are owned outright or with a mortgage. Around 48% of the stock is socially rented (both council owned (4610) and rented from a housing association (1856)) and 29% is in the private rented sector (3920). Overall almost 88% of householders in Rotherhithe were satisfied with their current property while over 3% expressed dissatisfaction with their property.

5,542 households in Rotherhithe were assessed as living in unsuitable housing due to one or more factors such as: accommodation too expensive; overcrowding; and children in high rise flats. Whilst this is a quarter of all established households, many of these households may not need to move to resolve the identified problems as solutions to their homes may be possible.

The study assessed households who want/need/expect to move. It identified that 58% can afford market housing, 13% can afford intermediate housing and the remaining 29% can afford social housing. Proportionally there are more existing households in Rotherhithe who want/need/expect to move who can afford market housing than Southwark as a whole.

BMP Paribas and Christopher Marsh & Co were commissioned to undertake an affordable housing viability study which examined, in terms of financial viability, the potential for development sites in Southwark to deliver affordable housing at varying percentages and mixes. The report concluded that there is scope for a differential policy to affordable housing based on a target of up to 50%, depending on the existing use value of the site. Across the borough, a 35% affordable housing target can be justified, although variations to this requirement (both higher and lower) may be justified through site specific financial appraisals (**CDH16**).

- **Energy Efficiency and Renewable Energy**

The Central London Infrastructure Study by URS (**CDR22**) (2009) sets out the situation for the provision of utilities across the borough. The study examined the implications for growth and demand upon infrastructure for the whole of Central London. In addition to the URS study, the following studies have also been undertaken to establish the infrastructure needs of the Canada Water Action Plan Area:

- Site Utilities Infrastructure Study, Hoare Lea, 2005 (**CDI12**)
- Canada Water Area Action Plan Energy Study, July 2009 (**CDEN20**)

The Hoare Lea Study undertook a desk top review of existing services in consultation with the utility providers. The study also assessed the capacity, budget costs and service strategies for the area. The study found that there is limited capacity to supply power to new development in the core area. The energy study also assessed the most cost effective means of supplying low and zero carbon energy in the AAP area,

including the significant potential to establish a district heating network in the area, either through linking sites or connecting to SELCHP.

AECOM was also appointed to undertake a strategic level energy study for the Canada Water Area. The Canada Water Area Action Plan - Energy Study (**CDEN20**) provides part of the evidence base in support of planning policy for the Canada Water Area Action Plan (AAP), and has helped to identify appropriate policies and targets, which promote energy efficiency and energy generation from decentralised, low carbon and renewable energy technologies.

As part of this study a model was created to try to estimate the existing baseline energy use from the Canada Water Area and to model changes to energy demand over time as new development comes forward – under a range of possible policy scenarios. As a result, the major opportunity for the area was considered to be access to heat from a local waste combined heat and power (CHP) plant (SELCHP). The majority of the proposed developments area could be linked to a district heating network utilising waste heat from the CHP to provide low carbon heat to buildings.

Negotiations are currently underway with (SELCHP) to connect the waste heat from the incinerator to district heating systems in several of the council's housing estates, some of which are located in the Canada Water AAP area. It is proposed that the initial development phase would connect Southwark estates to the north of SELCHP, supplying around 2,700 dwellings with heat. A strategic approach will be necessary to successfully manage and co-ordinate delivery. A local authority public (or partnered) ESCo would be ideally placed to plan, deliver and operate part or all of a district heating network.

- **Air Quality**

The entire AAP area is located in an air quality management area. This means that UK air quality objectives for levels of pollutant gases are unlikely to be met in this area. Any new development in the AAP area should not result in a reduction in air quality.

- **Waste Management**

National Government has set targets for Southwark Council to increase recycling rates and reduce the amount of waste going to landfill. The Mayor has also set waste targets for boroughs through the London Plan including the need to allocate enough land to process at 323,000 tonnes of waste per year by 2015 and 379,000 tonnes per year by 2020. This will help meet the London-wide target of processing at least 85% of the city's waste within London by 2020.

A Joint Waste Technical Paper with Bromley, Bexley, Greenwich and Lewisham has been prepared to ensure that the waste targets are met. This technical paper provides detail of how working together we will meet our apportionment target. It demonstrates that there is enough combined capacity across these boroughs to meet the Mayor's target for these boroughs. As part of this approach we have safeguarded 11ha of land at Old Kent Road for waste management, providing enough land to meet the Mayor's waste processing target. A new state of the art facility is being built on part of this land by Veolia Environmental Services, the Council's waste management partners, in order to help meet the targets by processing 111,940 tonnes of waste per annum with the potential to treat further waste by converting it into biomass fuel.

Southwark's Waste Management Strategy, 2003-2021(**CDEN7**) sets out the council's proposals for moving Southwark towards more sustainable waste management. The key features include:

- a reduction in the amount of municipal solid waste generated in Southwark to below 3% by 2005, and below 2% by 2010. In real terms, due to population growth (estimated at a further 27,000 residents by 2021) the absolute amount of

waste will rise but the strategy aims to deliver a decrease in the actual rate of growth

- achievement of 30% recycling and composting standards for household waste by 2010-11 and 40% by 2015-16 and 50% standards by 2020-21
- recovery of value from 45% of municipal solid waste by 2010-11, 67% by 2015-16 and 75% by 2020-21.

Southwark's Waste Minimisation Strategy, 2007 – 2010 (**CDEN8**) sets out the council's proposals for addressing waste growth by minimising household waste. The Strategy identifies a number of policies, initiatives and projects that can help achieve a reduction in waste growth to 2% or less by 2010, a major element being through engendering behavioural change in Southwark. Veolia Environmental Services will assume responsibility for the implementation and monitoring of the Strategy in the medium and longer term.

- **Water Resources**

Thames Water has provided details of the mains water services located around the core area. Thames Water has confirmed that at present their existing infrastructure has the capacity to serve the proposed development on Sites A and B without reinforcement being needed. They have also noted that the development parcels should all be able to be supplied from the existing carriageway.

Thames Water has also confirmed that the foul trunk (main) sewer infrastructure should have capacity to accept the additional foul flow from the proposed development on Sites A and B.

- **Quality in Design**

The Area Action Plan seeks to strengthen Canada Water's role as a shopping destination, expanding the amount of retail space by around 35,000sqm and providing a much more diverse range of shops than at present, including a new department store and independent shops. The action area's core will provide at least 2,500 high quality new homes, which in general will be accommodated in mixed use development. Office development will provide much needed space for local occupiers and together with retail development, will generate around 2,000 new jobs.

Existing facilities in the town centre are currently separated and poorly linked, being built originally to serve car-borne visitors. Development in the town centre will contribute towards creating an open environment with a high street feel, and high quality public realm and open spaces. We want to make better use of car parking, ensuring that it is shared between town centre uses. The centre must reach out to the wider Rotherhithe area, ensuring that it is accessible, particularly on foot, by bicycle and by public transport. In addition we will work with Transport for London to improve the road network around Lower Road. Outside the town centre and core area of the area action plan, development will be less dense and should reflect the leafy and suburban character of much of the area.

The AAP area is a peninsula surrounded by the River Thames, therefore, all of the riverside in the AAP area is designated as part of the Thames policy area. This allows special control of development next to the riverside. Any development in this area must enhance the character of the riverside area and ensure continued access to the Thames. The study area has a number of important water resources including Greenland Dock, Rotherhithe, Surrey Water and South Dock, which are designated as borough open land and will be protected against development.

Part of the AAP area is within the strategic viewing corridor for St Paul's Cathedral. The impact of any new tall buildings in this area will need to be considered in terms of their

impact on the viewing corridor. Further details are set out in the Urban Design Background paper.

- **Conservation of Historic Environment**

There is one conservation area within the wider study area (St Mary's Rotherhithe). Any development in this area must protect or enhance the character or appearance of the Conservation Area. There are several listed buildings in the AAP area, any development should preserve these buildings and their historical or architectural features of interest. There is one building classified as a listing building at risk in the study area, this is the Former Clare College Mission Church in Southwark Park.

Archaeological evidence suggests the Rotherhithe Peninsula has been inhabited since the Bronze Age. An archaeology priority zone (APZ) exists in the wider area arching over the top of the study area along the riverfront. This marks the potential for archaeology to be present on the fringe of proposed developments.

- **Open Space and Biodiversity**

pmplgenesis was appointed by the council in February 2009 to undertake an open space, sport and recreational facilities study. This study is also being used to inform the preparation of an Open Spaces Strategy for the borough. The council also commissioned a separate but related Playing Pitch Strategy and a Capital Investment Strategy to identify priorities for investment amongst open space sites in the borough.

Rotherhithe has 2 parks, Southwark Park and King's Stairs Gardens, covering a total area of 28.3 ha. The quality of the parks within Rotherhithe is regarded as good with an average ranking of 77% - King's Stairs Gardens (70%) and Southwark Park (84%). Southwark Park also has Green Flag status. In relation to accessibility, the study has shown that a small part of Rotherhithe falls outside the guidance for accessibility

With regard to Amenity Green Space, Rotherhithe currently has 47 sites covering 13.5 ha, made up of small open spaces and pocket parks. These include King George's Field, Pearson's Park playground and Durands Wharf. Overall the quality of these spaces is regarded as good. It is recognised that amenity green spaces can also be used to create linkages between larger open spaces and to promote a green, sustainable environment. Protecting these sites should be a key priority, since they serve an important visual and psychological purpose in densely-populated areas.

Eight sites of natural and semi-natural green space have been identified in Rotherhithe covering an area of 33.21 ha, the largest covering 10.22 ha, which include:

- Russia Dock Woodlands
- Greenland Dock
- South Dock
- Canada Water
- Surrey Water
- Stave Ecological Park
- Ground Lavender Pond

Several sites in the AAP area have also been formally designated sites of importance for nature conservation. This includes the docks, Canada Water basin and Albion Channel, Russia Dock Woodlands, Lavender Pond, Southwark Park, Deal Porters Walk and King Stairs Gardens.

No allotments are located within Rotherhithe. It is acknowledged that it will be very challenging to deliver additional provision, given the density of development in the borough and competing demands for space.



A new civic plaza is being constructed alongside the new Rotherhithe library, which will be completed in early 2011. The plaza has been designed to allow for the potential hosting of a market. There will also be a more formal programme of activity considered for the plaza that will be drawn up ahead of the library opening to make sure it is a safe and welcoming space. Possibilities include music, art events and family activities.

Within Rotherhithe, the Albion Channel and Deal Porters Walk are important green corridors. Establishing strong links and a network of routes across the borough has the potential to ease many of the perceived quantity and accessibility issues.

Nine outdoor facilities were identified within Rotherhithe covering an area of 5.97 ha, including Mellish Fields sports pitches, Southwark Park Athletic Track and synthetic pitch and St. Pauls Sports Ground. It has also been identified that St. Pauls Sports ground is in need of further improvements and it has been put forward specifically to be reviewed in further detail under the Capital Investment Strategy

- **Flood Risk**

The study area is protected by flood defences which can cope with 1 in 1000 year flood water levels in the River Thames. Without the flood defences parts of the study area closest to the river would have a 1 in 100 year chance of flooding from the Thames. Areas closer to the middle would have a lesser chance of flooding (between 1 in 100 and 1 in 1000 year chance). However, there is a small chance that the flood defences could break during a flood event or water levels in the Thames rise higher than the height of the defences.

A strategic flood risk assessment (SFRA) has been prepared for the borough which investigated what would happen in such an event. Whilst the area is likely to flood relatively quickly given its proximity to the river, flooding would not be a high hazard to much of the area (including around the town centre) because of the depth and/or speed at which flood waters are likely to flow. Flooding of areas adjoining the river and along the western part of the study area would pose a high hazard.

Flooding can also occur from other sources including drainage overflowing, water pipes bursting and soils becoming waterlogged. The risk of this could increase with climate change as storms become more frequent and severe. Appropriate drainage infrastructure is therefore important. Soils under the area are Thames gravels which are susceptible to groundwater flooding, although there is no evidence historically of this occurring. Gravels are more permeable and therefore provide more opportunities for sustainable urban drainage solutions.

The study area also contains large bodies of water in the form of docks. The SFRA concludes that any failure of these structures will result in them draining into the river and so there is no risk of them flooding and causing harm to life or property. Future development in the study area will need to address flood risk. Certain vulnerable uses, such as housing, school and emergency services, will need to be located away from high risk areas where possible. Ground floor and basement residential development (and other highly vulnerable uses) is not likely to be possible in the parts of the study area within flood zone 3 because of how quickly they could flood.

- **Sustainable Transport**

Public transport in the majority of the study area is good. There are three underground stations, Canada Water, Surrey Quays and Rotherhithe. Surrey Quays and Rotherhithe station are both closed at the moment to enable the extension of the East London Line, this is expected to be complete by 2010. The jubilee line runs from Rotherhithe station. The area is also well connected by bus and cycle routes (see map in Appendix 12).

The creation of a pedestrian and cycle bridge to connect the Rotherhithe peninsula to the Isle of Dogs is currently being considered by Sustrans although no decision has been made as yet to decide if this will definitely go ahead.

Located adjacent to the river Thames, there are also various river crossings and piers in the borough. Two public accessible services operate in the area including the Hilton to Canary Wharf ferry service that operates seven days a week on a 20minute timetable. A commuter service is also provided from Greenland pier accessing the embankment to the west and as far as Woolwich to the east. Other tourist and chartered services operate within the area.

Part of the study area is designated as a public transport accessibility zone (PTAZ). A PTAZ is considered to have a very high level of public transport accessibility compared to the rest of the borough and significant potential for new development and investment. The PTAZ has a public transport accessibility level (PTAL) of 6B (highest possible accessibility score) whilst the rest of the study area varies in terms of its PTAL score.

A multi-modal transport study (Mouchel, 2007) undertaken for Rotherhithe looks at the impact of future development on the transport infrastructure in the study area. The study tested the possible impacts of additional development at Rotherhithe based on the development of more housing on sites A to G. The results of the modelling indicated that, even with the extension to the East London Line and improvements to the road network, there will be significant traffic congestion on the road network with additional development in Rotherhithe.

There are two controlled parking zones (CPZs) in the AAP area: (Zone H) in the area around Canada Water tube station and Rotherhithe Station and Zone N in the area around Surrey Quays station and the southern part of Lower Road. The extension of these CPZ's will need to be considered as the area changes.

In 2007, Urbed and the Landscape Partnership were commissioned to undertake a Public Realm Investment Strategy for Rotherhithe. The 2007 study concluded that the peninsula was like a 'wheel with broken spokes' with Canada Water at the hub of the wheel and Salter Road/Redriff Road forming the outer rim. The internal roads and cycle/pedestrian paths form the 'spokes' which are broken or crooked and which need to be reconnected with the hub. Cars dominate the central area of the peninsula and movement corridors elsewhere are indirect and disperse pedestrians and cyclists so that they can rarely be seen.

Building on this study, the Landscape Partnership were appointed to undertake a Public Realm Improvements Study (2009) to help identify necessary improvements to the pedestrian and cycle network in the AAP area. Through this analysis, key routes were identified which link the wider AAP area with the town centre and public transport hubs. The 2009 study set out a series of costed measures which would improve these routes. These projects were those considered to have the greatest potential to improve the accessibility of facilities in the town centre and reduce car travel.

## 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.

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

### 5.2 Sustainability Objectives

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

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

## 6 The Sustainability Framework

### 6.1 What is the SA Framework?

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

### 6.2 The SA Framework

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

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

	<b>Sustainability Objective and questions</b>	<b>Indicators</b>	
<b>Mitigation of and adaption to climate change</b>	<p><b>SDO6:</b> To reduce contributions to 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>
<b>Air Quality</b>	<p><b>SDO7:</b> To improve the air quality in Southwark</p> <p>Will it help to reduce emissions of PM10, NO2? Will it encourage a reduction in amount and length of journeys made by car?</p>	7.1 7.2 7.3	<p>Number of days of high pollution</p> <p>Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air</p> <p>Annual average concentrations and number of daily exceedences of PM10 in air</p>
<b>Waste Management</b>	<p><b>SDO8:</b> To avoid waste and maximise, reuse or recycle waste 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>	8.1 8.2 8.3	<p>Municipal waste land-filled (tonnes)</p> <p>Residual household waste per household (tonnes)</p> <p>Percentage of municipal waste sent for reuse, recycling and composting</p>
<b>Water Resources</b>	<p><b>SDO9:</b> To 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>	9.1 9.2	<p>Average domestic and commercial potable water consumption (l/head/day)</p> <p>Water quality measure</p>

	<b>Sustainability Objective and questions</b>	<b>Indicators</b>	
<b>Soil and Land Quality</b>	<p><b>SDO10:</b> To maintain and enhance the quality of land and soils</p> <p>Will it encourage the remediation of land identified as potentially contaminated?</p> <p>Will it prevent further contamination of soils?</p>	10.1	Number of contaminated sites not remediated
<b>Quality in Design</b>	<p><b>SDO11:</b> To protect and enhance 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>	11.1 11.2 11.3	Satisfaction with local area People who can identify with their local area Building for Life Assessments
<b>Conservation of the Historic Environment</b>	<p><b>SDO12:</b> To 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>	12.1 12.2 12.3 12.4 12.5 12.6	Amount of Southwark covered by Conservation Area or APZ Numbers of heritage assets in the borough on the English Heritage buildings at Risk Register Changes in numbers of listed buildings Number of scheduled ancient monuments at risk Number of conservation areas at risk Number of conservation areas with up-to-date appraisal/management plans
<b>Open Space and Biodiversity</b>	<p><b>SDO13:</b> To protect and improve open spaces, green corridors and biodiversity</p> <p>Will it encourage development on previously developed land?</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>	13.1 13.2 13.3 13.4 13.5 13.6	Change in quantity of open space (ha) Resident satisfaction with open space Change in SINCS and LNPS Change in quality of open space (ha) Open space deficiency Deficiency in access to nature

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



### 6.3 Internal Comparison of the SA Objectives

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

#### Compatibility of SA Objectives

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

✓ Compatible  
 0 No significant link  
 ? Depends on implementation

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

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

## 7 AAP Issues and Options

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

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

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

7.2.1 Two options were considered at the Issues and Options stage of the development of the AAP. These were

Option 1: Regeneration with a focus on homes

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

In summary, these options were based on:

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

#### 7.2.2 Option 1: Regeneration with a focus on homes

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

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

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

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

- Improvements would be made to Greenland Dock and South Dock marina to promote tourism. We would move the residential marina to Greenland Dock. Upgrade Dock facilities, improve the watersports facilities or promote some facilities

for local people and visitors at South Dock such as a shop, cafe, restaurant and a hotel.

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

### 7.3 What have the options identified?

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

#### Summary of Results

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

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

As a result it was decided that Option 2 should be taken forward as the Preferred Option for the AAP. Further details can be found in [Appendix 5](#).

## **8 Effects of the Canada Water AAP Policies**

### **8.1 How has sustainability been considered in developing the plan?**

- 8.1.1 The findings of the SA carried out for the Issues and Options report helped to determine the sustainability of the AAP policy options and the results were considered when selecting and drafting the policies for the Preferred Options report. The Preferred Options SA identified areas where special care needs to be taken when implementing policies such as building a new school in a high flood risk area, this will help to ensure potential conflicts are avoided. A final iteration of the SA has been undertaken to take into account comments from the consultations process and subsequent changes to the AAP, and sustainability objectives and indicators.
- 8.1.2 Areas of concern identified at the Issues and Options and Preferred Options stages have led to a refinement of the policies, objectives and indicators to address areas that had not been covered in sufficient detail. A final appraisal of the amended AAP has subsequently been undertaken (see section 8.3)

### **8.2 AAP Preferred Option**

- 8.2.1 In general, Option 2, regeneration with a focus on homes, shopping, jobs and leisure has been taken forward, following the sustainability appraisal at the Issues and Options stage of the Core Strategy. The results of the Issues and Options SA showed that the overall impact of Option 2 was more positive in terms of social, economic and environmental impacts than for Option 1.
- 8.2.2 Twenty three draft policies were prepared in order to seek to achieve sustainable development and direct spatial growth within the borough. These are set out below:

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

8.2.3 The appraisal of the Preferred Options found that there would be a potential minor negative impact against the following objectives:

SDO 6	To reduce contributions to climate change
SDO 7	To improve the air quality in Southwark
SDO 8	To avoid waste and maximise, reuse or recycle waste arising as a resource
SDO 9	To reduce the use of water and source water as locally as possible and protect water quality
SDO14	To reduce vulnerability to flooding

The policies that showed a potential negative impact were:

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

The reason for the likely negative impacts is because of the quantum of development that is proposed will increase the carbon emissions, waste and water use both in construction and operation. A large amount of the development is also located in the flood zone. However, the development is needed in order to regenerate the area and cannot be accommodated in areas that are not in the flood zone. Suitable mitigation measures have been identified to minimise the impacts and further guidance is provided in the SPDs.

Policy 14: Design principles for the town centre and Policy 16: Open spaces were identified as having the most positive impact as they will improve the environment and help to regenerate the area.

### 8.3 The Submission Version

8.3.1 A final appraisal of the Submission Version of the AAP has been carried out to check that the revised plan has addressed sustainable development appropriately. Some additional policies have been added to respond to feedback from the consultation. The changes to the policies include:

Policy 8	Vehicular traffic
Policy 14	Streets and public spaces
Policy 15	Building blocks
Policy 18	Opens spaces and biodiversity
Policy 19	Children's play space
Policy 21	New homes
Policy 22	Affordable homes
Policy 23	Family homes
Policy 24	Density of residential development
Policy 28	Early years
Policy 30	Albion street
Policy 31	Lower road
Policy 32	Proposals sites
Policy 33	S106 planning obligations

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

8.4.1 The appraisal found that the majority of the policies in the submission version 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.

