

Elephant and Castle Opportunity Area

Supplementary Planning Document/Opportunity Area Planning Framework

Sustainability Appraisal Adoption Statement March 2012

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ELEPHANT AND CASTLE SUSTAINABILITY APPRAISAL ADOPTION STATEMENT

The Environmental Assessment of Plans and Programmes Regulations 2004

In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (16) (3) and (4), this Statement sets out:

- How the Sustainability Appraisal Report (the SA) has been integrated into the plan
- How opinions expressed through public consultation have been taken into account
- The reasons for choosing the plan as adopted and the difference the SA has made to the process
- The measures that are to be taken to monitor the significant effects of the implementation of the plan

How the Sustainability Appraisal has been integrated into the Elephant and Castle Supplementary Planning Document/Opportunity Area Planning Framework (SPD/OAPF)

As part of its development of the Elephant and Castle Supplementary Planning Document/Opportunity Area Planning Framework (SPD/OAPF), the Council undertook a Sustainability Appraisal (SA) in accordance with the Planning and Compulsory Purchase Act 2004. The Elephant and Castle Supplementary Planning Document falls within the definition of a 'plan or programme' under European Directive 2001/42 (the 'Strategic Environmental Assessment' or 'SEA' Directive) which requires the formal environmental assessment of plans which are likely to have significant environmental effects. This SA incorporates an assessment of the strategic environmental impacts of the Elephant and Castle Supplementary Planning Document and meets the requirements of both the Planning and Compulsory Purchase Act 2004 and EU Directive 2001/42 in a single document.

The Sustainability Appraisal process began in 2011 when we consulted on the SA coping report between January and February 2011. At each stage in the preparation of the Elephant and Castle Supplementary Planning Document has been tested against a set of sustainability objectives to predict and evaluate the effects of the SPD, find ways of mitigating adverse effects and maximising beneficial effects, and to improve the sustainability of options as the SPD evolved. A Sustainability Appraisal Report was published at each stage during the production of the SPD and the findings of the SA were taken into account. The outcomes of the appraisal work are based on an extensive options development, consultation and assessment process undertaken as part of the preparation of the Core Strategy and the SPD.

How opinions expressed through public consultation have been taken into account

Scoping Report

The SEA/SA Appraisal Scoping Report detailing the social, environmental and economic baseline information; sustainability issues; initial E&C SPD objectives; overview of the sustainability appraisal framework and methodology; criteria and indicators was circulated to the following statutory consultees in January 2011 for comment:

- Environment Agency
- English Heritage and
- Natural England (formerly English Nature and the Countryside Agency)

A number of other key organisations were also consulted in accordance with the Statement of Community Involvement, including:

- The Greater London Authority
- British Telecommunications
- Bromley Council
- Corporation of London
- Lambeth Council
- Lewisham Council
- LFEDA
- London Development Agency
- Secretary of State for Transport
- Southwark Primary Care Trust
- Thames Water Property Services
- Southwark councillors
- Local tenants and residents associations
- Local residents and organisations on Southwark's Planning Policy mailing list
- Any of the bodies from the following list who are exercising functions or a function in the borough:
 - Person to whom a licence has been granted under section 7(2) of the Gas Act 1986
 - Sewage undertakers
 - Water undertakers
- Any person to whom the electronic communications 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.

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

The council evaluated the feedback received in response to consultation on the scoping report and where appropriate, incorporated additional information into the scoping report. The scoping report helped highlight those issues which were particularly important to consider when preparing the document.

Draft SPD consultation

A draft SA was published alongside the draft Elephant and Castle SPD. Consultation took place between 21 November 2011 and 7 February 2012. The draft SA assessed the draft policies we developed against a set of Sustainable Development Objectives (SDOs) and compared the social, economic and environmental effects of each. Overall, the policies scored very well against the sustainable development objectives. The final policies represented the most sustainable development approaches for the borough.

We received comments from 3 organisations on the SA of the draft SPD. These were from Natural England, NHS Southwark and from a local business. The comments from Natural England and NHS Southwark were broadly supportive, although NHS Southwark suggested some indicators which could be used to monitor the SPD in relation to health. We will consider using these indicators in future Annual Monitoring Frameworks. The other comment raises concern about the minor negative / uncertain impacts for SDOs 6, 7, 8, and 9 (the environmental objectives) against the policies for shopping, hotels, jobs and businesses and new homes. The commentary in section 8.4 of the SA report has been updated to explain how these minor negative impacts can be mitigated.

Final changes to the SA at adoption stage

A final appraisal of the SPD was carried out to ensure that the changes made in response to the consultation comments have been assessed for their impact on sustainable development. The changes are minor in nature and are not considered to change the substance of the SPD or its impact on sustainability.

The reasons for choosing the plan as adopted and the difference the SA has made to the process

In preparing the Elephant and Castle Supplementary Planning Document a range of options and policies were considered to address the key issues in the area. The SA process involved appraising three options for regeneration in Elephant and Castle against the sustainability objectives. These included; a) Business as usual (no SPD); b) Managed Growth: A major new town centre destination and c) Managed Growth: A district centre which meets local needs. The results of the appraisal showed that the overall impact of Option b) was more positive in terms of promoting a more distinctive and varied town centre with a mix of uses which in the long term would help promote sustainable communities than for Option a) and c). Option b) presented 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 measures which seek to reduce car parking, set energy guidance and design guidance. While the impacts of option 2 can also be mitigated against, overall Option 2 will have more sustainability benefits in the long term than Option 3 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. The options SA informed the draft policies within the SPD.

The draft SPD policies were also appraised. 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 objectives. 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.

The measures that are to be taken to monitor the significant effects of the implementation of the plan

Annex 1(i) of the SEA Directive requires that significant environmental effects of the implementation of the plan are monitored. The Annual Monitoring Report, a monitoring framework that is produced at the end of each year, will

provide monitoring of the council's plans and policies. The AMR contains contextual indicators which will enable the council to monitor the impact of the SPD (and other LDF documents) on the social, economic and environmental factors. These indicators will be reviewed regularly to ensure all key sustainability objectives are covered. The results will feed into subsequent reviews of the SPD and will ensure that any sustainability/environmental impacts arising as a result of implementing the SPD and other LDF documents are identified and mitigated.