

# CANADA WATER AREA ACTION PLAN

Adoption Version

## SUSTAINABILITY STATEMENT

No.	Title
Appendix 1	Inspector's report on the Canada Water AAP (the inspector's report and appendices A and B are available on the website)
Appendix 2	Proposed final version of the Canada Water AAP
Appendix 3	Consultation statement (available on the website)
Appendix 4	Equalities Impact Assessment (available on the website)
Appendix 5	Sustainability Appraisal (available on the website)
Appendix 6	Sustainability Appraisal adoption statement (available on the website)

London Borough of Southwark  
Planning Policy Team  
March 2012

# **CANADA WATER SUSTAINABILITY APPRAISAL ADOPTION STATEMENT**

## **The Environmental Assessment of Plans and Programmes Regulations 2004**

Southwark Council formally adopted the Core Strategy on 22 February 2012. 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 Canada Water Area Action Plan**

As part of its development of the Canada Water Area Action Plan (CWAAP), the Council undertook a Sustainability Appraisal (SA) in accordance with the Planning and Compulsory Purchase Act 2004. The Canada Water Area Action Plan 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 Canada Water Area Action Plan 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 2008 when we consulted on the SA coping report between March and April 2008. At each stage in the preparation of the Canada Water Area Action Plan options have been tested against a set of sustainability objectives to predict and evaluate the effects of the Action Plan, find ways of mitigating adverse effects and maximising beneficial effects, and to improve the sustainability of options as the AAP evolved. A Sustainability Appraisal Report was published at each stage during the production of the AAP. The findings of the SA were taken into account at each stage in the preparation of the Canada Water Area Action Plan. 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.

## **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 CWAAP objectives; overview of the sustainability appraisal framework and methodology; criteria and indicators was circulated to the following statutory consultees in March 2008 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:

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| <ul style="list-style-type: none"><li>• The Government Office for London</li><li>• The Greater London Authority</li><li>• British Telecommunications</li><li>• Bromley Council</li><li>• Corporation of London</li><li>• Lambeth Council</li><li>• Lewisham Council</li><li>• LFEDA</li><li>• London Development Agency</li><li>• Secretary of State for Transport</li><li>• Southwark Primary Care Trust</li><li>• Thames Water Property Services</li><li>• Southwark councillors</li></ul> | <ul style="list-style-type: none"><li>• Local tenants and residents associations</li><li>• Local residents and organisations on Southwark's Planning Policy mailing list</li><li>• Any of the bodies from the following list who are exercising functions or a function in the borough:</li><li>• Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986</li><li>• Sewage undertakers</li><li>• Water undertakers.</li><li>• Any person to whom the electronic communalisations code applies by virtue</li></ul> |
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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.

In summary the comments that were received included:

- How we would monitor the objectives
- Suggestions for additional key plans and programmes to be included in the list
- Further information to be inserted into the baseline information table
- Additional sustainability issues and amendments proposed
- Additional indicators
- Additional comparators and targets

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.

#### Issues and Options consultation

The Interim SA was prepared iteratively while we prepared the Issues and Options Report and informed the refinement of the options. The council then consulted on the Canada Water Issues and Option report which included an Interim Sustainability Appraisal (SA) Report. Formal consultation took place over a 6 week period between 18 November 2008 to 20 February 2009.

In general, there was support for the Interim SA Report and it was noted by several organisations that it was pleasing to see comments and issues raised in the previous consultation on the SA scoping report had been fully incorporated into the Interim SA.

#### Preferred Options consultation

A draft SA was published alongside the Canada Water Preferred Options report. Consultation took place between 21 July 2009 to 13 October 2009. The draft SA assessed the options we developed against a set of Sustainable Development Objectives (SDOs) and compared the social, economic and environmental effects of each. Overall, the options scored very well against the sustainable development objectives. The final Preferred Options represented the most sustainable development approaches for the borough. All the Preferred Options scored better against the sustainable development objectives than those that had been rejected. This demonstrated the effectiveness of the Interim Sustainability Appraisal in terms of influencing the choice of Preferred Options.

#### Submission/publication consultation

Following the preferred options consultation process, some changes have been made to the sustainability objectives and the policies for the area. Therefore SA was updated and a final Sustainability Appraisal was published alongside the CWAAP submission version for consultation in December 2009 to March 2010. We received two comments on the SA during the consultation, one from English Heritage and the other from the Environment Agency. They broadly support the SA but raised specific points around tall buildings and flooding. The SA was amended to reflect the concerns raised. These were submitted to the Inspector for his consideration during the examination into the soundness of the Core Strategy.

#### Further changes to the submission version consultation

The final version of the Canada Water AAP was 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 was therefore 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.

#### Final changes to the SA at adoption stage

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.

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

In preparing the Canada Water Area Action Plan a range of options were considered to address the key issues in the area. 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. The draft SA provides detailed consideration of the two options proposed in the Issues and Options report. 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.

The Canada Water AAP, as adopted, has been found sound following examination by an independent Inspector and represents a sustainable approach to the regeneration of Canada Water.

### **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 SA of the Canada Water AAP states that 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 AAP (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 AAP and will ensure that any sustainability/environmental impacts arising as a result of implementing the Core Strategy are identified and mitigated.

In addition, Appendix 5 of the AAP provides a more focussed framework to enable the council to monitor the success of the AAP policies themselves.