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

**Policy 14**      **Streets and public spaces**  
**Policy 33**      **S106 planning obligations**

**Policy 14** scores the highest number of 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.

**Policy 33** scores the second highest number of positive results. This policy will enable the policies to be implemented by ensuring that funding is put in place to deliver the regeneration of the area and appropriate facilities and services to make it a success.

The following sustainability objectives also scored very positive scores overall:

SDO 1      To tackle poverty and encourage wealth creation  
SDO 5      To promote social inclusion, equality, diversity and community cohesion

The positive results reaffirm the benefits of regeneration that the area action plan is seeking to achieve.

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

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

**SDO 6**            **To reduce contributions to climate change**  
**SDO 7**            **To improve the air quality in Southwark**  
**SDO 8**            **To avoid waste and maximise, reuse or recycle waste arising as a resource**  
**SDO14**           **To reduce vulnerability to flooding**

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

Policy 1      Shopping in the town centre  
Policy 11     Leisure and entertainment  
Policy 21     New homes  
Policy 22     Affordable homes  
Policy 23     Family homes  
Policy 25     Jobs and business space  
Policy 26     Schools  
Policy 27     Community facilities  
Policy 29     Health facilities  
Policy 32     Proposals sites

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 and air quality 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 is 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 following policies showed a minor negative impact against SDO 14:

Policy 21	New housing
Policy 22	Affordable homes
Policy 23	Family homes
Policy 25	Jobs and business space
Policy 26	Schools
Policy 27	Community facilities
Policy 29	Health facilities
Policy 32	Proposals sites

Much of the AAP area lies in flood zone 3a (high probability of flooding in the event of a breach of flood defences). The above policies therefore scored negatively against this objective as vulnerability to flooding could be increased. The core strategy policy 13 states that Southwark will allow development to occur in the flood zone providing it is designed to be safe and resilient to flooding, as it is recognised that there is a shortage of developable land outside the flood zone. Further guidance is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.

## 8.6 Uncertain impacts

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

## 8.7 Cumulative impacts

- 8.7.1 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.
- 8.7.2 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.
- 8.7.3 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.
- 8.7.4 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.

## 8.8 Proposed mitigation

- 8.8.1 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.
- 8.8.2 Some of the negative impacts will be mitigated through other policies within the AAP which deal with individual issues. Further specific guidance will also be provided in the Development Management and Housing DPDs which are to be produced.

## 8.9 Uncertainties and risks

- 8.9.1 The conclusions that were reached in undertaking the SA of the Submission Version policies were a result of qualitative (i.e. subjective) judgement, albeit by planning professionals within the Council. Where possible, the quantitative impacts of the AAP policies will be considered in the Annual Monitoring Report, e.g. the number of listed buildings at risk in the area.
- 8.9.2 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.

## 8.10 Further Changes to the Submission Version: Dwelling sizes and Sites of Importance for Nature Conservation

- 8.10.1 An appraisal of the Further Changes to the Submission Version of the AAP has been carried out to check that the revised plan has addressed sustainable development appropriately. The changes to the policies included setting out minimum requirements for dwelling sizes in Policy 21 New homes and designating three sites in the area as Site of Importance for Nature Conservation in Policy 18 Open spaces and biodiversity.

## 8.11 What are the significant positive effects of the changes?

- 8.11.1 The appraisal found that the changes to these policies in the revised submission version will have a positive impact. For every policy, there were no negative impacts identified when assessed across the whole range of sustainability objectives. In some cases the policies had no significant impact with the sustainable objective.
- 8.11.2 The results of the appraisal showed a positive impact for both policies:

<b>Policy 18</b>	<b>Open spaces and biodiversity</b>
<b>Policy 21</b>	<b>New homes</b>

**Policy 18** already scored highly in terms of positive impacts. This policy aims to protect and improve open spaces in the area and the addition of three Sites of Importance to Nature Conservation supports this. An improved environment will help attract more inward investment to the area as well as providing an improved landscape and townscape.



**Policy 21** also scored highly under the previous SA. This policy will enable the development of 2,500 new homes in the area and provide high quality housing for the local community. The addition on the minimum dwelling sizes had a positive impact on all of the sustainability objectives.

The positive results reaffirm the benefits of regeneration that the area action plan is seeking to achieve.

## **8.12 What are the significant negative effects of the plan?**

8.12.1 No significant negative effects were identified from the inclusion of either the Sites of Importance for Nature Conservation in Policy 18 or the minimum dwelling sizes in Policy 21.

## **8.13 Uncertain impacts**

8.13.1 No uncertain impacts were identified from the inclusion of either the Sites of Importance for Nature Conservation in Policy 18 or the minimum dwelling sizes in Policy 21.

## **8.14 Cumulative impacts**

8.14.1 The cumulative impacts of these policies will 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.

## **8.15 Proposed mitigation**

8.15.1 No mitigation measures are required for the inclusion of either the Sites of Importance for Nature Conservation in Policy 18 or the minimum dwelling sizes in Policy 21 as no negative impacts were identified.

## **8.16 Uncertainties and risks**

8.16.1 No uncertainties and risks were identified for the inclusion of either the Sites of Importance for Nature Conservation in Policy 18 or the minimum dwelling sizes in Policy 21 as no negative impacts were identified.

## **8.17 Inspector's recommended changes to the plan**

8.17.1 A final appraisal of the AAP has been carried out to check that the final changes proposed by the inspector have addressed sustainable development appropriately. During the hearings the council proposed a number of minor amendments to the AAP which sought to overcome outstanding objections made by representors and factually update the plan. The main changes are:

- Factual updates which confirm that the Daily Mail group plans to vacate the Harmsworth Quays print works by 2014 and that the council will review elements of the plan post-adoption accordingly.
- Minor amendments to the policy on density which confirm that the key criteria to identify the core area are: capacity for growth, accessibility to public transport and the character of the area.
- Substituting the words "road network" for "surface transport network" in AAP policy 33 on s106. This change was agreed with TfL prior to the hearings. This meets the GLA's concern that the wording of the policy did not give sufficient priority to public transport improvements. It also enables Southwark to continue to prioritise improvements to the highway network around Lower Road.

- Surrey Quays Ltd (SQL) sought clarification in the AAP that the figures in the plan are indicative. Minor amendments were proposed to confirm this. SQL also raised a concern about parking policies in the plan. SQL indicated that policy 9 on parking should recognise London Plan policy 6.13 which suggests that parking policy may be flexed where it can be demonstrated that this is needed to support the vitality and viability of the centre. A change was proposed to the AAP which cross refers back to the London Plan.
- Factual updates regarding investment in the 7 Islands leisure Centre and with regard to pupil planning and funding for schools.
- An amendment to policy 18 on open spaces to refer to a commitment to maintain park provision of at least 1.22ha per 1000 population. This was a key finding of the draft open spaces strategy. It would not entail the provision of new space, but would focus on improving the quality of existing spaces. This approach is considered to be reasonable given the quantity and quality of existing spaces in the area.

8.17.2 The inspector recommends two further changes: that the Quebec Industrial Estate, 24-28 Quebec Way and the vacant car park to the north of 24-28 Quebec Way are taken out of the suburban density zone and located in the Core Area and that the area around Needleman Street is taken out of the suburban density zone and redesignated as an urban zone. This recommendation potentially increases the density which can be achieved by developments on sites in these areas.

### **8.18 What are the significant positive effects of the changes?**

- 8.18.1 These changes listed in paragraph 18.17.1 are minor in nature and are not considered to change the substance of the AAP or its sustainability.
- 8.18.2 There are no development sites in the new urban zone and therefore this change is likely to have little impact on the sustainability of the plan.
- 8.18.3 There are three sites within the extension to the core area. Two of the sites are identified in the plan and have mixed use allocations in the AAP. The third site will be released as a result of the Harmsworth Quays move. The core area designation may result in an uplift in density on the sites. The capacity estimate in the AAP for the Quebec Industrial Estate, the largest site, is for approximately 250 homes (389 habitable rooms per hectare). The council is currently considering a planning application proposal for 366 homes (517 habitable rooms per hectare), representing an uplift of 116 homes. If additional units were provided, this change would have a benefit to SDO 15 which relates to housing

### **8.19 What are the significant negative effects of the plan?**

- 8.19.1 If additional units result from the change to the core area boundary designation, this would have the potential to harm SDO 11 which relates to the quality of landscape and townscape.

### **8.20 Uncertain impacts**

- 8.20.1 The core area density policy allows for densities between 350 habitable rooms per hectare and 700 habitable rooms per hectare and therefore it is difficult to say with certainty what the eventual uplift in units would result from the change to the core area boundary.

### **8.21 Cumulative impacts**

- 8.21.1 Additional units may also have an impact on car parking requirements and highway capacity and infrastructure requirements. Overall however, in view of the fact that there are only three development sites in the density zones which are subject to change and in a

context in which over 3,400 new homes will be provided across the AAP area, the overall impact on the plan would be small.

### **8.22 Proposed mitigation**

8.22.1 No additional mitigation measures are proposed, other than those set out in the plan with regard to energy usage, water, waste etc. It should also be emphasised that there are strong design policies in the Core Strategy and the AAP which ensure that development must respect the character of surrounding areas. The delivery of housing will also be monitored using the monitoring framework to ensure that impacts on infrastructure can be assessed over the life of the plan.

### **8.23 Uncertainties and risks**

8.23.1 No uncertainties and risks were identified other than those mentioned in section 8.20 above.

[The detailed results of the SA are provided in Appendix 7](#)

## 9 IMPLEMENTATION

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

SA PRODUCTION STAGE	TIMETABLE
Preparation of the sustainability appraisal report to accompany the further changes to the publication version of the AAP.	March 2010
Adoption of the Canada Water AAP and publication of the final sustainability appraisal report.	March 2012

### 9.2 How will the plan be implemented?

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

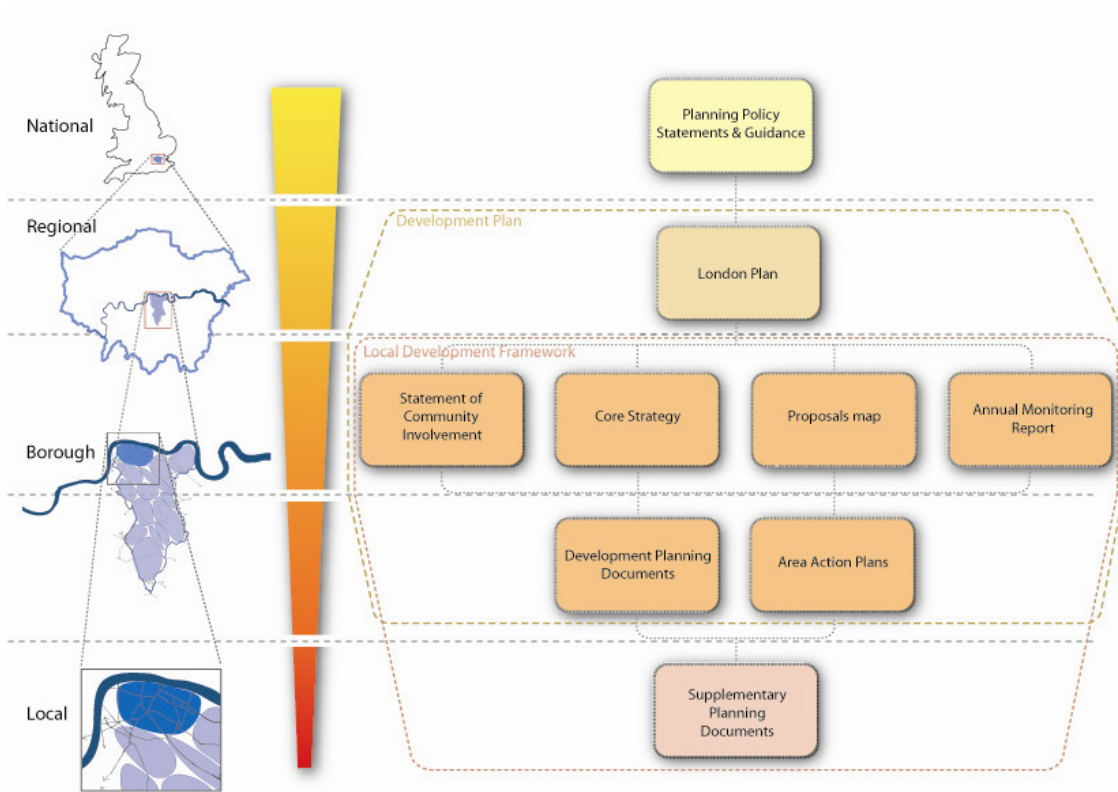
### 9.3 Links to other tiers of plans, programmes and other guidance

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 our website. This includes the Local Development Scheme which sets out the programme for the production of documents. The Core Strategy sets out the overarching vision for all development in Southwark and what places should be like in the future, including Canada Water. The Core Strategy also provides new housing and affordable housing policies, which will relate to new housing development in Canada Water. SPDs on Residential Design Standards, Sustainable Transport, Sustainable Design and Construction and Sustainability Assessment provide further guidance on the standards that new development in Canada Water will be expected to meet.

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

9.3.3 Further guidance will also be provided in the following DPDs and SPDs:

- Development Management DPD
- Site Allocations DPD
- Sustainable Design and Construction SPD
- Sustainability Assessments SPD
- Design and Access SPD
- Residential Design Standards SPD
- Affordable housing SPD
- Sustainable Transport SPD



## 9.4 Proposals for monitoring

- 9.4.1 It is important that the plan is monitored to keep track of whether it is working in the way it should. This report has identified indicators that should be used to monitor the AAP. The most appropriate way to monitor the AAP is through the Local Development Framework Annual Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of all of the council's planning policies and guidance and the effects development is having in terms of sustainability. Where new indicators have been identified, through the SA process, these will be added to the AMR.

## APPENDICES

		<b>PAGE</b>
<b>Appendix 1</b>	Legal and Policy background/ The SEA Directive Requirements	<b>56</b>
<b>Appendix 2</b>	Responses to consultation	<b>59</b>
<b>Appendix 3</b>	Relevant Plans, Strategies and Programmes	<b>88</b>
<b>Appendix 4</b>	Comparison of Sustainability Objectives against Canada Water AAP Objectives	<b>95</b>
<b>Appendix 5</b>	Summary of SA Results - Issues and Options	<b>105</b>
<b>Appendix 6</b>	Summary of SA Results - Preferred Options	<b>107</b>
<b>Appendix 7</b>	SA Results - Submission Version	<b>109</b>
<b>Appendix 8</b>	Evidence Documents	<b>177</b>
<b>Appendix 9</b>	Glossary	<b>178</b>
<b>Appendix 10</b>	Abbreviations	<b>180</b>

## **APPENDIX 1**

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

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

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

The SEA directive is transposed (made) into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. Guidance on the implementation of the 2004 Regulations and the Planning and Compulsory Purchase Act is set out in the ODPM's Practical Guide to the Strategic Environmental Assessment Directive (September 2005) and Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005) respectively. Further guidance is also provided in PPS12: Local Spatial Planning, 2008 and the Plan Making Manual.

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 AAP, all reference to SA should be understood as referring to both the SA and SEA process. The components of the SA and its relationship to the information required within the SEA report is set out below.

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

<b>Information Required in Environment Report</b>		<b>Section in SA Report</b>
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I)		<b>The SA report</b>
a	An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plan and programmes	Sections 1, 3 and 4 Appendices 3 and 8
b	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Sections 4 and 5
c	The environmental characteristics of areas likely to be significantly affected	Sections 4 and 5
d	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 4
e	The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 4 Appendix 3
f	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Sections 7 and 8 Appendices 4, 5, 6 and 7
g	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Sections 8 and 9
h	An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Sections 6, 7 and 8 Appendices 5 and 6
i	A description of measures envisaged concerning monitoring in accordance with Article 10	Sections 2 and 9
j	A non-technical summary of the information provided under the above headings.	Non-technical summary



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

## APPENDIX 2 RESPONSES TO CONSULTATION

### Scoping Report

Comment number	Name	Report section	Representation	Council's response
1.	GLA	All	No comment at this stage.	Noted.
2.	GOL - SE London Plans and casework	Chapter 3	Chapter 3 looks at the relationship to other plans and programmes. It would have been helpful to say whether you encountered any difficulties/issues in doing this and how you will address them. Also, I could not see any reference to European guidance/plans/programmes. Were they taken into account?	Agreed. Reference to the following documents has been made in Table 3.1: European Landscape Convention 2000; EU Sustainable Development Strategy 2006
3.	GOL - SE London Plans and casework	Chapter 4	The baseline topics shown in Chapter 4 and from this the objectives in Chapter 5 appear to be heavily weighted towards environmental issues with only one reference to economic issues.	The council disagrees. The baseline matters as set out in Table 4.1 refer to education, crime and community safety, health, regeneration and economic opportunities. Moreover the objectives set out in the framework also cover a range of matters, including economic and social matters (see table 6.1).
4.	GOL - SE London Plans and casework	Appendix 4	Appendix 4 considers baseline data in more detail. I could not see any reference to indicators which will form the basis for monitoring the objectives within the document.	Appendix 4 of the scoping report contained a list of indicators along with relevant baseline information for each. At the next stage (preferred options) the council will set out the monitoring framework in more detail. It is likely that for the main part, monitoring will take place through the preparation of the AMR. The indicators in the AMR have been dovetailed to correspond as closely as possible with indicators in the SAs.
5.	GOL - SE London Plans and casework	Annex 5	I welcome the diagrams/maps set out in Annex 5.	Noted.

Comment number	Name	Report section	Representation	Council's response
6.	Thames Water Property Services	General	It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and Thames Water (or any successor) has no planned improvements, the Local Council will require the developer to fund appropriate improvements that must be completed prior to occupation of the development. Network upgrades can take up to 18 months and where additional funding from our regulator is required up to 5 years lead in times may be necessary. We rely heavily on the planning process to ensure we have the necessary infrastructure in areas where development is clearly identified and seek planning conditions where it is not. Capacity problems, possibly leading to flooding, could occur in some cases if we have not been given the opportunity, either through advance planning or through conditional planning approvals, to provide the capacity prior to development.	Noted. The council will work with Thames Water to identify future infrastructure requirements.
7.	Thames Water Property Services	Chapter 3	Page 10 - SDO 9. Support.	Noted.
8.	Thames Water Property Services	Chapter 6	Page 20 - Flood Risk. This needs to be extended to ensure as a result of the development it does not cause flooding further down the network	Noted. The AAP will take flood risk into account.
9.	Natural England	Relevant Plans and Policies	Southwark have considered appropriate and suitable Plans, Programmes and strategies that are relevant to this Document, and are in line with those that would be recommended by Natural England	Noted.
10.	English Heritage	Chapter 1	1. Relationship to other Plans and Programmes - English Heritage notes and welcomes that PPG15 and PPG16 have been identified as key documents to be taken into account in preparation of the APP, as well as the joint CABE and EH guidance on Tall Buildings. In addition, English Heritage recommends the <b>European Landscape Convention</b> , which was ratified by the United Kingdom government in 2006, also be included in the International Plans and Programmes section. It is	Noted. A reference to the CABE guidance was made in Table 31. A reference to the European landscape Convention has been added to the same table. As yet, a character appraisal has not been published for St Mary's Conservation Area. It will be taken into account should an area appraisal be prepared.

Comment number	Name	Report section	Representation	Council's response
			the first international convention for the management and protection of landscape, for the text of the treaty please see: <a href="http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm">http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm</a> . Local plans relating to the historic environment could also be included, for example the <b>Boroughs Conservation Area Appraisal</b> and Management plan for St Mary's Rotherhithe (if one exists).	
11.	English Heritage	Chapter 2	2. Social, Economic and Environmental Context - English Heritage notes that baseline data is being gathered for the historic environment to form the evidence base for Rotherhithe AAP. We welcome inclusion of data on buildings at risk and conservation areas, however the full range of heritage assets should also be considered. For example, an understanding of historic buildings, areas and their setting; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the Boroughs local distinctiveness. The appropriate information sources that should be consulted, in respect of the historic environment, are as follows: Greater London Sites and Monuments Record (archaeology, including Scheduled Ancient Monuments and Archaeology Priority Areas); The Schedule of Buildings of Architectural and Historic Interest (listed buildings); The borough's conservation area records and adopted guidance (including conservation area designation reports, statements, appraisals and design guidance); The borough's list of Locally Listed Buildings (or equivalent); The Register of Historic Parks and Gardens The London Buildings at Risk Register <a href="http://www.english-heritage.org.uk/BAR">www.english-heritage.org.uk/BAR</a> ; The HELM website <a href="http://www.helm.org.uk">www.helm.org.uk</a> ; and The Heritage Counts website <a href="http://www.heritagecounts.org.uk">www.heritagecounts.org.uk</a>	Noted. However there are 16 sustainable development objectives and indicators are set out for each. The purpose of the SA is to provide an overview of the sustainability of the AAP. In the interests of manageability and retaining a sharp focus on key matters, the list of indicators has been constrained with two or three key indicators listed for each objective.
12.	English Heritage	Chapter 3	3. Sustainability Appraisal Framework - English Heritage notes and welcomes that a specific sustainability objective on the historic environment has been included. Regarding the criteria, LB of Southwark could consider including a question as to whether it will enhance access to the historic environment and also contribute to better understanding of the historic environment.	The council considers this to be adequately covered by sustainable development objective 12.

Comment number	Name	Report section	Representation	Council's response
13.	English Heritage	Chapter 4	4. Main Sustainability Issues relevant to the Rotherhithe AAP - English Heritage notes and welcomes that 'conservation of the historic environment', is included as a main sustainability issue that needs to be taken into consideration when preparing the Rotherhithe AAP. Regarding the evidence for this topic, we would again refer you to our comments above is section 2 and the potential to highlight the wider opportunities and benefits that can be achieved through enhancement of the historic environment.	Noted. See comment on representation no. 12.
14.	English Heritage	General	Finally, English Heritage would strongly advise that the local authority's conservation staff is involved throughout the preparation and implementation of the APP, as they are often best placed to advise on: local historic environment issues and priorities, sources of data; and consideration of options relating to the historic environment. This advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the Rotherhithe AAP and its Sustainability Appraisal, and which may have adverse effects on the historic environment. I hope you find this response helpful in preparing the draft Rotherhithe Area Action Plan and Sustainability Appraisal.	Noted. The council's Design and Conservation team have been involved in the preparation of the options set out in the issues and options report.
15.	Environment Agency	Flood risk	Rotherhithe is bounded by a significant length of Thames tidal defence and as such any development should be mindful of flood risk management issues, including future flood defence raising requirements. Although the AAP has addressed flood risk, using the SFRA as part of the evidence base, there is potential to more clearly delineate flood risk in the area. The action plan area lies within an area that would flood if it were not for the River Thames Tidal Defences, including the Thames Barrier and the river walls. There remains a residual risk of the river walls failing, breaching or being over topped in severe weather. The SFRA assesses this risk in more detail.  Some of the action plan area lies on higher ground which means it may be at a lower risk of flooding than other parts. This information may be gleaned from the SFRA. A drawing as part	Noted. The issues and options report and AAP will take out of flood risk and the sequential test in the allocation of sites. The Strategic Flood Risk Assessment is an important part of the baseline.

Comment number	Name	Report section	Representation	Council's response
			<p>of the AAP could show which areas are at lower flood risk due to their topography and that are therefore more appropriate for vulnerable development such as residential. Areas that are at higher risk of flooding should be used for development of lower vulnerability such as commercial or industrial.</p> <p>Where there are exceptional circumstances for building in the floodplain, the ongoing cycle of redevelopment and urban regeneration is the crucial opportunity to reduce the risk. This involves changing the layout and design of development within the floodplain. The borough should consider how to apply Annex G of PPS25 (managing residual flood risk within redevelopment plans) and link to SFRA and policies within the plan.</p> <p>Southwark SFRA has delineated areas of "flood hazard" through more detailed flood mapping and modelling. Areas are categorised according to "flood hazard" and depicted on a drawing. The Rotherhithe AAP must refer to the Southwark SFRA as part of the evidence base to ensure that development is located and designed appropriately taking into account flood risk issues. All development adjacent to flood defences must submit appropriate detail with the development proposals to demonstrate the potential impact of the development on the integrity of the defences. The flood defences must be appropriate for the lifetime of the development. Design drawings and calculations may be required to support a development proposal.</p> <p>For specific policy requirements, it should be noted that the buildings must be located and designed to reduce the flood risk over the lifetime of the development. This should be taken as: sixty years for commercial and hundred years for residential development. All architectural drawings which accompany flood risk assessment should compare the finished floor levels of the proposed development with the 200 year (0.5% Annual Exceedance Probability) and the 1000 year (0.1 AEP) flood water levels to assess flood risk to the development.</p>	

Comment number	Name	Report section	Representation	Council's response
			<p>In some areas residential basements will not be acceptable. The SFRA should provide further details on areas where this is not acceptable. More information on sustainability and householder development would be obtained from 'Improving the Flood performance of new buildings' Flood resilient construction (Defra May 2007). This document aims to provide guidance to developers and designers on how to improve the resilience of new properties in low or residual flood risk areas by the use of suitable materials and construction details. These approaches are appropriate for areas where the probability of flooding is low (e.g. flood zone 1 as defined by PPS 25) or areas where flood risk management or mitigation measures have been put in place. Specifically this guidance document provides:</p> <ul style="list-style-type: none"> <li>● practical and easy-to-use guidance on the design and specification of new buildings (primarily housing) in low or residual flood risk areas in order to reduce the impacts of flooding</li> <li>● recommendations for the construction of flood resistant and resilient buildings.</li> </ul>	
16.	POLA	Chapter 6	<p>There are no references within the sustainable transport section to the use of the River Thames for the transport of passengers and freight. The London Plan seeks a 5% increase in passengers and freight transported on the blue ribbon network from 2001 - 2011. There are a number of passenger and tourist piers in Southwark including Greenland pier in the AAP area. Policy 4c.7 of the London plan seeks to protect existing facilities for passenger and tourist traffic and to encourage the development of new facilities. Policy 4c.8 of the London Plan seeks for new development close to navigable waterways to maximise water transport for bulk materials particularly during demolition and construction phases. As a riparian borough opportunities may therefore exist when sites are being developed to transport materials to and from sites by water. The omission of references to the river Thames for the transport of passengers and freight is therefore contrary to planning policy. References should be made within the sustainable transport section to the Thames and to encouraging the use of the river for the transport of freight and passengers.</p>	<p>It should be noted that there are no working wharves in the borough. With respect to passenger transport, sustainable development objective 16 refers to the promotion of public transport which would include river transport. It is an issue which will be taken into account in the issues and options report.</p>

Comment number	Name	Report section	Representation	Council's response
17.	Hawkstone TR&A		<p>Accuracy / completeness of data A primary concern of this response is the representation, incompleteness and accuracy of baseline and other data. We see it as fundamental and essential that further rich data is collected to ensure that decision making around sustainability issues is properly informed. We are aware that other groups have a long standing relationship with Canada Water activity and therefore perhaps feel they have "staked a claim". However, the data on Housing (page 21) appears, in the version I have, to be wrong with incorrect levels of dwellings and therefore statistics.</p> <p>Estates, such as Tissington, while located within the area marked on Figure 1 are not mentioned at all. Other estates, such as Canada, appear accurately recorded. This draft report reproduces a "division" in other ways that includes data collection and analysis. The report acknowledges that more data needs to be collected and our T&amp;RA's are always available to help the Council, and reasonably behaved consultants, to collect accurate data for our area.</p> <p>The report is perhaps rather too biased &amp; prejudicial to do best practice of consultation as it stands.</p>	The council notes that the information relating to the estates on page 21 was inaccurate. Accurate information on the estates within the AAP area is currently being sourced. The council agrees that it is fundamental that the AAP is founded on a sound evidence base.
18.	Hawkstone TR&A		We are looking for the RAAP to substantially lower environmental pollution in our area and local streets and not the bland statement on page 19 that seeks to implement an aim that is a "should" and not a "must". It is this type of "cleverly" worded fudge that attracts our attention and reduces the level of trust in the document and its authors.	The council agrees that these matters are extremely important and must not be overlooked. The issues and options report sets out options on energy supply and generation, water consumption and flood risk as these are issues which are particularly relevant for Rotherhithe. Those issues which affect the borough as a whole, such as air quality will be dealt with through the Core Strategy.
19.	Hawkstone TR&A		1.2 (and 1.3, p.8) We note the inclusion of Southwark Park in the RAAP area which is a potential site for a new leisure centre and stadium. The creation of RAAP or local development plan must not reduce, extinguish, limit or in any other way interfere with any rights of engagement, involvement and consultation we may enjoy under statutory law, by contract or otherwise. Our residents request that any communication approaches avoid	Noted. The issues and options report will be written in plain English and will be widely consulted on.



Comment number	Name	Report section	Representation	Council's response
			jargon, are concise and written in plain English. Residents will not answer long lists of questions or read 78 pages. (We send only 9 in reply!)	
20.	Hawkstone TR&A		<p>The idea of a "core" and a "periphery" concerns us greatly and seems to reproduce the divisions highlighted by the report rather than seek to resolve them. I can understand what the author might be trying to say but it comes across and is open to an interpretation potentially detrimental to the RAAP and for us.</p> <p>We expect there will be other "core" areas of substantial development such as a potential stadium, road changes and regeneration of estates such as the Hawkstone. We do not take this RAAP language positively.</p>	Noted. The core area is the area which will experience the greatest degree of change. The Hawkstone Estate is included in the area. The reason why we have designated a wider area is to ensure that changes in the core area are taken into account.
21.	Hawkstone TR&A		We assume that we are involved in consultation to establish what the main things to consider are for the whole Rotherhithe area and not a predetermined agenda that appears focused on new build within the existing Canada Water Action Area. Across the tracks our main issues include the appalling condition of many existing homes and not necessarily new builds which are not always accessible or affordable for most of our residents. The creation of a "new town centre" is also an issue about location within stated "divides".	Noted. Part of the rationale behind preparing the AAP is to ensure that the wider impacts of development in the town centre are addressed. The council is aware that Lower Road is a barrier to movement and that the relationship between the shopping centre is very poor, both in terms of pedestrian and cycle movement as well as visually. Options within the AAP will seek to reduce this barrier.
22.	Hawkstone TR&A	Chapter 2	<p>Timetable</p> <p>The timetable on page 9 is noted together with opportunities for further consultation. We note that dates do not coincide with Spring 2009 when some of the Hawkstone residents expect to be informed if their homes will be demolished or refurbished after 5 years of delays, and withdrawn tenders, as the future of Hawkstone Road &amp; Cope Street etc. is repeatedly considered.</p>	Noted. The council will come to a decision as quickly as possible on the Hawkstone. This process will be integrated into the preparation of the AAP. The council expects to decide on preferred options in May 09.
23.	Hawkstone TR&A	Chapter 3	<p>Consultation Question 1: page 10. We would like to get back to you on this complex item.</p> <p>Strategies that deliver an improvement in safety, security, fuel efficiency and conservation, reduce congestion, accessibility, pollution reduction, and housing supply and affordability should be taken into account along with others because we need action across a wide range of factors and functions in order to make things better.</p>	Noted. The issues and options report contains options on energy, including options on setting up an Energy Services Company (ESCo) to supply energy in the area or connecting to SELCHP to use waste heat.

Comment number	Name	Report section	Representation	Council's response
			<p>Our estates not are part of the 22,000 council dwellings with heating via district heating networks. This does not help our residents suffering increased fuel poverty from 27 year old boilers, drafty un-insulated (or poorly fitted) single glazing systems, badly designed and installed double glazing systems etc. The Canada Water Draft Energy Scheme (p.11) might be extended to include help and advice to other sites and existing developments wanting to save energy within the RAAP. Repeatedly our residents see a lot of investment and good work being done for new builds but not for existing properties. 24SDO 12, page 11, is of particular interest. Again we see a focus on new build and not refurbishment of existing dwellings. The potential demolition and clearance of Hawkstone homes drives our interest in plans for new build social housing in Rotherhithe whether it be on our own estate or on other sites within the RAAP.</p> <p>Many residents enjoy living in well designed and maintained high rise blocks and our residents would prefer a range of housing solutions. We are not adverse to high rise development depending on the merits of each case and such development should not be ruled out when replacing existing high rise blocks and where such archetype homes are in demand from residents.</p> <p>We are adverse to high rise blocks being allowed to fall in serious unsightly disrepair, or refurbished incompetently, as they subside (and crack) into the marsh and pebbles.</p> <p>Recycling and waste management. The design of existing estates makes recycling a challenge. However, on the Hawkstone the T&amp;RA is currently not supporting an extension of recycling. We have the highest number of rat boxes of any in Southwark, our buildings are partially covered in pigeon excrement, and we have no end of pests. While infestations continue we are not in a position to accept action such as recycling bins in the absence of guarantees (and substantial) fines for not emptying them on a</p>	<p>The comments on taller buildings and waste/recycling are also noted.</p>

Comment number	Name	Report section	Representation	Council's response
			daily basis. Money needs to follow Southwark's rhetoric about recycling. The RAAP can make a contribution by taking a joined up integrative approach to recycling that considers changes to designed structures and education programmed to increase and sustain recycling.	
24.	Hawkstone TR&A	Chapter 4	<p>Page 12.</p> <p>Question 2. In short the answer is that the data and data sources provided in the RAAP will not measure changes effectively. Data collection needs to be localised. The evidence base is therefore currently incomplete and we believe not fit for purpose as intended to describe the current situation within the RAAP area or extrapolate what might occur in the future.</p> <p>We are minded that models used by Southwark (and consultants) appear to be perennially wrong and include too many assumptions that are not carefully examined. Decent Homes housing finance is the perfect example.</p> <p>We believe that there is a lot of work to do if the aims are to be met.</p> <p>We note the note at the foot of page 12 about extending data however we also believe that consultation will highlight where "gaps" in data exist. The note contradicts the request made in Question 2.</p>	Noted. The council is continually updating the evidence base for the AAP and will consider any further evidence the objector wishes to supply. As is noted above, it is very important that the AAP is founded on a sound evidence base.
25.	Hawkstone TR&A	Chapter 5.	<p>We would rearrange the order of statement "environment, economy and the community". Our order would be "community, environment and the economy" although of course the report authors might have all these concepts entangled. The point is that our residents want to see the community come first not private business. We are not against partnerships and appropriate business ventures but we like to see Council policy phrased and structured so that it places the residents and community of Southwark first. Where our residents detect that their interests are being unreasonably or inappropriately subordinated for other people to benefit they will take action and reply.</p> <p>Question 4, page 13. This is long and complex. We will get back to you about it.</p>	Noted.

Comment number	Name	Report section	Representation	Council's response
26.	Hawkstone TR&A	Chapter 6.	<p>We note that no value, rank or priority is being attached to issues at this time.</p> <p>Population: The population stats provided are "known". Our Estates have 2 bedroom dwellings that can house up to 5 people before being "over crowded". We have "illegal's" who are never the less "residents" who draw on / and contribute towards local services. It must be acknowledge that the actual population profile could be much higher and look very different. The move to compare "Rotherhithe Study Area" with "Southwark" masks pockets of variation that need to be identified.</p> <p>We not sure what the comparisons with Southwark are trying to achieve and what the intended use is.</p> <p>Linked to EqIA intentions – Is there some plan for proactive social engineering rather than monitoring? If so, we would like to know about it.</p> <p>T&amp;RA's are in a very good position to collect and provide accurate data to supplement secondary sources pulled from existing databanks.</p> <p>Hawkstone T&amp;RA with Tissiba T&amp;RA represent a large chunk of the 23,357 residents living our side of the tracks.</p> <p>The comment on "ethnicity" is produced using standardised data collection forms and can only include returned forms – it is "reported" not actual. Our residents are aware, as is the Council, that substantial numbers of people exist outside of mechanisms used to collect such data.</p> <p>We question that the English Indices of Deprivation are accurate at estate level or appropriate to support the claims being made in the RAAP. At a general level the Indices are of interest but are not designed for such purpose.</p>	<p>The comments on population are noted. The statistics presented in the scoping baseline are not perfect, but do provide an overview of the population of the area. For the purposes of consultation etc it is important to have an understanding of local demographics. Comparisons with other (wider) areas, such as Southwark, London, England or the UK can help provide a context. They are not presented as a basis on which to embark on social engineering.</p>

Comment number	Name	Report section	Representation	Council's response
			<p>The remarks about statistical “divides” in the report are noted. We suggest these be supplement with qualitative data collection to explore the extent of the divides to inform the creation, community ownership &amp; support of a new “town centre”.</p> <p>The RAAP needs to help deliver improvements including CCTV and police “cabins” etc. There are spaces on the Estate that might house police or wardens. There is a need for much better lighting in streets and on estates.</p> <p>Appendix 10: Public Transport Accessibility Level Map.</p> <p>This map (2007) appears to exclude Surrey Quays (Docks) Tube station and Rotherhithe Tube Station. Why?</p> <p>We assume that “accessibility” is a very important factor in placing the new “town centre”, and design, and the decision to discard / reform any current combination of structures that might be locally taken to be a “centre” of some sort.</p> <p>We would like to see this map redrawn to accurately reflect the level of accessibility expected when the East London Line reopens &amp; properly inform decision making.</p>	<p>Noted. The provision of street lighting on streets and in and around estates will be considered during redevelopment.</p> <p>PTAL maps are drawn up through a methodology established by TFL. The council is aware that they are not always perfect. The maps will be updated once the East London line is in place.</p>
27.	Hawkstone TR&A	Appendix 9: Noise Map	<p>The graphic image map appears to inaccurately chart the noise on our estates and provides a detailed computer imaged generated by extrapolating sampling. We would prefer to see a map with locations and readings of samples. From local knowledge we can see that the map scales and indicated reading does not make sense for particular waypoints. It's something that Mouchel might produce.</p> <p>Hawkstone T&amp;RA have noise measuring equipment and our residents will happily volunteer to collect and provide data. Provided with the proper information we can also verify the data provided. Vibration also needs to be factored in. Our residents suffer from serious vibration and we are waiting to hear how heavier new East London Line trains will increase this nuisance.</p>	<p>The offer of additional information on noise is noted. The noise map does however give a general indication of those areas which suffer more acutely from traffic noise.</p> <p>The comment on estate cleaning satisfaction is noted, but it is not an issue which can be effectively dealt with by an AAP.</p>

Comment number	Name	Report section	Representation	Council's response
			<p>Being Clean</p> <p>Rotherhithe Area Housing (social) has a dissatisfaction rating for Estate Cleaning (ICC etc) approaching 50%. Dulwich maintains near enough 100% satisfaction (See 2007 ICC report – MORI). Clearly these variations need to be addressed before more stress is placed on our local cleaning services. The percentages mask that on some estates dissatisfaction is even worse and conditions totally unacceptable.</p> <p>In the short time I have it is not possible to fully engage in detail with the 78 page draft RAAP report. I hope the response provided here will help inform the process. The Draft RAAP report and this response will form a useful structure for our residents to engage with.</p>	
28	Environment Agency	Main River Designation	<p>Much of the dock area within the AAP is not designated Main River, such as Greenland Dock, Surrey Water and Canada Water. The small inlets adjacent to the River Thames, for example up to the dock Surrey Water, north of Brunel Road and the two inlets between the River Thames and Rotherhithe Street are designated main river. A main river is a watercourse marked as such on a main river map. This is an official document. In England, Defra decides which the main rivers are. All works or development within 8 metres of a fluvial main river or 16 metres of a tidal main river will require consent from the Environment Agency. Please contact you local Environment Agency Development Control Team with any queries regarding consent required for works adjacent or within main rivers.</p> <p>All River Thames walls have a statutory flood defence level, and the crest of these river walls must remain at this height, during and after any works to the river walls. Consent is required for any work on the river walls. We are pleased to see the following comment supporting our objectives for the River Thames. <i>“The Thames policy area allows special control of development next to the riverside. Any development in this area must enhance the character of the riverside area and ensure continued access to the Thames.”</i> Access to the River is not only required for social reasons but for flood risk management reasons, in general all</p>	Noted.

Comment number	Name	Report section	Representation	Council's response
			<p>development should be set back at least 16 metres from the River Thames and/or any flood defences associated with the River. Setting back development will allow for access and maintenance to the defences and provide adequate space should the defences need to be improved in the future.</p> <p>Canada Water which is identified as an action area and about to undergo significant change is not part of the Thames tidal defences; instead it is protected by a flood defence wall near the entrance to Surrey Commercial Dock.</p>	
29	Environment Agency	SUDs	<p>SUDs are of particular importance within national planning policy (including Planning Policy Statement 25: <i>Development &amp; Flood Risk</i>). Annex F, (Paragraph F6) states "<i>Surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic surface water flows arising from the site prior to the proposed development. ....</i>".</p> <p>SUDs are promoted as the preferred drainage option by other National planning policy statements. These include: PPS1, PPS3, PPS9, PPS23 and the London Plan (February 2008) – Policy 4A.3 Sustainable design and construction Policy 4A.9 Adaptation to Climate Change Policy 4A.11 Living Roofs and Walls Policy 4A.14 Sustainable drainage Policy 4A.17 Water quality</p> <p>Throughout the London Plan SUDs is cited as one of the most effective means of reducing flood risk. A drainage impact assessment / surface water management plan is to be submitted as part of development proposals, demonstrating how the rates and volumes of surface water runoff from sites will be reduced in accordance with the London Plan, using the most sustainable methods and techniques. Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage.</p> <p>The action area has a significant amount of green space. This may provide an opportunity to design in some storage/retention of surface water into green spaces, in the form of small</p>	Noted

Comment number	Name	Report section	Representation	Council's response
			<p>detention basins or wetlands. This option can be investigated in more detail as part of the AAP. Surface water from development could drain to these storage and/or wetland areas and they would also be valuable amenity for local residents as well as improving habitat.</p> <p>In Rotherhithe the SUDS techniques which may be appropriate would include green roofs, pervious paving, rainwater harvesting, infiltration gardens and small swales, conventional drainage such as pipes and storage cells may also form part of a sustainable drainage solution, when combined with more sustainable elements. Please refer to the drainage hierarchy in the London Plan for further guidance. Where possible paving should be avoided. Further information on the London Plan can be accessed via the link below  <a href="http://www.london.gov.uk/thelondonplan/docs/londonplan08.pdf">http://www.london.gov.uk/thelondonplan/docs/londonplan08.pdf</a></p>	
30	Environment Agency	Waterfront development	<p>Flood risk management planning needs to be linked closely with regeneration and redevelopment so that the location of development can help to reduce flood risk. There is need to incorporate long-term policies in the AAP that outline protecting and recreating river corridors and areas where flooding can happen naturally. These policies will support the objectives of Thames Estuary 2100 (TE2100) and the London Plan Blue Ribbon Network ( <i>Policy eC.3 The natural value of the Blue Ribbon Network</i> , <i>Policy 4C.6 Sustainable growth priorities for the Blue Ribbon Network and Policy 5D.1 The strategic priorities for South East London</i>)</p> <p>Development proposals within the defended tidal flood plain must consider the residual risks that are present, i.e., increasing risks from rising flood water and sea levels due to climate change and the risks resulting from a failure or overtopping of a section of defence protecting the area under consideration. This may lead to reallocating some of the more vulnerable uses to areas with lower residual risks as well as designing new development in a more flood resilient manner.</p>	Noted.



Comment number	Name	Report section	Representation	Council's response
			<p>Flood resilience must be built into buildings and other infrastructure, such as transport in areas currently at residual risk. Emergency Planning and evacuation procedures are required that fully understand current and future risk. Defra's Policy to achieve <i>Making Space for Water</i> must be delivered in the short and long term to enable us to maintain existing defences and plan for future land use. If developments are set back from existing defences we retain the option of future upgrades, as well as making space for flood storage. This will require land allocation many years in advance, which needs to occur through current spatial planning.</p> <p>The Council should seek to maintain and look for opportunities to enhance the setting of and increase space for the River Thames and its tributaries. In considering development proposals it will:</p> <ul style="list-style-type: none"> <li>a) Ensure the protection of landscape features that contribute to the setting of the rivers</li> <li>b) Seek to protect and enhance existing views of the rivers</li> <li>c) Pay special attention to the design of development located in riverside settings to ensure that it respects and makes a positive contribution to the setting of the rivers</li> <li>d) Ensure that the quality of the water environment is maintained</li> <li>e) Seek opportunities to improve public access to and alongside the rivers and ensure that existing public access is maintained</li> </ul>	
31	Environment Agency	Sequential test and exception test	<p>Paragraphs 8 and D.5 of PPS25 require decision-makers to steer new development to areas at the lowest probability of flooding by applying a 'Sequential Test'. Only if the council can demonstrate through the sequential process that a site with a lower probability of flood risk is not reasonably available can a case be put forward as to why a site could be considered as an exception. If this can be achieved, then, in accordance with PPS25, for the exception test to be passed it must be demonstrated that the development provides wider benefits to the community that outweigh flood risk, the site is previously-</p>	Noted. A sequential test will be carried out.

Comment number	Name	Report section	Representation	Council's response
			<p>developed land, and a Flood Risk Assessment must demonstrate that the development will be safe without increasing flood risk elsewhere. PPS25 states in paragraph 14 that:</p> <p><i>'A sequential risk-based approach to determining the suitability of land for development in flood risk areas is central to the policy statement and should be applied at all levels of the planning process'.</i> It goes on to state in paragraph 16 that:</p> <p><i>LPA's allocating land in LDDs for development should apply the Sequential Test (see Annex D and Table D.1) to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. A sequential approach should be used in areas known to be at risk from other forms of flooding.</i></p>	
32	Environment Agency	Climate change	<p>The rising sea level will steadily reduce the level of protection that defences offer. The predictions for how quickly sea level will rise vary considerably depending on the assumptions used about emissions and climate modelling.</p> <p>The TE2100 project has considered a range of climate change derived sea level rises from 0.9m (Defra 2006 Climate Change Scenario) to 4m (High++ Level where all conceivable sea level rise contributions up to 2100 occur). The Environment Agency Thames Catchment Flood Management Plan (Thames CFMP) (September 2006) confirms the above and sets out some main messages:-</p> <ul style="list-style-type: none"> <li>a) Flood defences cannot be built to protect everything.</li> <li>b) The ongoing cycle of development and urban regeneration is a crucial opportunity to manage flood risk.</li> <li>c) Land for future flood risk management will be identified and protected by authorities.</li> </ul> <p>Work undertaken so far by Thames Estuary 2100 (TE2100) indicates that the present system of flood risk management for the tidal flooding can continue to provide an acceptable level of</p>	Noted. Climate change is taken into account in the borough's strategic flood risk assessment.

Comment number	Name	Report section	Representation	Council's response
			<p>risk management up to 2030. Beyond 2030 more actions will be needed. These actions would be easier and more affordable and sustainably delivered if they are planned now. The London Plan states inter alia that <i>"The Mayor will, and boroughs and other agencies should, take fully into account the emerging findings of the Thames Estuary 2100 Study, the Regional Flood Risk Appraisal and the Thames Catchment Flood Management Plan" page 211</i></p> <p>New development should be avoided in those areas with likely increased vulnerability to climate change, particularly where it is not viable to manage likely risks through suitable measures to provide resilience; and bring forward adaptation options for existing development in likely vulnerable areas.</p> <p>The council should require development proposals to take account of the expected changes in local climate conditions, throughout the proposed lifetime of the development, by adaptation or flexibility to allow future adaptation. Information on these measures must be submitted with an application. Specifically, the council should require major developments to:</p> <ul style="list-style-type: none"> <li>• identify the type of and extent of the main changes expected in the local climate throughout the lifetime of the proposed development,</li> <li>• identify the potential impacts of these changes on the proposed development and its neighbours,</li> </ul> <p>indicate the ways in which the proposed development design overcomes the hazards and exploits the opportunities associated with these impacts whilst meeting other sustainable development criteria, particularly the need to achieve overall reductions in greenhouse</p>	
33	Environment Agency	SDO 4	Sustainable development indicator (i) is acceptable; however, sustainable development indicator (ii) needs to be reviewed to be more positive. ii) "Percentage of new development within relevant urban catchment managed according to DEFRA SUDS Guidance." Could be reworded to include – "the percentage of new development significantly reducing runoff rates and volumes as well as improving water quality through the use of	The comments on surface water run-off are noted. The issues and options report contains options on water which include reduction in surface water run off and SUDs.

Comment number	Name	Report section	Representation	Council's response
			<p>SUDS techniques." These indicators can refer to London Plan SUDS policies mentioned above. Baseline data needs to be compiled for flood risk issues. This is needed to allow the assessment of change and policy performance against key indicators. Examples include: -the number of dwellings in Flood Zone 3, the number of new or replacement dwellings permitted in Flood Zone 3 and the number of highly vulnerable premises within flood Zone 3 (as per PPS25 Annex D). It may be possible to compile some baseline data using the recently completed SFRA. As you will appreciate, any housing development in the area will have to take account of the findings of the SFRA to satisfy the sustainability appraisal and the tests of soundness.</p> <p>Information on planning permissions granted contrary to the advice of the Environment Agency on flood risk could be accessed using our external website link provided below:  <a href="http://www.environment-agency.gov.uk/aboutus/512398/908812/1351053/571633/?lang=_e">http://www.environment-agency.gov.uk/aboutus/512398/908812/1351053/571633/?lang=_e</a></p> <p><b>Additional questions</b></p> <ul style="list-style-type: none"> <li>• Is the site riparian?</li> <li>• Will the proposed development impact on the structural integrity of the defences?</li> <li>• Are the defences appropriate for the lifetime of the development?</li> <li>• Will any work be required to bring them up to this standard?</li> <li>• Will there be appropriate set-back between the defences and the proposed development?</li> </ul> <p>Can the site be drained in a sustainable manner (i.e. no pumping will be required?)</p>	<p>The comments The additional questions suggested are noted. However the SA provides an overview of the impact of the plan on sustainability. In the interests of manageability and maintaining a balance of environmental, social and economic objectives, the additional questions have not been added.</p>
34	Environment Agency	SDO9	<p>To encourage sustainable use of water resources. Will it lead to a reduction in the quality of surface water/ waterways? - This could be reworded to - "Will it improve the quality of surface water/waterways?" (The use of SUDS can achieve an improvement in the quality of surface water)</p>	<p>The comments on water quality are noted. The issues and options report contains options on water which include reduction in surface water run off and SUDs.</p>

Comment number	Name	Report section	Representation	Council's response
35	Environment Agency	Maps	This <i>BASILINE DATA FOR ROTHERHITHE</i> report has a number of drawings related to the text appended, however there does not seem to be a map or drawing from the SFRA on areas at risk of flooding. This is imperative.	Noted. The SFRA is an important part of the evidence base.
36	Environment Agency	SDO6	<p>We recommend that to ensure that energy is used efficiency and carbon emissions reduced; AAP should <b>require</b> rather than promote low and zero carbon developments throughout the Borough. The London plan states that London boroughs should in their DPDs require all developments to demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions (Policy 4A.6).</p> <p>The London Plan also states that boroughs should ensure future developments meet the highest standards of sustainable design and construction and reflect this principle in DPD policies. Boroughs should require all applications for major developments to include a statement on the potential implications of the development on sustainable design and construction principles (Policy 4A.3).</p> <p>Regarding renewable energy on site, the London Plan states that boroughs should in their DPDs adopt a presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from onsite renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. Boroughs in their DPDs should identify broad areas where the development of specific renewable energy technologies is appropriate. Policy 4A.7)</p> <p>We recommend that the AAP should identify areas where zero carbon development is appropriate.</p>	Noted. The issues and options report contains options on energy supply and generation.
36	Environment Agency	SDO8	Environment Agency supports AAP Objective on sustainable waste management but notes with concern that waste water treatment is not included. It would be preferable to have a separate waste water treatment objective taking into account the Water Framework Directive and the need for any further	Noted. The council will work with the EA and Thames Water to identify water infrastructure requirements for the AAP area.

Comment number	Name	Report section	Representation	Council's response
			<p>operational development at the existing Sewage Treatment Works. More new development will create higher volumes of sewage to be transported from houses to sewage treatment works, and additional treated effluent to discharge to surface and ground waters.</p> <p>Therefore the infrastructure should be sufficient to guarantee both surface and ground water quality would not be detrimentally affected, and avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses. The Water Framework Directive sets ecological standards in addition to chemical standards for rivers. This is likely to place greater demands on Sewage Treatment Works to achieve cleaner effluents. In preparing the AAP, the council must:</p> <ul style="list-style-type: none"> <li>i) ensure that the rate of development broadly accords with the capacity of existing water supply, sewage treatment and discharge systems, particularly in connection with major new development</li> <li>ii) require development to incorporate measures to enhance water efficiency, and sustainable drainage solutions</li> <li>iii) work with the Environment Agency and water companies to identify infrastructure needs and allocate areas for and permit necessary infrastructure</li> </ul>	
37	Environment Agency	SDO10	<p>We are pleased to note that land contamination has been included as one of the key environmental objectives. We strongly recommend that if potentially contaminating activities have previously been conducted at a site, such as chemical or fuel storage, manufacturing or other industrial processes, an assessment of risk of potential contamination to controlled waters should be carried out. This work should follow 'Environment Agency guidance on requirements for land contamination reports' and the 'Model Procedures for the Management of Contaminated Land' (CLR11). These documents can be down loaded from our website at <a href="http://www.environment-agency.gov.uk/subjects/landquality/113813/887579/1101611/?lang=e">http://www.environment-agency.gov.uk/subjects/landquality/113813/887579/1101611/?lang=e</a>. If potential for significant contamination is identified, the</p>	Noted.

Comment number	Name	Report section	Representation	Council's response
			Environment Agency and the Local Authority Contaminated Land Officer should be consulted for advice prior to work commencing on site. Responsibility for the safe development and secure occupancy of the sites rest with the developer/landowner. Should contamination on the sites be found to be affecting controlled waters subsequent to the redevelopment, the sites may be determined as contaminated land under Part IIA of the Environmental Protection Act 1990 and cost for remedial action sought from the developers. A 'watching brief' should be maintained during the construction period to deal with any unexpected areas of contamination, which may be identified during excavations (generally by visual or olfactory evidence). If contamination is found a reputable environmental consultant should assess the level of contamination. In the event of significant contamination being identified, then the Environment Agency should be contacted for advice.	
38	Environment Agency	Environ. characteristics of the area	From the perspective of environmental sustainability we expect Rotherhithe Area to display the following characteristics: <ul style="list-style-type: none"> <li>• The quality of the environment needs to be protected and improved</li> <li>• The demands on natural resources needs to be managed sustainably</li> <li>• Both new and existing development needs to contribute to a low carbon region and designed to adapt to climate change</li> <li>• The necessary environmental infrastructure to support both new and existing development needs to be in place</li> </ul>	Noted.
39	Environment Agency	Environmental outcomes	Development in Rotherhithe Area should be delivered to ensure the following outcomes are achieved: <ul style="list-style-type: none"> <li>• Water quality is improved</li> <li>• Land quality is improved and Brownfield Land is appropriately developed Cleaner, healthier air</li> <li>• Biodiversity is protected and enhanced</li> <li>• Access to the environment is improved and promoted</li> <li>• Water is managed wisely and we have enough water for people and the environment</li> </ul>	Noted. These issues will be considered in preparing the plan.

Comment number	Name	Report section	Representation	Council's response
			<ul style="list-style-type: none"> <li>• Waste is managed sustainably</li> <li>• A sustainable construction approach is adopted on all developments</li> <li>• Energy resource is used efficiency and carbon emissions reduced</li> <li>• A Climate change adaptation plan is in place</li> <li>• The impact of flooding understood and the risks appropriately managed</li> <li>• Appropriate water supply and waste water infrastructure is provided</li> <li>• Appropriate waste infrastructure is in place</li> <li>• A network of green infrastructure is in place</li> </ul>	
40	Environment Agency		These matters will be considered in preparing the Plan.	Noted.
41	Environment Agency	Conclusion	<p>The Environment Agency supports growth that can be supported by the necessary environmental infrastructure (for water resources, wastewater, waste and flood risk management), provided in a co-ordinated and timely manner to meet the physical and social needs of both new development and existing communities. Early investment and careful planning may be required to ensure expanded or improved infrastructure will have the capacity to cope with additional demands, particularly with climate change. See our report '<i>Hidden Infrastructure: The Pressures on Environmental infrastructure</i>'. The report can be downloaded at <a href="http://publications.environment-agency.gov.uk/pdf/GEHO0307BMCD-E-E.pdf">http://publications.environment-agency.gov.uk/pdf/GEHO0307BMCD-E-E.pdf</a></p> <p>We hope regeneration in Rotherhithe will deliver greater resource efficiency, appropriate use of brownfield land and protect and enhance a network of well designed greenspace. It must incorporate the highest standards of flood risk management and contribute to an improved and protected water environment.</p>	Noted.
42	Natural England	Baseline data	The Baseline Topics and Baseline Data proposed cover the areas and issues that Natural England would wish to see considered by such a document.	Noted.
43	Natural	SDOs	The sixteen Sustainability Objectives listed cover the areas that	Noted.



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

## Issues and Options

Name	Report section	Representation	Council's response
English Heritage	All	<p>In general terms, English Heritage is of the view that the interim SA is on the right track in terms of structure and demonstrating a clear attempt to assess each of the options against key sustainability objectives. In addition, English Heritage supports SD12 - the SA objective for the historic environment.</p> <p>English Heritage notes that the baseline information in respect of the historic environment currently appears to be a bit inconsistent and incomplete. While archaeological resources are referred to in the table on page 7, they are omitted from the table at page 23, as is Southwark Park's status as a Grade II Registered Historic Park and Garden. These matters are symptoms of a broader concern however, which will need to be placed in the appropriate context of providing proportionate coverage of the issues for the area. That broader concern is the absence of the development of a sense of identity for the area based on a thorough understanding of what it is at present and what it has been in the past. The designated historic environment assets need to be seen as essentially indicators of this development over time rather than simply curiosities that need to be worked around. If they are treated in this way, they can anchor a characterisation of the area which will in turn enable a better understanding of how the area works and how it can most effectively be adjusted.</p> <p>English Heritage recommends approaching the borough's own cultural services department for more information about the local history of the area. This information combined with an understanding of the existing built environment, including archaeology; can provide inspiration for establishing identity for the area that is based on positive continuity. In turn, this will mean that the design of new development has the opportunity to be creative and reinforce positive values for the local community rather than inadvertently creating a disconcerting sense of disconnection in the environment.</p>	<p>Noted. The baseline information on the historic environment will be compiled and presented in a background evidence bas paper which will accompany the submission AAP. In this we will refer to Southwark Park's status. The AAP seeks to protect and improve open spaces and historical features.</p> <p>In terms of the appraisal of the impact of the policies and their impact on the historic value of the area this has been taken into account throughout the Sustainability Appraisal process by assessing the AAP policies against SA objective SDO12. This document sets out the appraisal of the preferred options with reasons why each score was given.</p> <p>In many cases where the policy will include new development, the impact on the historic environment cannot be fully assessed until the planning application stage when the detailed design and plans for a scheme will help officers to assess the impact of the development.</p> <p>The historical value of the area has been a key consideration in the policy which promotes cultural and tourist assets in the area.</p>

Name	Report section	Representation	Council's response
		<p>English Heritage appreciates the borough's point (made in response to our comments on the Scoping Report on page 36) that the sustainability appraisal needs to be manageable. However, this needs to be balanced against the need to ensure that the assessments are of sufficient extent to convey the impact on cultural heritage for the purposes of the European Directive on the Assessment of Certain Plans and Programmes (SEA) (2001/EC/42). It would be useful to understand for example, why option A for shopping is neutral for the historic environment and Option B is positive and it is interesting that the relationship of the historic environment with new development has been assessed as neutral for all the related issues i.e. housing, business floorspace, new leisure, culture and faith facility provision. Is this because there are no historic assets in the areas designated for the development? Or have some measures been incorporated in the plan that neutralise any impacts on the historic environment? This is not clear and it needs to be in order to show whether or not impacts have been appropriately addressed.</p> <p>If, because the historic environment assets and consequent cultural heritage of the area have not been successfully defined in the baseline information section of the SA, the historic environment issues have to be set out in full in the discussion under each of the matrices, the document will become unwieldy. However, if the assets and cultural heritage issues are well defined then assessment statements can be short, targeted and highly effective. A specific example might be "the use of the housing development sites has the potential to increase the usage of the Grade II Registered Historic Park and Garden, Southwark Park and building heights will need to be restricted on development sites in the path of the St Paul's cathedral viewing corridor." A more generalised example might be "The character of [x] Street derives from its history as a residential quarter for the manufacturing industry workers in the 1970s. The decline of this sector has been mirrored in the street and the upgrading of the neighbouring shopping facilities and introduction of public art referencing the past contribution of this area should help to positively strengthen the identity of the local community and assist in the regeneration of the street."</p>	

Name	Report section	Representation	Council's response
Natural England	All	<p>The key sustainability issues identified have recognised the need to maintain and enhance open space provision and promote biodiversity within the area and this is welcomed and supported. However, Natural England would remind the Council of the presence of Canada and Surrey Waters SINC within the Peninsula/Action Plan area</p> <p>The sixteen Sustainability Objectives listed cover the areas that Natural England would wish to see addressed within a Sustainability Appraisal/ Strategic Environmental Assessment and these are broadly supported by Natural England, and in particularly the following;</p> <p>SDO 6: To reduce contributions to Climate Change.  SDO 11: To protect and enhance the quality of landscape and townscape, given its reference to the public realm.  SDO 13: To protect and enhance open spaces, green corridors and biodiversity. The inclusion of green corridors is especially welcomed.  SDO 16: To promote sustainable transport and minimise the need to travel by car.</p> <p>Relationships to other Plans and Programmes are appropriate and identify suitable legislation that would be recommended by Natural England, whilst the Social, Economic and Environmental Context identifies the issues and topics that Natural England would wish to see contained within such a document.</p>	Noted. The presence of the Canada and Surrey Waters SINC will be added to the baseline information.
Environment Agency	Issues and Options report: Section 4	Our previous response to your consultation on the Sustainability Scoping Report, in a letter dated 25 <sup>th</sup> April 2008, went into some detail about flood risk. We would therefore refer you back to that letter. Reference should be made to the borough's Strategic Flood Risk Assessment (SFRA), which we note is explained in table 5.1 on page 24 of the draft Sustainability Appraisal. In general we advise that proposed land uses should consider flood risk and the sequential approach to allocating development sites, in line with PPS25. Where possible it would be appropriate to locate commercial uses (which are 'less vulnerable' in flood risk terms according to PPS25) at areas of higher flood risk. Housing is 'more vulnerable' and should therefore be placed in the areas of lowest flood risk.	Noted. The Preferred Options report identifies potential sites for development in the area. It is recognised in the Sustainability Appraisal of the Preferred Options that in some cases the risk of flooding will need to be mitigated by the design of developments.

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

## Preferred Options

Respondent	Question	Comments submitted	Officer Response
Charlotte Amor		It is noted that the draft Sustainability Appraisal highlights some potential negative effects of the AAP on the flood risk objective. The SA indicates on page 45 that the impact of new developments on flood risk should be mitigated. We would suggest that as a first principle, ways to avoid flood risk should be sought, in line with the guidance in the PPS25 Practice Guide. We have attached our previous representations for your ease of reference.	These are covered in objective P5 and these issues are discussed in the infrastructure. There is also policy set out in the Southwark Plan and Core Strategy.
Alison Fairhurst GOL	Question 21	You refer to the London Plan designating Canada Water as an area for intensification with capacity to provide over 2000 homes. You are also undertaking a capacity study of the area to establish how many new homes could be built. Have you taken into account testing the information coming out of the capacity study through your Sustainability Appraisal prior to the publication of the plan, including any implications that may arise from this, in particular in relation to the delivery of essential infrastructure? Paragraph 4.50 of PPS12 states that under the Planning and Compulsory Act 2004 an Inspector, at examination, is charged with firstly checking that the plan has complied with legislation, including, that a plan has been subject to sustainability appraisal and complied with a boroughs Statement of Community Involvement. At examination, you will have to provide a robust audit trail to justify that the policies contained within it are the most realistic and achievable for the plan area.	We have carried out our sustainability appraisal and testing of the plan prior to publication. This includes an options appraisal setting out the reasons why we took our approach and how problems will be overcome. The implementation section also covers how we will work with landowners and partners to unlock development issues.  Our consultation report sets out how we comply with the SCI.
		Part 3 - it would have been helpful here if you had briefly set out, within the "We are doing this because" paragraphs, references to the responses received to your Regulation 25 consultation and Sustainability Appraisal; also to include linkages to Appendix 3 (Rejected options).	We have added references to consultation and the SA in the justification for the policies where this is particularly relevant.
David Hammond Natural England		Natural England welcomes the inclusion and recognition of Climate Change affects on the area and their inclusion within the Area Action Plan/Sustainability Appraisal linked to the overall strategy.	Support noted
		Draft Sustainability Appraisal The sixteen Sustainable Development Objectives listed can be broadly supported by Natural England, and in particular the following; SDO 6 "To reduce contributions to Climate Change and adapt to Climate Change that is already happening".	Support noted

## Submission Version – Responses to Consultation 12 March 2010

Respondent	Comments submitted	Officer Response
<b>English Heritage</b>	<p>Policy 17 – SDO12</p> <p>It is noted that the commentary provided states that the policy aims to set clear guidelines about the height of buildings in the core area, and that parts of the core area are sensitive to tall buildings. It supports the need to restrict heights to approx 10 storeys. However the AAP highlights the potential for two tall buildings to be beyond this height. In addition it is not clear whether the setting of all heritage assets were carefully assessed when considering the impact of this policy on SDO12.</p>	<p>The commentary acknowledges that parts of the core area are sensitive to tall buildings and particular care will need to be taken in these areas with buildings restricted to approx. 10 storeys. The quality of the architecture will also need to be of the highest quality. Buildings that have the potential to be taller than 10 storeys will need to be considered carefully in view of the possible impacts on heritage assets. Sustainable Development Objective 12 is as follows: To conserve and enhance the historic environment and cultural assets. The supporting questions in the sustainability framework reiterate the need to consider the wider environment. It is therefore considered clear that the appraisal has considered the setting of all heritage assets when considering the impact of the policy</p> <p>Sustainability indicator 12.2 has been altered as a result of comments received from EH on the Core strategy. The indicator now refers to 'heritage assets' instead of 'buildings' to reflect the proposed changes in the PPS. The indicator will be used to monitor the effectiveness of the policies.</p>
<b>Environment Agency</b>	<p>We note the Sustainability Appraisal acknowledges that the majority of the area within the AAP lies within Flood Zone 3a (high probability of flooding in the event of a breach of flood defences) and one of the key sustainability issues raised within SA is to minimise flood risk and this is reflected through Sustainability Development Objective 14: To reduce vulnerability to flooding.</p> <p>We also pleased to see the inclusion of 'flood risk' within Objective P5. It is essential flood risk management is a key objective within the Canada Water AAP given the scale of development and opportunities this offers.</p> <p>It is noted that the Sustainability Appraisal (SA) highlights some potential negative effects of the AAP on the flood risk objective. We understand some negative impacts identified within the SA will be mitigated through policies within the AAP and other local development documents.</p>	Support noted

	<p>We previously commented that the AAP should address how proposed redevelopment in Canada Water can reduce and manage flood risk through its layout and design. The SA indicates on page 43 that the impact of new developments on flood risk should be mitigated. The SA explains how the appraisal has shaped the formation of policies and location of certain development types such as locating schools at the lowest flood risk. We promote applying the sequential approach to locating the most vulnerable development at the lowest flood risk.</p> <p>We are aware core strategy policy 13 states that Southwark will allow development to occur in the flood zone providing it is designed to be safe and resilient to flooding, as it is recognised that there is a shortage of developable land outside the flood zone. The SA states that further guidance is contained within the Sustainable Design and Construction and Sustainability Assessment Supplementary Planning Documents.</p>	
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The full set of representations on the Canada Water AAP is available to view on the website at: <http://www.southwark.gov.uk/canadawater>



### APPENDIX 3 RELEVANT PLANS, STRATEGIES AND PROGRAMMES

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

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

POLICY OR PLAN
Urban White Paper 2001
England Biodiversity (2002)
Communities Plan - Sustainable Communities: Building for the Future (2003)
Guidance on Tall Buildings CABI and English Heritage (2007)
Securing the Future – UK Sustainable Development Strategy (2005)
The UK Climate Change Programme (2006)
Air Quality Strategy (2007)
Waste Strategy (2007)
Future Water: The Government's Water Strategy for England (2008)
Sustainable Construction Strategy (2007)
Energy White Paper (2007)
UK Sustainable Procurement Action Plan (2007)
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)
Department of Health: Next Step Review: High Quality Care for All (2008)
Health inequalities: progress and next steps (2008)
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)
Model Procedures for the Management of Contaminated Land- Environment Agency (2004)
Environment Agency: Adapting to Climate Change Strategy
Environment Agency Strategies, Plans and Reports

POLICY OR PLAN
<b>London</b>
The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2004 (2008)
Draft Replacement London Plan 2009
A Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)
Sustainable Communities Plan for London: Building for the Future (2003)
Sustaining Success: The Mayor's Economic Development Strategy (2004)
London: Cultural Capital – Realising the potential of a world-class city. The Mayor's Culture Strategy (2004)
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)
Sounder City: The Mayors Ambient Noise Strategy (2004)
Cleaning London's Air, The Mayor's Air Quality Strategy (2002)
Green Light to Clean Power. The Mayor's Energy Strategy (2004)
Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)
Industrial Capacity Mayor's Supplementary Planning Guidance (2003)
Providing for Children and Young People's Play and Informal Recreation. Mayor's Supplementary Planning Guidance (2008)
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)
London View Management Framework. Mayor's Supplementary Planning Guidance (2007)
Land for Transport Functions. Mayor's Supplementary Planning Guidance (2007)
London Plan Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006)
Housing Mayor's Supplementary Planning Guidance (2005)
London Remade Demolition Protocol Report (2005)
English Heritage's Heritage at Risk- London 2008
Thames Region Catchment Flood Management Plan
Thames River Basin Management Plan

POLICY OR PLAN
Regional Flood Risk Appraisal
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007)
Draft Water Resource Management Plan (Thames Water Utilities) 2008
Our Plans for Water (Thames Water Utilities) 2008
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008
Thames Corridor Catchment Abstraction Management Strategy (CAMS)
Adapting to Climate Change: A checklist for development (2005)
Living Well in London: The Mayor's draft Health Inequalities Strategy (2008)
NHS London: Strategic Plan (2008)
Healthcare for London: A Framework for Action (2007)
State of the Environment Report for London
Thames Path National Trail – Management Strategy 2006-11
Improving Londoner's Access to Nature
The London Rivers Action Plan

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

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

Further details can be found in the Background Papers that support the Canada Water Area Action Plan, which are available to view on the website at: <http://www.southwark.gov.uk/canadawater>

## APPENDIX 4

### Comparison of Sustainability Objectives

#### Sustainability Objectives

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

#### Canada Water AAP Objectives

##### Theme 1: Shopping: A genuine town centre and neighbourhood hubs

- S1 To create an accessible, distinctive and vibrant town centre at Canada Water, which is well connected into the surrounding street network. This will enhance the setting of Canada Water basin and create a range of shops, restaurants, community and leisure facilities within mixed use developments.
- S2 To ensure that people who live and work on the wider peninsula have access to local facilities to meet their day-to-day needs.

##### Theme 2: Transport: Improved connections

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

##### Theme 3: Leisure: a great place to visit, to relax in and have fun

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



## Theme 4: Places: Better and safer streets, squares and parks

- P1 To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character. There should be no gated communities and the area's green spaces and heritage should be enhanced, especially the River Thames, the docks and the parks to create a distinctive sense of place.
- P2 To create an attractive, safe, and secure public realm.
- P3 To link the docks and parks in a network of open spaces which have a variety of functions, including recreation and children's play, sports facilities and nature conservation.
- P4 To make the River Thames and its river front more accessible.
- P5 To reduce the impact of development on the environment and help tackle climate change, air quality, pollution, waste and flood risk.

## Theme 5: Housing: Providing more and better homes

- H1 To create a mixed community by providing more housing choices and better homes of a high quality. There should be more affordable housing and different housing sizes including larger homes for families.
- H2 To focus higher densities in the action area core where there are town centre activities and good access to public transport.

## Theme 6: Community: Enhanced social and economic opportunities

- C1 To provide more and improved educational, health and community facilities which meet the needs of the growing population.
- C2 To provide more local employment opportunities.

## Theme 7: Delivering the Area Action Plan

- D1 To contribute to work with key stakeholders including the local community, landowners, Lewisham Council and TfL to deliver the vision and objectives of the AAP.
- D2 To ensure that physical and social infrastructure needed to support growth at Canada Water is provided in a timely manner.
- D3 To monitor and review the delivery of Area Action Plan Policies annually to inform phasing of future development and development of infrastructure.

Compatibility Matrix	Canada Water AAP Objectives																			
	S1	S2	T1	T2	T3	L1	L2	P1	P2	P3	P4	P5	H1	H2	C1	C2	D1	D2	D3	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	✓	✓	
SDO 2 To improve the education and skill of the population	✓	✓	0	0	0	0	✓	0	0	?	0	✓	0	0	✓	✓	✓	0	✓	
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	✓	0	0	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	0	✓	✓	✓	0	?	✓	✓	?	✓	0	✓	✓	0	0	✓	✓	✓	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	✓	
SDO 6 To reduce contributions to climate change	?	?	✓	✓	?	?	?	?	0	0	✓	✓	?	?	?	?	✓	✓	✓	
SDO 7 To improve the air quality in Southwark	?	?	✓	✓	?	?	?	?	✓	✓	✓	✓	?	?	?	?	✓	✓	✓	
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	?	?	0	0	0	?	?	?	0	0	✓	✓	?	?	?	?	✓	✓	✓	
SDO 9 To encourage sustainable use of water resources	?	?	0	0	0	?	?	?	0	0	0	✓	?	?	?	?	✓	✓	✓	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	0	0	0	✓	✓	✓	0	✓	0	✓	✓	✓	✓	✓	✓	0	✓	
SDO 11 To protect and enhance quality of landscape and townscape	✓	✓	?	?	✓	?	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	?	✓	
?DO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	✓	?	?	✓	✓	✓	0	✓	?	?	?	?	✓	?	✓	
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	?	?	?	✓	✓	?	✓	✓	✓	?	✓	?	?	?	?	✓	✓	✓	
SDO 14 To reduce vulnerability to flooding	?	0	0	0	✓	?	?	0	?	✓	✓	✓	?	?	?	?	✓	✓	✓	
SDO 15 To provide everyone with the opportunity to live in a decent home	0	0	0	0	0	0	0	0	0	0	0	0	✓	✓	0	0	✓	✓	✓	
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	✓	?	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
SDO 17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	?	?	0	0	✓	✓	✓	?	✓	✓	0	✓	✓	✓	
<b>KEY</b>	✓	compatible			x	incompatible			0	no significant impact				?	dependent on implementation					

## Commentary of results

<b>S1</b>	<b>To create an accessible, distinctive and vibrant town centre at Canada Water, which is well connected into the surrounding street network. This will enhance the setting of Canada Water basin and create a range of shops, restaurants, community and leisure facilities within mixed use developments.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change</b>
?	The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To encourage sustainable use of water resources</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	The impact of new development on the historic environment will need to be assessed through individual planning applications
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>S2</b>	<b>To ensure that people who live and work on the wider peninsula have access to local facilities to meet their day-to-day needs.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change</b>
?	If new local shopping facilities are provided, car parking should be minimised to ensure that this does not lead to more cars on the roads as this would have a negative impact on climate change. The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	If new local shopping facilities are provided, car parking should be minimised to ensure that this does not lead to more cars on the roads as this would have a negative impact on air quality The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To encourage sustainable use of water resources</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	The impact of new development on the historic environment will need to be assessed through individual planning applications
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	The impact of new development on the open spaces and biodiversity will need to be assessed through individual planning applications

<b>T1</b>	<b>To use a range of measures, including public transport improvements, green travel plans, road improvements and restrictions on car parking to ease the impact of new development on the transport network and services.</b>
<b>SDO11</b>	<b>To protect and enhance quality of landscape and townscape</b>
?	If road improvement measures are designed effectively they can improve the quality of the landscape and townscape
<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	If road improvement measures are designed effectively they can conserve and enhance the historic environment
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	If open spaces and green corridors are used to improve the transport network this will have a positive impact. Green corridors and public footpaths could be included in green travel plans.
<b>T2</b>	<b>To make the area more accessible, particularly by sustainable transport including walking, cycling and public transport.</b>
<b>SDO11</b>	<b>To protect and enhance quality of landscape and townscape</b>
?	If more sustainable measures of transport are promoted this may result in more attractive walkways and cycleways therefore improving the quality of the landscape and townscape
<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	If more sustainable measures of transport are promoted this may result in more attractive walkways and cycleways which could conserve or enhance the historic environment
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	If more sustainable measures of transport incorporate green links and corridors this will help to protect and improve open spaces and biodiversity.
<b>T3</b>	<b>To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities</b>
<b>SDO6</b>	<b>To reduce contributions to climate change</b>
?	If car parking is shared effectively and more sustainable methods of transport are promoted in the area this may reduce the amount of cars in the area which would have a positive impact on climate change.
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	If car parking is shared effectively and more sustainable methods of transport are promoted in the area this may reduce the amount of cars in the area which would have a positive impact on air quality.
<b>L1</b>	<b>To promote healthy lifestyles and make the area known for its excellent sports, leisure and entertainment facilities</b>
<b>SDO6</b>	<b>To reduce contributions to climate change</b>
?	The impact of new leisure and entertainment facilities on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To encourage sustainable use of water resources</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO11</b>	<b>To protect and enhance quality of landscape and townscape</b>
?	If new facilities are designed effectively this will improve the quality of the landscape and townscape

<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	If new facilities enhance the historic environment this will have a positive impact on this objective
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>SDO16</b>	<b>To promote sustainable transport and minimise the need to travel by car</b>
?	New leisure facilities should ensure that sustainable modes of transport are promoted by minimising car parking and preparing green travel plans.
<b>SDO17</b>	<b>To provide the necessary infrastructure to support existing and future development</b>
?	New development will require the provision of new infrastructure but the exact extent is uncertain
<b>L2</b>	<b>To promote arts, culture and tourism</b>
<b>SD04</b>	<b>To reduce the incidence of crime and the fear of crime</b>
?	This may increase the amount of people in the area therefore reducing crime and fear of crime. This depends on what type of facilities are introduced, their opening hours and their design.
<b>SDO6</b>	<b>To reduce contributions to climate change</b>
?	Any new arts, cultural or tourist facilities should ensure that sustainable modes of transport are promoted. This will reduce car use and reduce contributions to climate change. The impact of new facilities on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To encourage sustainable use of water resources</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO11</b>	<b>To protect and enhance quality of landscape and townscape</b>
?	If new facilities are designed effectively this will improve the quality of the landscape and townscape
<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	If new facilities enhance the historic environment this will have a positive impact on this objective
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	If new facilities enhance open spaces this will have a positive impact on this objective
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>SDO16</b>	<b>To promote sustainable transport and minimise the need to travel by car</b>
?	Any new arts, cultural or tourist facilities should ensure that sustainable modes of transport are promoted by minimising car parking and preparing green travel plans.
<b>SDO17</b>	<b>To provide the necessary infrastructure to support existing and future development</b>
?	New development will require the provision of new infrastructure but the exact extent is uncertain

<b>P1</b>	<b>To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character. There should be no gated communities and the area's green spaces and heritage should be enhanced, especially the River Thames, the docks and the parks to create a distinctive sense of place.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change</b>
?	Any new buildings should ensure that sustainable modes of transport are promoted. This will reduce car use and reduce contributions to climate change. Energy efficiency measures should also be incorporated into the design.
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new buildings on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To encourage sustainable use of water resources</b>
?	New developments will need to demonstrate efficient use of water
<b>P2</b>	<b>To create an attractive, safe, and secure public realm.</b>
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	In order for the public realm to be secure flood risk must be appropriately addressed in the design of new developments. The provision of grassed areas in the public realm can help to reduce surface water run-off and therefore reduce flood risk.
<b>P3</b>	<b>To link the docks and parks in a network of open spaces which have a variety of functions, including recreation and children's play, sports facilities and nature conservation.</b>
<b>SDO 2</b>	<b>To improve the education and skill of the population</b>
?	The provision of new facilities could include an educational benefit
<b>SDO4</b>	<b>To reduce the incidence of crime and the fear of crime</b>
?	The design of open spaces, recreation and children's play facilities can have an impact on crime and fear of crime. If these areas are well designed and used it can reduce crime and the fear of crime.
<b>P4</b>	<b>To make the River Thames and its river front more accessible.</b>
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	Making the River Thames more accessible should improve open spaces and biodiversity but will be dependent on the design
<b>H1</b>	<b>To create a mixed community by providing more housing choices and better homes of a high quality. There should be more affordable housing and different housing sizes including larger homes for families.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change</b>
?	The impact of new housing developments on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To encourage sustainable use of water resources</b>
?	New developments will need to demonstrate efficient use of water

<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	The impact of new development on the historic environment will be assessed through individual planning applications
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	The impact of new development on open spaces and biodiversity will be assessed through individual planning applications
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>SDO17</b>	<b>To provide the necessary infrastructure to support existing and future development</b>
?	New development will require the provision of new infrastructure but the exact extent is uncertain
<b>H2</b>	<b>To focus higher densities in the action area core where there are town centre activities and good access to public transport.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change</b>
?	The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>
?	New developments will need to minimise waste during construction and in operation
<b>SDO9</b>	<b>To encourage sustainable use of water resources</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	The impact of new development on the historic environment will be assessed through individual planning applications
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	The impact of new development on open spaces and biodiversity will be assessed through individual planning applications
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>C1</b>	<b>To provide enhanced educational, health and community facilities which meet the needs of the growing population.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change</b>
?	The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To encourage sustainable use of water resources</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO11</b>	<b>To protect and enhance quality of landscape and townscape</b>
?	If new facilities are designed effectively this will improve the quality of the landscape and townscape

<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	The impact of new development on the historic environment will be assessed through individual planning applications
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	The impact of new development on open spaces and biodiversity will be assessed through individual planning applications
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>C2</b>	<b>To provide more local employment opportunities.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change</b>
?	The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To encourage sustainable use of water resources</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO11</b>	<b>To protect and enhance quality of landscape and townscape</b>
?	If new facilities are designed effectively this will improve the quality of the landscape and townscape
<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	The impact of new development on the historic environment will be assessed through individual planning applications
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	The impact of new development on open spaces and biodiversity will be assessed through individual planning applications
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>D2</b>	<b>To ensure that physical and social infrastructure needed to support growth at Canada Water is provided in a timely manner</b>
<b>SDO11</b>	<b>To protect and enhance quality of landscape and townscape</b>
?	Care will need to be taken to ensure that the new infrastructure does not damage the quality of the landscape and townscape
<b>SDO12</b>	<b>To conserve and enhance the historic environment and cultural assets</b>
?	Care will need to be taken to ensure that the new infrastructure does not damage the historic environment and cultural assets



## Coverage of SA Objectives ADD

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	✓	✓	✓
SDO 17	✓	✓	✓

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

## APPENDIX 5

### Summary of Results: Issues and Options

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

		Sustainability Objectives															
CWAAP Policies		SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
<b>4 Places: Better and Safer Streets, Squares and Parks</b>																	
4a Building Heights	1	✓	o	✓	o	o	x	o	x	x	o	?	?	o	x	✓	✓
4a Buildings Heights	2	✓	o	✓	o	o	x	o	x	x	o	?	?	o	x	✓	✓
4b Network of Open Spaces	1	o	o	✓	✓	✓	o	✓	o	o	✓	✓	✓	✓	✓	o	✓
4b Network of Open Spaces	2	o	o	✓	✓	✓	o	✓	o	✓	✓	✓	✓	✓	✓	o	✓
4c Energy and Water	1	o	o	o	o	o	✓	✓	o	✓	o	o	o	o	✓	✓	o
4c Energy and Water	2	o	o	o	o	o	✓	✓	o	✓	o	o	o	o	✓	✓	o
<b>Commentary</b>		<ul style="list-style-type: none"> <li>- The provision of tall buildings will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques</li> <li>- The proposed development is in a high flood risk area so could increase vulnerability to flooding without appropriate mitigation</li> <li>- The impacts upon the quality of the landscape, townscape and cultural value will be dependent upon the design in implementation</li> </ul>															
<b>5 Homes: High Quality Homes</b>																	
5a Housing	1	✓	o	✓	o	?	x	o	x	x	o	✓	o	✓	x	✓	o
5a Housing	2	✓	o	✓	o	?	x	o	x	x	o	✓	o	✓	x	✓	✓
5b Affordable Housing	1	o	o	o	o	✓	o	o	o	o	o	o	o	o	o	✓	o
5b Affordable Housing	2	o	o	o	o	✓	o	o	o	o	o	o	o	o	o	✓	o
5c Bedroom Mix	1	o	o	o	o	o	o	o	o	o	o	o	o	o	o	✓	o
5c Bedroom Mix	2	o	o	o	✓	o	o	o	o	o	o	o	o	o	o	✓	o
<b>Commentary</b>		<ul style="list-style-type: none"> <li>- The provision of new housing will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques</li> <li>- The proposed development is in a high flood risk area so could increase vulnerability to flooding without appropriate mitigation</li> <li>- The impact upon social inclusion will be dependent on the type and tenure of housing provided in implementation</li> <li>- The increase in housing could have an increase in the amount of traffic in the area. This could be mitigated through car clubs, reduced parking provision</li> </ul>															
<b>6 Community: Enhanced Social and Economic Opportunities</b>																	
6a Business floorspace & jobs	1	✓	✓	o	o	o	o	x	x	x	o	o	o	o	o	o	x
6a Business floorspace & jobs	2	✓	✓	o	o	o	x	✓	x	x	o	o	o	o	x	o	✓
6b Childrens services	1	✓	✓	o	✓	✓	x	o	x	x	o	✓	o	o	x	o	o
No option	1																
6c Health		o	o	o	✓	✓	x	o	x	x	o	o	o	o	x	o	o
No option																	
6d Police		o	o	✓	o	✓	o	o	o	o	o	o	o	o	x	o	o
No option																	
6e Faith premises, youth etc.	1	o	o	o	o	✓	o	o	o	o	o	o	o	o	o	o	o
6e Faith premises, youth etc.	2	o	o	o	o	✓	x	✓	x	x	o	o	o	o	x	o	✓
<b>Commentary</b>		<ul style="list-style-type: none"> <li>- The provision of new business and community facilities will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques</li> <li>- The proposed development is in a high flood risk area so could increase vulnerability to flooding without appropriate mitigation</li> </ul>															

## **APPENDIX 6**

### **Summary of Results: Preferred Options**

#### **Compatibility of the Canada Water Preferred Options with sustainability objectives**

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

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

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

**Sustainability Appraisal of Canada Water AAP: Preferred Options** (see next page)

Sustainability Objectives	Canada Water AAP: Preferred Options Policies																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	?	✓	✓	✓	✓	✓	✓	1 Shopping in the town centre 2 Cafes and restaurants in the town centre 3 Important shopping parades 4 Small scale shops, cafes and restaurants outside the town centre
SDO 2 To improve the education and skill of the population	✓	✓	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	-	✓	5 Markets 6 Walking and Cycling 7 Public Transport 8 The Road Network 9 Parking for town centre uses 10 Parking for residential development in the core area
SDO 3 To improve the health of the population	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	11 Leisure and entertainment 12 Sports facilities 13 Arts, culture and tourism 14 Design principles for the town centre
SDO 4 To reduce the incidence of crime and the fear of crime	?	✓	✓	✓	✓	✓	✓	✓	✓	?	✓	?	✓	✓	✓	✓	-	✓	✓	-	✓	-	✓	15 Building heights in the core area 16 Open spaces 17 Energy 18 Housing 19 Jobs and business space 20 Schools 21 Young people 22 Health 23 Community Facilities
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	
SDO 6 To reduce contributions to climate change	X	?	✓	✓	✓	✓	✓	✓	✓	✓	X	?	?	✓	?	✓	✓	X	X	X	✓	X	X	
SDO 7 To improve the air quality in Southwark	X	?	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	?	✓	?	✓	✓	X	X	X	✓	X	X	
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	X	?	-	?	?	-	-	-	-	-	X	?	?	✓	?	-	-	X	X	X	✓	X	X	
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	X	?	-	?	-	-	-	-	✓	✓	X	?	?	✓	?	?	-	X	X	X	✓	X	X	
SDO 10 To maintain and enhance soil quality	-	-	-	-	-	✓	-	-	-	-	?	?	?	?	?	✓	-	?	?	?	?	✓	?	
SDO 11 To protect and enhance the look and character of places	✓	-	✓	-	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	Key ✓ Major positive ✓ Minor positive X Major negative X Minor negative - Uncertain ? No significant impact
SDO 12 To protect and improve the historic value of places	-	-	✓	?	✓	✓	-	-	-	✓	✓	?	✓	✓	✓	✓	?	?	?	?	?	?	?	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	?	✓	-	✓	✓	✓	✓	?	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	
SDO 14 To reduce vulnerability to flooding	?	?	-	?	-	✓	-	-	✓	✓	?	?	?	✓	?	✓	-	X	?	X	?	X	?	
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	?	✓	?	✓	-	?	?	?	✓	?	✓	

**APPENDIX 7**  
**Sustainability Appraisal of Submission Version of CWAAP****Key**

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

SA of Submission Version of the Canada Water AAP - Summary of Results

Sustainability Objectives	Canada Water AAP – Submission Version Policies																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓	✓✓	✓	-	✓	✓	✓	✓	✓✓	✓	✓✓	✓	✓	✓✓	✓	✓	✓
SDO 2 To improve the education and skill of the population	✓	✓✓	-	✓✓	✓	-	-	-	-	-	✓✓	✓	✓✓	✓	-	✓	✓	✓	-
SDO 3 To improve the health of the population	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓✓	✓✓	✓	✓	-	✓	?	✓✓	✓
SDO 4 To reduce the incidence of crime and the fear of crime	?	✓	✓	✓	-	✓	✓	-	✓	?	✓✓	✓	✓	✓✓	✓	✓	-	✓	✓
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓	✓✓	✓	✓	✓	✓	✓	✓	✓✓	✓	✓	✓✓	-	✓	-	✓✓	✓
SDO 6 To reduce contributions to climate change	X	?	✓	✓	✓	✓	✓	✓	✓	✓✓	X	?	?	✓✓	✓	?	?	✓	-
SDO 7 To improve the air quality in Southwark	X	?	✓	✓	✓	✓	✓	✓	✓	✓✓	X	?	?	✓✓	✓	?	?	✓	-
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	X	?	-	?	?	-	-	-	-	-	X	?	?	-	✓	?	?	-	-
SDO 9 To encourage sustainable use of water resources	?	?	-	?	-	-	-	-	✓	✓	✓	?	?	-	-	✓	✓	?	-
SDO 10 To maintain and enhance the quality of land and soils	✓	-	-	-	-	-	-	-	✓	✓	✓	?	✓	✓✓	-	✓	✓	✓	-
SDO 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓	✓	✓	✓✓	✓	✓	✓✓	✓	✓✓	✓	✓	✓✓	✓	✓	✓	✓✓	-
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	✓	?	?	✓	-	-	-	✓	?	?	✓	✓✓	✓	-	✓	✓✓	-
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	-	-	?	✓	-	-	✓	✓	?	✓	?	✓✓	✓	✓	✓	✓✓	✓
SDO 14 To reduce vulnerability to flooding	?	?	-	?	-	-	-	-	✓	✓	?	?	?	✓	?	?	?	✓	?
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	✓	✓✓	✓	✓	✓✓	✓✓	?	✓✓	✓✓	✓✓	✓	?	✓✓	✓	✓✓	✓	✓	✓
SDO 17 To provide the necessary infrastructure to support existing and future development	?	?	-	-	-	✓✓	✓✓	✓	✓	✓	?	?	?	✓✓	?	?	?	✓✓	-

- 1 Shopping in the town centre
- 2 Cafes and restaurants in the town centre
- 3 Important shopping parades
- 4 Small scale shops, restaurants and cafes outside the town centre
- 5 Markets
- 6 Walking and cycling
- 7 Public transport
- 8 Vehicular traffic
- 9 Parking for town centre uses
- 10 Parking for residential development in the Core Area
- 11 Leisure and entertainment
- 12 Sports facilities
- 13 Arts, culture and tourism
- 14 Streets and public spaces
- 15 Building blocks
- 16 Town centre development
- 17 Building heights on sites in and adjacent to the core area
- 18 Open spaces and biodiversity
- 19 Children's play space

## Detailed SA results of revised Submission Version of the Canada Water AAP

Sustainability Objectives	Timescale				CWAAP Policy 1 – Shopping in the Town Centre
	1	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	New shopping space and more shops will result in new job opportunities for local people and boost the local economy, addressing poverty and encouraging wealth creation. The feasibility study has shown there is capacity for around 35,000 sqm of new shopping space in the town centre
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	The new jobs that will be provided 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	-	-	-	-	No significant impact
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	Improvements to the shopping environment in the town centre 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	✓✓	✓	✓✓	✓✓	The 2009 retail study identified the need for better facilities in the borough. Creating a larger town centre with more shops will be likely to increase the number of local people visiting the centre. This will help to create more of a sense of place in the town centre and promote community cohesion.
SDO 6 To reduce contributions to climate change	X	X	X	X	The policy increases the amount of development in the area and CO2 emissions from construction and operation, which will have a negative impact on climate change. Provided that any new shopping developments incorporate energy efficiency measures and renewable energy where appropriate contributions to climate change will be minimised. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	X	X	X	X	Emissions as a result of construction and operation are likely to increase as a result of the amount of development. Provided that new shopping developments 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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle 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 and Sustainability Assessment SPDs
SDO 9 To encourage sustainable use of water resources	?	?	?	?	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 and Sustainability Assessment SPDs



SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	New development will be on brownfield land. Where land is contaminated, suitable remediation will be needed before development can proceed
SDO 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓✓	✓✓	The town centre is currently not a very attractive place with limited character. The provision of new shops will enhance the look and character of the town centre over time. Further guidance on design can be found in the Design and Access SPD. The Southwark Design Review Panel will be used to assess the design quality of large development proposals
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	The town centre is not within a conservation area and does not contain any listed buildings or archaeological priority zones therefore the provision of new shops will not have a significant impact on the historical environment.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	Development is concentrated in areas that are already used for retail rather than open space. New development could provide opportunities to improve links to open spaces, green corridors and enhance biodiversity. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 14 To reduce vulnerability to flooding	?	?	?	?	Development is situated in the flood zone. 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 and Sustainability Assessments SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	The increase of shops in the town centre may increase car journeys but the policy also states that the provision of new shops is subject to improvements in the transport infrastructure. Provided that these improvements promote sustainable forms of transport then this could have a positive impact on the area by reducing car parking space and car trips to the area.
SDO 17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	The increase in development will require new infrastructure to be provided but the exact extent is currently uncertain. 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 and water can be supplied at the appropriate time to meet development needs.

Sustainability Objectives	2	Timescale			CWAAP Policy 2 – Cafes and restaurants in the town centre
		S	M	L	
					<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The provision of new cafes and restaurants will create more local job opportunities and boost the local economy in the long term.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The provision of new cafes and restaurants will create more local jobs and provide more opportunities for training and increase local skills in the long term.
SDO 3 To improve the health of the population	-	-	-	-	No significant impact
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The provision of more cafes and restaurants will result in more people using the town centre, resulting in more natural surveillance. This should help to reduce crime and the fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	More cafes and restaurants in the town centre will help to create more of a sense of place for local people resulting in improved community cohesion.
SDO 6 To reduce contributions to climate change	?	?	?	?	The policy is likely to result in an increase in the amount of CO2 emissions as a result of construction and operation, which will have a negative impact on climate change. Provided that new cafes and restaurants incorporate sustainable design and construction, renewable energy and promote sustainable modes of transport for visitors this should not increase contributions to climate change. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	?	?	?	?	The policy is likely to result in an increase in the amount of CO2 emissions as a result of construction and operation. Provided that new cafes and restaurants incorporate sustainable design and construction, renewable energy and promote sustainable modes of transport for visitors this should not reduce air quality. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	?	?	?	?	New cafes and restaurants are likely to result in an increase in waste in construction and operation, which can be addressed through suitable waste management techniques. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 9 To encourage sustainable use of water resources	?	?	?	?	New cafes and restaurants are likely to result in an increase in water use in construction and operation, which can be mitigated through water management and harvesting techniques. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	The provision of new cafes and restaurants is likely to enhance the character and look of the town centre, creating a more vibrant and attractive environment. Further guidance on design can be found in the Design and Access SPD.

SD0 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	The sites proposed in the town centre for cafes and restaurants are not within a conservation area and do not contain any listed buildings or archaeological priority zones therefore the provision of cafes and restaurants will not have a significant impact on the historical environment.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	Development is situated in the flood zone. 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 and Sustainability Assessments SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	New cafes and restaurants will be expected to minimise car parking or be car free. This will increase walking, cycling and public transport and reduce car journeys.
SDO 17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	The increase in development will require new infrastructure to be provided but the exact extent is currently uncertain. 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 and water can be supplied at the appropriate time to meet development needs.

Sustainability Objectives	3	Timescale			CWAAP Policy 3 – Important Shopping Parades
		S	M	L	
					Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to protect important shopping parades outside of the town centre. This will help to protect existing businesses and retain jobs.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3 To improve the health of the population	-	-	-	-	No significant impact
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The policy will maintain shopping parades on Albion Street and Lower Road encouraging people to visit these areas. This may help to reduce crime and fear of crime in these locations.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The protection of local shopping parades will promote community cohesion as it will retain importance local jobs and help to create a sense of place in these areas.
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	The protection of local shopping parades will encourage people to walk or cycle to local shops as they are closer to housing and reduce the need to travel outside the borough. This will help to reduce car use and CO2 emissions
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The protection of local shopping parades will encourage people to walk or cycle to local shops as they are closer to housing and reduce the need to travel outside the borough. This will help to reduce car use and emissions, improving air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	The policy restricts the amount of fast food takeaways in important local shopping parades. Too many fast food takeaways can detract from the character and appearance of shopping parades so this policy is likely to have a positive effect.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The policy restricts the amount of fast food takeaways in important local shopping parades. Too many fast food takeaways can detract from the historical character and appearance of shopping parades. There are several listed buildings on Albion Street so the policy will have a positive effect in the area.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.

SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	The policy protects importance local shopping parades. The provision of local shops will help to reduce car journeys and encourage walking and cycling.
SDO 17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact.

Sustainability Objectives	4	Timescale			CWAAP Policy 4 – Small scale shops, restaurants and cafes
		S	M	L	
					Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The policy aims to encourage small scale shops, cafes and restaurants for day to day needs. This will increase local jobs and boost the economy.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The policy promotes new shops, cafes and restaurants in certain areas. This will increase local jobs and training opportunities.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy aims to provide local shops, cafes and restaurants. This will result in reduced car use and encourage walking and cycling therefore improving the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The policy will increase shops, cafes and restaurant in certain areas encouraging activity. This may help to reduce crime and fear of crime in these locations.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	The provision of new shops, cafes and restaurants outside the town centre will promote community cohesion as it will increase local jobs and help to create a sense of place in these areas.
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	New shops and cafes outside the town centre will encourage people to walk or cycle to local facilities as they will be closer to housing. This will reduce car use, and related CO2 emissions.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The provision of local services will encourage people to walk or cycle to local facilities as they are closer to housing. This will reduce car use, improving air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	?	?	?	?	New facilities are likely to result in an increase in waste, in construction and operation, which can be addressed through suitable waste management techniques. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 9 To encourage sustainable use of water resources	?	?	?	?	New facilities are likely to result in an increase in water use in construction and operation, which can be mitigated through water management and harvesting techniques. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	The policy aims to provide more local shops and facilities which is likely to improve the character and look of these areas by providing a focal point. Further guidance on design is provided in the Design and Access SPD
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	The impact will be dependent on the design of new developments and their impact on the historical environment, which will be assessed by individual planning applications.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact

SDO 14 To reduce vulnerability to flooding	?	?	?	?	Development is situated in the flood zone. 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 and Sustainability Assessments SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	The policy aims to increase access to local shops and other facilities. This will reduce car use and promote walking and cycling.
SDO 17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	The increase in development will require new infrastructure to be provided but the extent of the provision for small shops is unlikely to be significant. .

Sustainability Objectives	5	Timescale			CWAAP Policy 5 – Markets
		S	M	L	
					Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The provision of new markets will help to increase local jobs and boost the local economy.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	The provision of markets in the area will encourage the development of local skills.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The provision of local markets may help to encourage people to shops for goods more locally therefore reducing car use and increasing walking and cycling which will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The provision of new markets will provide more local employment opportunities and create more of a sense of place therefore promoting community cohesion.
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	The provision of local markets may help to 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 local markets may help to encourage people to shops for goods more locally therefore reducing car use and improving air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste 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 arsing are dealt with in the most sustainable way.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	A new market will help to improve the look and character of the area, enlivening the area and reinforcing its identity
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	Depending on where the market is located and its design, it could help to improve the historic character of the area.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	Depending on the setting of the market this could potentially improve an open space.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact



SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	The provision of markets may encourage people to shop more locally therefore reducing car use and encouraging more sustainable transport modes.  No significant impact
SDO 17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	

Sustainability Objectives	Timescale				CWAAP Policy 6 – Walking and Cycling
	6	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy aims to improve walking and cycling routes, 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. This will help to reduce crime and the fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Encouraging walking and cycling and improving routes will help to promote alternative forms of transport., particularly for those on lower incomes and without access to a vehicle. Connectivity between neighbourhoods will also be improved
SDO 6 To reduce contributions to 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 avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance 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
SDO 12 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 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	Improvements to walking and cycling routes have the potential to improve open spaces and green corridors whilst protecting and enhancing biodiversity.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.

<p>SDO 16 To promote sustainable transport and minimise the need to travel by car</p>	<p>✓✓</p>	<p>✓</p>	<p>✓✓</p>	<p>✓✓</p>	<p>Encouraging walking and cycling and improving routes will increase walking and cycling and help to minimise the need to travel by car</p>
<p>SDO 17 To provide the necessary infrastructure to support existing and future development</p>	<p>✓✓</p>	<p>✓</p>	<p>✓✓</p>	<p>✓✓</p>	<p>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</p>

Sustainability Objectives	7	Timescale			CWAAP Policy 7 – Public transport
		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 reduce contributions to 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 avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance 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 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	Improvements to provision will help to increase the use of public transport and accessibility of the area, whilst minimising car journeys and congestion.
SDO 17 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	8	Timescale			CWAAP Policy 8 – Vehicular Traffic
		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 reduce contributions to climate change	✓✓	✓	✓✓	✓✓	Proposals will need to demonstrate through a transport assessment how they can mitigate their impact upon transport infrastructure by using a multi-modal study. Improvements to the highway 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 by using a multi-modal study. 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 avoid waste and maximise, reuse or recycle 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 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 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 11 To protect and enhance 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.

SD0 12 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 13 To protect and enhance open spaces, green corridors and 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 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	Proposals will need to demonstrate through a transport assessment how they can mitigate their impact upon transport infrastructure by using a multi-modal study. Improvements to the highway network, pedestrian and cycle routes and public transport should encourage other modes of transport to the car
SDO 17 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	9	Timescale			CWAAP Policy 9 – Parking for Town Centre uses
		S	M	L	
					<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓	X	✓	✓	The policy aims to encourage retail and leisure facilities in the town centre to share car parking facilities. This may have an initial negative impact as developers may see less car parking as a barrier to the viability of the scheme resulting in less inward investment. However in the long term the aim for the area is to balance demands for car parking more effectively and ensure that operators are able to meet peak demands.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓	✓	✓	✓	If car parking is shared this will reduce the amount of car parking spaces in the area and 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	✓	✓	✓	✓	Currently the car parking facilities in the area are very spread out and isolated. This leads to increased crime and fear of crime particularly at night. Shared car parking facilities would create more of a presence in these spaces therefore reducing crime and the fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Shared car parking facilities would make it easier for those equalities groups who rely on cars, such as disabled people and parents with children, to access more facilities in one trip.
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	Shared car parking facilities will reduce the number of car parking spaces available therefore encouraging more sustainable forms of transport. This will help to reduce contributions to climate change.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Shared car parking facilities will reduce the number of car parking spaces available therefore encouraging more sustainable forms of transport. This will help to improve air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	✓	✓	✓	✓	Less surface car parking will create fewer opportunities for surface water run-off of polluted water.
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Less surface car parking will create more opportunities for better use of the land
SDO 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓✓	✓✓	Encouraging shared car parking in the town centre will reduce the amount of surface car parks in the area. At the moment a large amount of the town centre is covered by surface car parks and this detracts from the look and character of the area. Shared car parking will help to improve the look and character of the town centre.
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	Less surface car parking in the town centre may create more opportunities for open spaces, green corridors and biodiversity.



SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	Less surface car parking in the town centre may create more opportunities for open spaces, green corridors and biodiversity. This will reduce surface water run-off and reduce vulnerability to flooding.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	Shared car parking facilities will reduce the number of car parking spaces available therefore encouraging more sustainable forms of transport such as walking, cycling and public transport and reducing the number of trips needed
SDO 17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The provision of shared parking facilities will improve the efficiency of car parks and ensure that facilities are in suitable locations, with appropriate management strategies, to ensure that existing and future needs are met

Sustainability Objectives	10	Timescale			CWAAP Policy 10 – Parking for residential development in Core Area
		S	M	L	
					<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to reduce car parking in new residential developments based on the current standards. This will ease traffic congestion in the area and may encourage businesses to locate here as the current traffic problems, which may act as a deterrent, will be reduced.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓	✓	✓	✓	Reducing car parking in new residential developments should encourage people to walk and cycle more and minimise the use of the car resulting in less emissions, which will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	Reducing car parking in new residential developments means that people will need to walk or cycle home. This may increase crime or fear of crime, particularly in the dark. Mitigation is proposed through improvements to walking and cycling routes and the use of secured by design principles
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	x	✓	✓	Reducing car use in new developments may be problematic for certain groups, in particular families with young children. However in the long term community cohesion should be promoted by this approach as it will encourage more people to walk and cycle in the area creating more of a friendly environment and sense of place.
SDO 6 To reduce contributions to climate change	✓✓	✓	✓✓	✓✓	Reduced car parking will encourage the use of more sustainable forms of transport. This will help to reduce the use of the car and contributions to climate change through lower CO2 emissions
SDO 7 To improve the air quality in Southwark	✓✓	✓	✓✓	✓✓	Reduced car parking will encourage the use of more sustainable forms of transport. This will help to improve air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	✓	✓	✓	✓	Reducing surface water run-off from less paved car parking areas will reduce water pollution
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Less surface car parking will create more opportunities for better use of the land
SDO 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Less residential car parking in the core area will provide opportunities to create a more attractive public realm.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Less residential car parking in the core area will provide opportunities to create a more attractive public realm.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	Less residential car parking will provide opportunities to create more open spaces, green corridors and enhancements to biodiversity.

SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	Less residential car parking will reduce surface water run-off by reducing the amount of hard surfaces and allowing more opportunities for the creation and improvement of open spaces, green corridors and biodiversity.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	Reduced car parking will encourage the use of more sustainable forms of transport.
SDO 17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The policy seeks to encourage people to use sustainable modes of transport. The core area has good public transport services and therefore a maximum standard below the borough-wide standard is considered appropriate. To avoid car-parking over spill in to neighbouring streets the controlled parking zone will be extended

Sustainability Objectives	11	Timescale			CWAAP Policy 11 – Leisure and entertainment
		S	M	L	
					<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	This policy aims to encourage new leisure and entertainment uses in the town centre and protect existing uses. This will help to retain and create local jobs and boost the local economy.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	This policy aims to encourage new leisure and entertainment uses in the town centre and protect existing uses. This will help to retain and create local jobs and boost the local economy creating training and opportunities to improve skills.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	The provision of new leisure facilities will help to improve the health of the population as it will encourage more physical activity.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓	✓✓	✓✓	Encouraging more leisure and entertainment uses in the town centre will encourage more evening visitors to the town centre which should reduce crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	More leisure and entertainment uses will help to create local jobs and facilities creating more of a sense of place in the town centre. This will promote community cohesion.
SDO 6 To reduce contributions to climate change	X	X	X	X	The amount of new development will have a negative impact on climate change as the increase in energy consumption and demand will result in an increase in CO2 emissions in both construction and operation. Locating leisure and entertainment uses in the town centre, coupled with reduced car parking in the town centre will encourage people to use more sustainable forms of transport to help reduce contributions to climate change. Sustainable design and construction methods will also be required to mitigate the impacts of new development. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	X	X	X	X	The amount of new development will have a negative impact on air quality as a result of construction and operation and the potential increase in vehicular traffic. Locating leisure and entertainment uses in the town centre, coupled with reduced car parking in the town centre will encourage people to use more sustainable forms of transport to help improve the air quality. Sustainable design and construction methods will also be required to mitigate the impacts of new development. Further guidance is provided in the Sustainable design and Construction and Sustainability Assessment SPDs. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	X	X	X	X	New leisure and entertainment uses will result in an increase in waste arisings as a result of 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 and Sustainability Assessment SPDs
SDO 9 To encourage sustainable use of water resources	✓	?	✓	✓	New leisure and entertainment uses 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 and Sustainability Assessment SPDs

SDO 10 To maintain and enhance the quality of land and soils	✓	?	✓	✓	New development will be provided 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 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓✓	✓✓	Retaining existing leisure and entertainment uses and encouraging more of these types of uses will help to improve the quality of the townscape. Further guidance on design is set out in the Design and Access APD
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	New leisure and entertainment uses will need to be designed sensitively in relation to the historic character of the area, where applicable. Further guidance on suitable mitigation is provided in the Conservation Area Appraisals and Design and Access SPD
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	The development of new leisure facilities will need to include suitable mitigation measures to protect open spaces and enhance biodiversity. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 14 To reduce vulnerability to flooding	?	?	?	?	The development of new leisure and entertainment facilities in the flood zone is likely to increase vulnerability to flooding. Mitigation measures such as flood resistant design will need to be addressed in the design process including a flood risk assessment. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	Locating leisure and entertainment uses in the town centre, coupled with reduced car parking in the town centre and improved walking and cycling and public transport, should encourage people to use more sustainable forms of transport and minimise the need to travel by car.
SDO 17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	The increase in development will require new infrastructure to be provided but the exact extent is currently uncertain. The policy requires the development of new leisure and entertainment facilities in the town centre, which has already got good public transport capacity. 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 and water can be supplied at the appropriate time to meet development needs.

Sustainability Objectives		Timescale			CWAAP Policy 12 – Sports Facilities
		12	S	M	
					Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy supports improvements to sports facilities in the area including the refurbishment of seven islands leisure centre. Improvement of facilities may create more local jobs and boost the economy.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Improvements to facilities 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 reduce contributions to 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 and Sustainability Assessment SPDs
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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle 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 and Sustainability Assessment SPDs
SDO 9 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 and Sustainability Assessment SPDs
SDO 10 To maintain and enhance the quality of land and soils	?	?	?	?	Improving sports facilities may result in more development on green field land, which could have a negative impact on soil quality however this will need to be mitigated by sustainable design and construction techniques. 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 11 To protect and enhance 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. Further guidance on design is set out in the Design and Access SPD
SDO 12 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 and Design and Access SPD
SDO 13 To protect and enhance open spaces, green corridors and 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 and Sustainability Assessment SPDs
SDO 14 To reduce vulnerability to flooding	?	?	?	?	Development of new or improved sports facilities within the flood zone could increase flood risk depending on their design and location. This will be assessed at the planning application stage when a flood risk assessment will be required. 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 and Sustainability Assessment SPDs
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	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 17 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			CWAAP Policy 13 – Arts, Culture and Tourism
		S	M	L	
	13				<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The policy aims to promote arts, culture and tourism in the area and protect existing business and community uses in the Strategic Cultural Area. This policy will help to retain and create new jobs, in particular through new facilities at the docks and a new hotel in the town centre.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The promotion of arts, cultural and tourism 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 policy promotes water related leisure activities and the use of pedestrian and cycling links to enhance access to the docks and river, which could help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	?	✓	✓	The promotion of arts, culture and tourism uses will encourage more people to use the area in the evening, which should help to reduce crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	?	✓	✓	The promotion of arts, cultural and tourism uses in the town centre will benefit all of the community, creating more of a sense of place and promoting community cohesion.
SDO 6 To reduce contributions to 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 and Sustainability Assessment SPDs
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 and Sustainability Assessment SPDs.
SDO 8 To avoid waste and maximise, reuse or recycle 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 and Sustainability Assessment SPDs.
SDO 9 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 and Sustainability Assessment SPDs
SDO 10 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 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	The promotion of arts, culture and tourism uses will improve the look and character of the area, particularly St Mary's Conservation Area and South Dock Marina. Further guidance on design is set out in the Design and Access SPD
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The promotion of arts, culture and tourism uses will improve the look and character of the historic environment in St Mary's Conservation Area. Further guidance is provided in the Conservation Area Appraisals and Design and Access SPD
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	The use of the docks for water related leisure and tourism activities will help to protect and enhance open spaces (the docks are classed as open spaces) although some activities could have a negative impact on biodiversity. Any potential negative effects will be dealt with in the detailed planning applications.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	Development of new or improved sports facilities within the flood zone could increase flood risk depending on their design and location. This will be assessed at the planning application stage when a flood risk assessment will be required. 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 and Sustainability Assessment SPDs
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	New and improved facilities is likely to result in an increase of visitors and trips to the area. Sustainable modes of transport will need to be promoted to mitigate the impacts and minimise the use of the private car.
SDO 17 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	14	Timescale			CWAAP Policy 14 – Streets and Public Spaces
		S	M	L	
					<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	This policy aims to create an attractive environment by linking spaces together and creating a defined town centre area. An improved environment will help attract more inward investment to the area.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	An improved environment will attract more inward investment into the area increasing opportunities for education and training.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy promotes the provision of direct, safe and attractive pedestrian and cycling routes from the town centre to open spaces, 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, 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 reduce contributions to climate change	✓✓	✓	✓✓	✓✓	The policy promotes walking and cycling which should minimise car use and reduce CO2 emissions.
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 avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	✓✓	✓	✓✓	✓✓	High quality, safe and inclusive public realm will be provided and open space enhanced which will improve the quality of land and soil
SDO 11 To protect and enhance 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, which will improve the quality of the landscape and townscape
SDO 12 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 13 To protect and enhance open spaces, green corridors and biodiversity	✓✓	✓	✓✓	✓✓	The policy aims to create a better environment by providing new routes and open spaces in the area. This will have a positive effect on open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	The inclusion of new open space could reduce surface water run-off and the impact of flooding
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	The policy aims to improve walking and cycling routes in the area and create a better environment for pedestrians and cyclists.
SDO 17 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			CWAAP Policy 15 – Building Blocks
		15	S	M	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	High quality, durable, robust and sustainable building materials that contribute to a sense of quality and permanence are to be used which should encourage inward investment and job opportunities
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 reduce contributions to climate change	✓	✓	✓	✓	Sustainable building materials are to be used and design layouts that 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	✓	✓	✓	✓	Sustainable building materials are to be used and design layouts that avoid creating a canyon effect – causing increases in temperature, pollution and wind speed – contributing to the urban heat island effect
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	✓	✓	✓	✓	Sustainable building materials are to be used, which could encourage the reuse and recycling of products that would otherwise become waste
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	High quality buildings with shifts in height, design and layout are to be created, which minimise the visual impact of car parking and create an attractive, legible town centre
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	High quality buildings with shifts in height, design and layout are to be created, which minimise the visual impact of car parking and create an attractive, legible town centre
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	High quality buildings with shifts in height, design and layout are to be created, which avoid the canyon effect and use sustainable building materials. Such solutions could include green links and the greening of buildings increasing biodiversity
SDO 14 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 and Sustainability Assessment SPDs

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	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 17 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	16	Timescale			CWAAP Policy 16 – Town Centre Development
		S	M	L	
					<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The encouragement of mixed use blocks in the town centre will encourage inward investment and the creation of job opportunities
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Development within the town centre may provide opportunities for training and new skills
SDO 3 To improve the health of the population	✓	-	✓	✓	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 policy seeks to improve the public realm, activate street frontages and improve connections for pedestrians and cyclists, which should reduce crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The provision of a new high street and improved town centre will create a better sense of place and community cohesion
SDO 6 To reduce contributions to climate change	?	?	?	?	Development will lead to an increase in energy demand and consumption, however, mixed use development increases opportunities for energy savings to be made in the operation of the buildings and in the number of trips that need to be made by car, resulting in lower 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 and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	?	?	?	?	Development will lead to an increase in energy demand and consumption, however, mixed use development increases opportunities for energy savings to be made in the operation of the buildings and in the number of trips that need to be made by car, resulting in lower CO2 emissions and improved air quality. 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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	?	?	?	?	Development will lead to an increase in waste in construction and operation. 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 and Sustainability Assessment SPDs
SDO 9 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 and Sustainability Assessment SPDs
SDO 10 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 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will redefine the character of the southern part of the Surrey Quays road as an integral part of the town centre, improve linkages and provide a new high street which will improve the quality of the townscape

SD0 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SD0 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	An open street environment is to be provided which may provide opportunities for green links and biodiversity that would not be achieved by a mall style environment
SD0 14 To reduce vulnerability to flooding	?	?	?	?	Development is in the flood zone. 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 and Sustainability Assessment SPDs
SD0 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SD0 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	Mixed uses and improved pedestrian and cycle links are proposed which should help to minimise the need to travel and the use of the car
SD0 17 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	17	Timescale			CWAAP Policy 17 – Building heights on sites in and adjacent to Core Area
		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	✓	✓	✓	✓	A mix of uses and range of businesses will provide greater opportunities for training and skill development
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 reduce contributions to 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 and Sustainability Assessment SPDs
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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle 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 and Sustainability Assessment SPDs
SDO 9 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 and Sustainability Assessment SPDs
SDO 10 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 11 To protect and enhance 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 with buildings restricted to approx 10 storeys. The quality of the architecture will also need to be of the highest quality



SD0 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The policy aims to set clear guidelines about the height of buildings in the core area. The Policy highlights the potential for two tall buildings within the core area. However, parts of the core area are sensitive to tall buildings and we have taken into account the setting of heritage assets in considering the potential for tall buildings. Particular care will need to be taken in some areas with buildings restricted to approx. 10 storeys. The quality of the architecture will also need to be of the highest quality.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	The policy aims to set clear guidelines about the height of buildings in the core area. In particular the height of development around the Canada Water Basin and Russia Dock Woodland will be lower. This will help improve the setting of the open spaces.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	Development is in the flood zone. 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, irrespective of the height of the buildings. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	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 17 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			CWAAP Policy 18 – Open Spaces and Biodiversity
	18	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	Protecting and improving open space within the area will improve the quality of the environment and encourage inward investment. Setting a standard for the provision of public parks will help to ensure a high quality environment that attracts new employment opportunities to the area.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Protecting and improving the open spaces in the area will provide opportunities for education and training. The designation of sites of importance for nature conservation call help to raise awareness of ecology and biodiversity issues helping to encourage the development of more skills in this area.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	The policy promotes the development of a network of open spaces and play areas. Better access to open spaces and recreation will help to improve the health of the population. Setting a standard for the provision of public parks will help to ensure everyone has access to good quality open spaces which can improve the quality of life for residents and lead to improvements in health and wellbeing.
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. Designating sites as SINCS can help to increase residents understanding of the importance of open spaces and increase the sense of pride in the area which may in turn help to reduce levels of crime and fear of crime. Setting a standard for the provision of public parks will help to ensure everyone has access to good quality open spaces which can overcome issues of social tension and promote community cohesion and promote a safer environment.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Protecting and improving open spaces in an area that is currently deficient will ensure more people have access to parks, gardens and recreation and meet the needs of a growing population in a built up area. Setting a standard for the provision of public parks will help to ensure everyone has access to good quality open spaces which can overcome issues of social tension and promote community cohesion.
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	Protecting and improving open spaces will help to reduce contributions to climate change. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Protecting and improving open spaces will help to improve air quality. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	No significant link
SDO 9 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 and Sustainability Assessment SPDs
SDO 10 To maintain and enhance the quality of land	✓	✓	✓	✓	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. The designation of sites as SINCs can

and soils					help to raise awareness of ecology and biodiversity issues which may result in the use of better management techniques for land and soils.
SDO 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓✓	✓✓	A high quality network of open spaces will enhance the quality and appearance of the area. Further guidance is provided in the Design and access SPD
SDO 12 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.
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	The policy aims to create a high quality network of open spaces. This will include green corridors and promote biodiversity. Important open spaces will be protected from inappropriate development. New development will be required to meet the needs of a growing population whilst avoiding harm to protected and priority species. The designation of additional sites for nature conservation will promote higher levels of biodiversity and protect existing areas which are locally important. Setting a standard for the provision of public parks will mean more high quality open spaces are provided which may also provide green links and opportunities for biodiversity improvements.
SDO 14 To reduce vulnerability to flooding	✓	-	✓	✓	More and improved green spaces will reduce surface water run-off from hard surfaces reducing flood risk.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Better links between open spaces will promote walking and cycling and reduce car journeys.
SDO 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Protecting and improving open spaces will increase the green infrastructure provision and help to meet the demands associated with a growing population. Setting a standard that reflects the local need for increased provision of public parks will help to ensure that green infrastructure is provided alongside other types of development. Funding from S106 contributions will be used to ensure green infrastructure is delivered to support existing and future development.

Sustainability Objectives		Timescale			CWAAP Policy 19 – Children’s Play Space
		S	M	L	
	19				<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	Protecting and improving children’s play space within the area will improve the quality of the residential environment and may encourage 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	✓	-	✓	✓	An assessment of the existing provision of children’s play spaces has identified areas of deficiency. Space needs to be provided to provide informal areas for play and recreation, which can have beneficial effects on health by encouraging children to take exercise
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improved facilities for older children will provide constructive activities for that may lead to reduced levels of crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Improved facilities will provide significant benefits for young people but also contribute to better community cohesion
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance quality of landscape and townscape	-	-	-	-	No significant impact
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	The provision of children’s play space could enhance open space provision
SDO 14 To reduce vulnerability to flooding	?	?	?	?	Development is in the flood zone. 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 and Sustainability Assessment SPDs.

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	The provision of local facilities will reduce the need to travel and minimise the use of the car
SDO 17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact

Sustainability Objectives	20	Timescale			CWAAP Policy 20 – Energy
		S	M	L	
					Commentary on Results
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
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	✓	✓	✓	✓	More energy efficient building will help reduce fuel poverty and 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	✓	✓	✓	✓	Improving the energy efficiency of buildings will help to reduce bills for people on lower incomes such as the elderly.
SDO 6 To reduce contributions to climate change	✓✓	✓	✓✓	✓✓	The amount of development will increase the demand for energy and carbon emissions. New development will be required to reduce carbon emissions though implementing the energy hierarchy. The introduction of a district heating system will improve energy efficiency and result in less CO2 emissions. Development will need to be designed according to sustainable design and construction techniques. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The aim of the policy is to reduce energy used by new developments and minimise CO2 emissions. This will help to improve air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact .
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11 To protect and enhance 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 Design and Access SPD and Sustainable Design and Construction SPD
SDO 12 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 Design and Access SPD and Sustainable Design and Construction SPD

SDO 13 To protect and enhance open spaces, green corridors and biodiversity	-	-	-	-	No significant impact
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	New homes will be more energy efficient reducing energy costs for residents.
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	No significant impact
SDO 17 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 district heating network will meet the infrastructure needs for the area. Southwark will use s106 planning obligations to require and major developments to connect to the network where feasible. Funding for the network will be provided from the Renewable Obligation Certificates, potential funding generated through "allowable solutions", as well as s106 planning obligations (in cases where developments are unable to meet CO2 reduction targets through on-site measures).. Southwark will monitor phasing and implementation of development and continue to share plans with infrastructure providers. Developers will also need to liaise with providers to ensure that power can be supplied at the appropriate time to meet development needs.

Sustainability Objectives	21	Timescale			CWAAP Policy 21 – New Homes
		S	M	L	
					Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Development will include 2,500 new 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 inclusion of residential room size standards will result in a high standard of living accommodation helping to encourage more people to move to area as well as improving opportunities for existing local residents.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	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 health of the population, by creating decent homes. The inclusion of residential room size standards will result in a high standard of living accommodation which may result in improvements in health.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The creation of new homes and communities will increase the population of the area creating more activity, which could reduce levels of crime and fear of crime. A higher quality of living accommodation can result in people having more pride in their local area which can in turn reduce levels of crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	The provision of new housing responds to the need identified within the Strategic Housing Market Assessment and Housing Requirements Studies. 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. By setting out minimum room size standards, the AAP will encourage a wider mix of accommodation helping to meet the needs of different residents which will lead to increased social cohesion.
SDO 6 To reduce contributions to climate change	X	X	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. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	X	X	X	X	Increasing the amount of housing in the area will increase waste, however, all new development will be expected to minimise waste in construction and operation. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 9 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 and Sustainability Assessment SPDs.
SDO 10 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 11 To protect and enhance quality of landscape and townscape	?	?	?	?	<p>The impact of new housing on the appearance 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. Further guidance is provided in the Design and Access SPD.</p> <p>The changes to the core area boundary recommended by the inspector could potentially harm this SDO. However the impact on the scale of buildings is uncertain. There are strong design policies in the Core Strategy and the AAP which ensure that development must respect the character of surrounding areas.</p>
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	<p>The impact of new housing on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. Further guidance is provided in the Design and Access SPD and Conservation Area Appraisals</p>
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	<p>No new housing is proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.</p>
SDO 14 To reduce vulnerability to flooding	X	X	X	X	<p>Development is in the flood zone. 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 and Sustainability Assessment SPDs.</p>
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	<p>Development will include 2,500 new homes which will provide high quality housing for the local community increasing the opportunity for people to live in a decent home. By setting out minimum room size standards, the AAP will encourage a wider mix of accommodation helping to meets the needs of different residents and ensuring more people have the opportunity to live in a decent home.</p> <p>The changes to the core area boundary recommended by the inspector may result in a small uplift in the number of homes provided which would benefit this SDO.</p>
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	<p>Increasing the amount of housing in the area could lead to an increase in cars and traffic, however most of the new housing is located in the core area where there is good accessibility to public transport facilities. All new housing developments will also be subject to reduced car parking standards, which aim to minimise car use and promote more sustainable forms of transport. Including minimum room size standards will help to increase the provision of larger dwellings enable families to stay in the local area, this could reduce the need to travel as people have more opportunity to stay in the same area as their relatives and friends.</p>
SDO 17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	<p>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.</p>

Sustainability Objectives		Timescale			CWAAP Policy 22 – Affordable Housing
		22	S	M	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Development in the AAP area will provide a minimum of 875 new affordable homes. In schemes of 10 or more homes at least 35% of homes must be affordable, with 70% social rented and 30% intermediate. The Affordable Housing Viability Study has identified that this amount of provision is deliverable. The provision of affordable housing will help to provide in an increased housing choice enabling a more mixed community, tackling poverty and encouraging wealth creation
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	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 provision of new 875 new affordable homes will increase the number of decent homes in the area. Existing housing that does not meet the decent home standards will be refurbished. The improvement in the quality of the housing will have beneficial impacts for the health of the population
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The creation of new homes and communities will increase the population of the area creating 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 affordable housing will help to provide a more mixed and balanced community at Canada Water that is more socially inclusive
SDO 6 To reduce contributions to climate change	X	X	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. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	X	X	X	X	Increasing the amount of housing in the area will increase waste, however, all new development will be expected to minimise waste in construction and operation. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 9 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 and Sustainability Assessment SPDs.
SDO 10 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 11 To protect and enhance quality of landscape and townscape	?	?	?	?	The impact of new housing on the appearance 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. Further guidance is provided in the Design and Access SPD

SD0 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	The impact of new housing on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. Further guidance is provided in the Design and Access SPD and Conservation Area Appraisals
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	No new housing is proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	X	X	X	X	Development is in the flood zone. 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 and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	The provision of new 875 new affordable homes will increase the number of decent homes in the area. Existing housing that does not meet the decent home standards will be refurbished.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Increasing the amount of housing in the area could lead to an increase in cars and traffic, however most of the new housing is located in the core area where there is good accessibility to public transport facilities. All new housing developments will also be subject to reduced car parking standards, which aim to minimise car use and promote more sustainable forms of transport.
SDO 17 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			CWAAP Policy 23 – Family Homes
		23	S	M	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The Strategic Housing Market Assessment and Housing requirements Study showed that there is a need for family housing across all tenures. By providing more family housing within the area it will reduce the need for families to live in overcrowded or unsuitable homes and provide opportunities for families of all incomes to live in the area – thereby tackling poverty and encouraging wealth creation
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Local job and training opportunities will be created in the construction and maintenance of new homes and facilities which will provide opportunities to improve the skills of the population.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The provision of more family housing will reduce problems of over crowding and unsuitable housing, improving the health of the population
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The creation of new homes and communities will increase the population of the area creating 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 family housing across all tenures will maximise the diversity of housing choice and enable families to stay within the area, promoting community cohesion
SDO 6 To reduce contributions to climate change	X	X	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. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	X	X	X	X	Increasing the amount of housing in the area will increase waste, however, all new development will be expected to minimise waste in construction and operation. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 9 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 and Sustainability Assessment SPDs.
SDO 10 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 11 To protect and enhance quality of landscape and townscape	?	?	?	?	The impact of new housing on the appearance 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. Further guidance is provided in the Design and Access SPD

SD0 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	The impact of new housing on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. Further guidance is provided in the Design and Access SPD and Conservation Area Appraisals
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	No new housing is proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	X	X	X	X	Development is in the flood zone. 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 and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	The provision of new family housing across all tenures will increase the opportunity for people to live in a decent home
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Increasing the amount of housing in the area could lead to an increase in cars and traffic, however most of the new housing is located where there is good accessibility to public transport facilities. All new housing developments will also be subject to reduced car parking standards, which aim to minimise car use and promote more sustainable forms of transport.
SDO 17 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	24	Timescale			CWAAP Policy 24 – Density of Residential Development
		S	M	L	
					<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Higher densities are focussed in the town centre area and areas with good public transport services with much of the area designated as a suburban density zone. The higher densities in the core area will help to create a genuine town centre and encourage inward investment and support for facilities and services.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Local job and training opportunities will be created in the construction and maintenance of new homes and facilities which will provide opportunities to improve the skills of the population.
SDO 3 To improve the health of the population	✓	✓	✓	✓	Locating higher densities in the core area close to public transport services will minimise the need to travel by car, provide greater opportunities for walking and cycling and improve air quality and, which will improve the health of the population
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Increasing the density will create more activity in the town centre which should result in reduced levels of crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Increased densities will bring more people to live in the area which will provide a more vibrant, diverse town centre
SDO 6 To reduce contributions to climate change	?	?	?	?	Although the energy demand needed for the quantum of development will have a negative impact upon emissions, increasing the mix and density in the area will reduce the need to travel and increase the viability of district heat networks. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	?	?	?	?	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, the need to travel and the related emissions will be reduced. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	?	?	?	?	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. The increase in density may make the introduction systems such as vacuum waste more viable. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 9 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 and Sustainability Assessment SPDs.
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Increased densities on brown field land will reduce pressure on land elsewhere in the borough. Where land may be contaminated as a result of previous uses, suitable remediation would be needed before development could proceed
SDO 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Taller, higher density buildings are focused in the town centre. As development moves away from the core the height and density will reduce accordingly to reflect the character of the surrounding area. Further guidance is provided in the Design and Access SPD

SD0 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Taller, higher density buildings are focused in the town centre. As development moves away from the core the height and density will reduce accordingly to reflect the character of the surrounding area. Designating the area as part of the suburban zone will reduce the scale of new development which will help to protect the existing historic environment and cultural assets. Further guidance is provided in the Design and Access SPD and Conservation Area Appraisals
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓✓	✓	✓✓	✓✓	Increased densities on brown field land will reduce pressure on open spaces and green corridors. Designating the area as part of the suburban zone will reduce the scale of new development which will help to protect the existing open spaces, green corridors and biodiversity and may allow for the creation of new open spaces as part of new development.
SDO 14 To reduce vulnerability to flooding	X	X	X	X	Development is in the flood zone. 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. Reducing the scale of development in a flood risk area is in line with advice set out in PPS25. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	Increased densities will result in more housing being provided in the area increasing the opportunities for everyone to live in a decent home. Designating the area as part of the suburban zone will reduce the scale of new development and help to promote larger dwelling sizes which will help to ensure more people can afford to live in suitable accommodation in the area.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Locating higher densities in the core area close to public transport services will minimise the need to travel by car and provide greater opportunities for walking and cycling. However designating the area as part of the suburban zone could mean that the reduction in the scale of new development may not lead to the reductions in travel by car that could be achieved through higher scale developments.
SDO 17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	New development will place an increased demand upon the infrastructure. However, increased densities will increase the viability of infrastructure networks and services. 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			CWAAP Policy 25 – Jobs and Business Space
		25	S	M	
					Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The policy seeks to promote a business cluster in the area, through the provision of around 12,000 sqm of new office and light industrial space in order to meet the needs identified within the Employment Land review. The business cluster will provide flexible business space, creating more opportunities for local jobs and encouraging inward investment and wealth creation.
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	The provision of more business space will create more jobs and opportunities for education and training. 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 policy aims to provide more business space and 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	✓	-	✓	✓	Creating a new business cluster and more jobs will result in more people using the area and 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 will help to reduce social inequalities and promote social inclusion, equality, diversity and community cohesion
SDO 6 To reduce contributions to climate change	X	X	X	X	Increasing the amount of businesses in the area will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions. Further guidance on energy efficient design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	X	X	X	X	Increasing the amount of businesses in the area 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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	X	X	X	X	Increasing the amount of businesses in the area will increase waste however all new development will be expected to minimise waste generated in construction and operation. Further guidance on the design and targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 9 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 10 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 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	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. Further guidance is provided in the Design and Access SPD



SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The impact of new businesses on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. New development will need to show the impacts upon the preservation or enhancement of the area. Further guidance is provided in the design and Access SPD and Conservation area Appraisals
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	No new business space is proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm. Priorities for open space are set out in Southwark's Open Space and Biodiversity strategies
SDO 14 To reduce vulnerability to flooding	?	?	?	?	Development will occur in the flood zone. Flood risk assessments and the identification of suitable mitigation measures will need to be included as part of the planning application. Further guidance on mitigations such as flood resilient design is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	Increasing the amount of business space in the area could lead to an increase in cars and traffic however all new development will be subject to specific car parking standards and is located in area of good public transport, which should minimise car use and promote more sustainable forms of transport.
SDO 17 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			CWAAP Policy 26 – Schools
		26	S	M	
SDO 1 To tackle poverty and encourage wealth creation	✓	?	✓	✓	A new secondary school is proposed as well as the possible addition of new primary school places. This will provide more opportunities for the local population to acquire skills and encourage wealth creation in the long term.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The provision of a new secondary school and additional primary school places will have a positive effect on the education and skills of the population and its anticipated growth.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy aims to provide a new school in the area. This will have an indirect impact on the health of the population as people who have access to a good education are often in better health.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	A new school will benefit the whole community, promoting community cohesion and providing a new focal point for the area.
SDO 6 To reduce contributions to climate change	X	X	X	X	The provision of a new school will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions. Further guidance on energy efficient design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	X	X	X	X	The provision of a new school 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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	X	X	X	X	The provision of a new school 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 and Sustainability Assessment SPDs
SDO 9 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 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	The sites proposed for development of new schools are already brownfield sites so soil quality should not be reduced and offer the opportunity for improvements to be made
SDO 11 To protect and enhance quality of landscape and townscape	?	?	?	?	The impact of new schools 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. Further guidance is provided in the Design and Access SPD
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	The impact of new schools on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. New development will need to show the impacts upon the preservation or enhancement of the area. Further guidance is provided in the design and Access SPD and Conservation area Appraisals

SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	No new schools are proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	X	X	X	X	Development will occur in the flood zone. Flood risk assessments and the identification of suitable mitigation measures will need to be included as part of the planning application. Further guidance on mitigations such as flood resilient design is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs. Specific measures are required to reduce flood risk for schools as they are classified as a vulnerable use because children will be in the building.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	Building new schools in the area could lead to an increase in cars and traffic however all new development will be subject to specific car parking standards, which aims to reduce car use and will seek to promote more sustainable forms of transport. School travel plans will be required.
SDO 17 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	27	Timescale			CWAAP Policy 27 – Community Facilities
		S	M	L	
					<b>Commentary on Results</b>
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.
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 will benefit all equalities groups and promote community cohesion. Facilities will be provided where there is a clear requirement and an identified body who will manage them on a viable basis
SDO 6 To reduce contributions to climate change	X	X	X	X	The provision of new community facilities will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions 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 and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	X	X	X	X	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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	X	X	X	X	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 and Sustainability Assessment SPDs
SDO 9 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 10 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 11 To protect and enhance 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. Further guidance is provided in the Design and Access SPD
SDO 12 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 design and Access SPD and Conservation area Appraisals

SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	X	X	X	X	Development will occur in the flood zone. Flood risk assessments and the identification of suitable mitigation measures will need to be included as part of the planning application. Further guidance on mitigations such as flood resilient design is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	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 17 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			CWAAP Policy 28 – Early Years
		28	S	M	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to provide more pre-school places to meet the demands of the growing population in the area. The provision of pre-school facilities will provide the opportunity for people to go out to work and earn an income
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Improving access to pre-school places will give people the opportunity to get involved in education or develop new skills
SDO 3 To improve the health of the population	✓	✓	✓	✓	The provision of pre-school facilities will give parents the chance to work or do other activities such as sport, which could have a positive impact upon health
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The provision of pre-school facilities will provide opportunities for greater social inclusion particularly for people on low incomes
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	The policy aims to co-locate facilities with other schools, which will reduce contributions to climate change in comparison with building stand alone facilities.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The policy aims to co-locate facilities with other schools, which will reduce the need to travel and the level of emissions improving air quality
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	?	?	?	?	The provision of new facilities will increase waste, however, the policy aims to co-locate facilities with other schools which could result in greater efficiencies. 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 and Sustainability Assessment SPDs
SDO 9 To encourage sustainable use of water resources	✓	?	✓	✓	The provision of new facilities will increase water demand, however, the policy aims to co-locate facilities with other schools which could result in greater efficiencies. 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 10 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 11 To protect and enhance quality of landscape and townscape	?	?	?	?	The impact of new 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. Further guidance is provided in the Design and Access SPD
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	The impact of new facilities on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. New development will need to show the impacts upon the preservation or enhancement of the area. Further guidance is provided in the design and Access SPD and Conservation area Appraisals

SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm
SDO 14 To reduce vulnerability to flooding	X	X	X	X	Development will occur in the flood zone. Flood risk assessments and the identification of suitable mitigation measures will need to be included as part of the planning application. Further guidance on mitigations such as flood resilient design is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	The policy aims to locate all new 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 17 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			CWAAP Policy 29 – Health Facilities
		29	S	M	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to provide new health facilities to meet the needs of the growing population. Improved access to health services can have an indirect impact on the well-being of the population and ability to access jobs.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy will have a positive effect on the health of the population as it will improve access to health facilities
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The provision of new health facilities will benefit all equalities groups and promote community cohesion.
SDO 6 To reduce contributions to climate change	X	X	X	X	The provision of new health facilities will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions. Further guidance on energy efficient design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	X	X	X	X	The provision of new health 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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	X	X	X	X	The provision of new health 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 and Sustainability Assessment SPDs
SDO 9 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 10 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 11 To protect and enhance quality of landscape and townscape	?	?	?	?	The impact of new 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. Further guidance is provided in the Design and Access SPD
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	The impact of new facilities on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. New development will need to show the impacts upon the preservation or enhancement of the area. Further guidance is provided in the design and Access SPD and Conservation area Appraisals



SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	X	X	X	X	Vulnerable development will occur in the flood zone. Flood risk assessments and the identification of suitable mitigation measures will need to be included as part of the planning application. Further guidance on mitigations such as flood resilient design is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	The policy aims to locate new facilities in accessible locations, which should minimise the need to travel by car and encourage walking, cycling and the use of public transport. Building new health facilities in the area could lead to an increase in cars and traffic however all new development in the core area will be subject to specific car parking standards which aims to reduce car use and promote more sustainable forms of transport.
SDO 17 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	30	Timescale			CWAAP Policy 30 – Albion Street
		S	M	L	
					<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The regeneration of the area will create job opportunities and attractive inward investment
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	The regeneration of the area will create opportunities for training and skill development
SDO 3 To improve the health of the population	✓	✓	✓	✓	The creation of jobs, improved housing and facilities and reduction in poverty can lead to improvements in the health of the population
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Encouraging more activity in the area and providing more jobs and facilities should help to reduce crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The creation of jobs, improved housing and facilities and reducing poverty will promote social inclusion and the improved environment should lead to more community cohesion
SDO 6 To reduce contributions to climate change	?	?	?	?	Any new development will need to be built to reduce energy demand and improve efficiency, reducing CO2 emissions. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs. Improving pedestrian and cycle links should help to improve emissions from transport
SDO 7 To improve the air quality in Southwark	?	?	?	?	Any new development will need to be built to reduce energy demand and improve efficiency, reducing CO2 emissions. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs. Improving pedestrian and cycle links should help to improve emissions from transport and improve air quality
SDO 8 To avoid waste and maximise, reuse or recycle 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 arisings are dealt with in the most sustainable way. Waste management techniques and recycling facilities will also be needed. Further guidance on mitigation measures is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 9 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 10 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 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	The viability of the shopping parade will be reinforced, improving the townscape, and the potential for a market investigated. Southwark will work lessees to improve the appearance of shop fronts. The impact of new 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. Further guidance is provided in the Design and Access SPD

SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The impact of new facilities on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area. New development will need to show the impacts upon the preservation or enhancement of the area. Further guidance is provided in the design and Access SPD and Conservation area Appraisals
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	Development will occur in the flood zone. Flood risk assessments and the identification of suitable mitigation measures will need to be included as part of the planning application. Further guidance on mitigations such as flood resilient design is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Pedestrian and cycle routes will be improved between the town centre, St Mary's conservation area and Rotherhithe station which should encourage more sustainable modes of transport and minimise the need to travel by car
SDO 17 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			CWAAP Policy 31 – Lower Road
		S	M	L	
	31				<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Improvements to the area will create job opportunities and attractive inward investment
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Improvements to the area will create opportunities for training and skill development
SDO 3 To improve the health of the population	✓	✓	✓	✓	Improvements to the environment including improved traffic movement and pedestrian and cycle routes should provide health benefits from lower pollution and increased opportunities for exercise
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The improved environment should lead to more activity and result in a reduction in crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The improved environment should lead to better community cohesion
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	The improvements to traffic movement and pedestrian and cycle links should help to reduce contributions to climate change
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The improvements to traffic movement and pedestrian and cycle links should help to reduce contributions to climate change and air quality
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓✓	✓✓	The improvements to the public realm and retail environment will enhance the quality of the landscape and townscape
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	The improvements to the public realm and pedestrian and cycle routes provides opportunities for the enhancement of open spaces, green corridors and biodiversity
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	The improvements to traffic movement and pedestrian and cycle links will encourage sustainable modes of transport and help to minimise the need to travel by car
SDO 17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The improvements to traffic movement and pedestrian and cycle links will improve connections and make traffic movement more efficient

Sustainability Objectives	32	Timescale			CWAAP Policy 32 – Proposals Sites
		S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The regeneration of the area through the development of the proposals sites will create job opportunities and attractive inward investment
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	The regeneration of the area through the development of the proposals sites will create opportunities for training and skill development
SDO 3 To improve the health of the population	✓	✓	✓	✓	The creation of jobs, improved housing and facilities and reduction in poverty can lead to improvements in the health of the population
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Encouraging more activity in the area and providing more jobs and facilities should help to reduce crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The creation of jobs, improved housing and facilities and reducing poverty will promote social inclusion and the improved environment should lead to more community cohesion
SDO 6 To reduce contributions to climate change	X	X	X	X	New development will increase energy use overall, however all new development will be expected to minimise energy use and reduce CO2 emissions. Further guidance on energy efficient design and the targets for development are provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 7 To improve the air quality in Southwark	X	X	X	X	New development 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 and Sustainability Assessment SPDs
SDO 8 To avoid waste and maximise, reuse or recycle 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 and Sustainability Assessment SPDs
SDO 9 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 10 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 11 To protect and enhance quality of landscape and townscape	?	?	?	?	The impact of new development 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. The design of individual site proposals will be assessed through the planning application process. Further guidance is provided in the Design and Access SPD
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	The impact of new development on the historic value of places will be dependent on the design. If new developments are designed well they will enhance the historic character of the area. New development will need to show the impacts upon the preservation or enhancement of the area. The design of individual site proposals will be assessed through the planning application process. Further guidance is provided in the design and Access SPD and Conservation area Appraisals

SDO 13 To protect and enhance open spaces, green corridors and biodiversity	?	?	?	?	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm. The design of individual site proposals will be assessed through the planning application process.
SDO 14 To reduce vulnerability to flooding	X	X	X	X	Development will occur in the flood zone. Flood risk assessments and the identification of suitable mitigation measures will need to be included as part of the planning application. Further guidance on mitigations such as flood resilient design is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	New housing within development will address the need to meet the borough housing targets and should comply with policy on the type, mix and tenure of provision, in order to provide decent homes. The detail of individual site proposals will be assessed through the planning application process.
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	Increasing the amount of development in the area could lead to an increase in traffic, however, the location of development in accessible locations with good public transport links, cycle and pedestrian facilities and reduced car parking should promote sustainable modes of transport and minimise the need to travel by car
SDO 17 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	33	Timescale			CWAAP Policy 33 – S106 Planning Obligations
		S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The use of S106 agreements will help to implement the strategic infrastructure that will be needed to enable the regeneration of the area, which will result in an improved environment and facilities and the attraction of inward investment
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	S106 agreements will be used to fund the provision of schools, employment and training, which will lead to an improvement in these areas
SDO 3 To improve the health of the population	✓	✓	✓	✓	S106 agreements will be used to fund strategic transport infrastructure, which could result in an improvement in air quality by reducing reliance on the car, and the provision of health facilities which could result in an improvement in the health of the population
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The use of S106 agreements will help to implement the strategic infrastructure that will be needed to enable the regeneration of the area, which will result in an improved environment and facilities and a likely reduction in crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The use of S106 agreements will help to implement the strategic infrastructure that will be needed to enable the regeneration of the area, which will result in an improved environment and facilities for all the community
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	S106 agreements will be used where necessary to contribute to the implementation of the district heating network and mitigate the impact of development by meeting the energy targets on site
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	S106 agreements will be used to fund strategic transport infrastructure, which could result in an improvement in air quality by reducing reliance on the car and encouraging more sustainable modes of transport
SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	The provision of suitable waste and recycling facilities will be addressed through the design stage rather than the use of S106 agreements. Further guidance on mitigation measures is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 9 To encourage sustainable use of water resources	✓	✓	✓	✓	S106 agreements will be used where necessary to fund water supply and drainage needs of new development, including the mitigation of impacts resulting from the development
SDO 10 To maintain and enhance the quality of land and soils	✓✓	✓	✓✓	✓✓	S106 agreements will be used to improve significant areas of public realm and open spaces, which will have a positive impact upon the quality of land and soil
SDO 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓✓	✓✓	S106 agreements will be used to improve significant areas of public realm and open spaces, which will have a positive impact upon the quality of the landscape and townscape
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	S106 agreements will be used to improve significant areas of public realm and open spaces, which is likely to have a positive impact upon the historic environment and cultural assets
SDO 13 To protect and enhance open spaces, green corridors and biodiversity	✓✓	✓	✓✓	✓✓	S106 agreements will be used to improve significant areas of public realm and open spaces, which will have a positive impact upon the quality of open space, green corridors and biodiversity
SDO 14 To reduce vulnerability to flooding	✓✓	✓	✓✓	✓✓	S106 agreements will be used to improve significant areas of public realm and open spaces, which will reduce flood risk by reducing surface water run-off and the introduction of SUDS



SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	S106 agreements will be used to fund strategic transport infrastructure, which will result in improved public transport , cycle and pedestrian facilities which will minimise the need to travel by car
SDO 17 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. S106 agreements will be used to ensure the delivery of key infrastructure and to mitigate the impact of development

## APPENDIX 8

### Evidence Documents

#### Shopping

Southwark Retail Study 2009

Canada Water AAP Retail background paper 2010

#### Transport

Investing in Rotherhithe's Public Realm 2007

Canada Water Public Realm Improvements Study 2009

Development Impact Report 2009

Canada Water AAP Infrastructure background paper 2010

#### Places

Shopping Centre Feasibility Assessment 2009

Shopping Centre Viability Assessment 2009

Strategic Flood Risk Assessment 2008

Open Spaces Strategy 2009

Open Spaces Audit 2003

Canada Water Energy Study 2009

Canada Water St. George's Wharf Study 2010

Site Utilities Infrastructure Strategy 2005

Sustainability Scoping Report 2008

Canada Water AAP Urban Design background paper 2010

Canada Water AAP Delivery of Proposals Sites background paper 2010

Canada Water AAP Proposed Changes to the Proposals Map paper 2010

Canada Water AAP Infrastructure background paper 2010

#### Housing

Southwark Housing Requirements Study 2009

Strategic Housing Land Availability Assessment 2009

Southwark Development Capacity Assessment 2010

Affordable Housing Viability Study 2009

South East London Strategic Housing Market Assessment 2009

Canada Water AAP Housing background paper 2010

#### Community: Social and economic

Southwark Employment Land Review 2010

Canada Water AAP Infrastructure background paper 2010

Canada Water AAP Employment background paper 2010

#### S106

Canada Water AAP S106 Planning Obligations background paper 2010

#### Consultation

Market Link Research 2009

Cafe Conversations 2009

Submission Version Consultation Report 2010

Canada Water Consultative Forum Topic Papers 2001

Further details are available on the website: <http://www.southwark.gov.uk>

## APPENDIX 9

### Glossary

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

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

#### **Archaeological Priority Zones**

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

#### **Biodiversity**

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

#### **Conservation Areas**

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

#### **Greenhouse gases**

Those gases that contribute to climate change. In the UK, the most common greenhouse gas is carbon dioxide, which contributed around 77% of the UK's total emissions of greenhouses gases in 1990. Other greenhouse gases are methane (12% of total UK emissions), nitrous oxide (9%) and fluorinated gases (2.4%).

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

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

#### **London Plan**

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

#### **Proposals maps**

Illustrate the geographical extent of planning policies and designations.

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

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

#### **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 10**  
**Abbreviations**

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