

Sustainability appraisal and strategic environmental assessment

Site allocations further options report

October 2010

Copy for public consultation



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Non-technical summary

This section is a non-technical summary of the Sustainability Appraisal and Strategic Environmental Assessment (SA) of the London Borough of Lewisham's Site Allocations Further Options Report. It summarises the stages of the SA process, provides a statement of likely significant effects of arising from the Site Allocations report and shows how the process has made a difference to date.

What is sustainability appraisal?

Government legislation requires the Council to carry out a Sustainability Appraisal (SA) of all the documents which make up the Local Development Framework (LDF). The Site Allocations document is technically known as a development plan document (DPD) and is a key LDF document in identifying and designating land for a particular use (such as housing, retail, employment, education, or a mix of uses) to ensure sufficient land is available to implement the Core Strategy. The Core Strategy is the main town planning strategy for Lewisham and the most important LDF document and sets out the vision, objectives and policies to guide development and change in Lewisham over the next 15 years.

The purpose of a SA is to make sure that all the things which are referred to as sustainability issues such as using public transport not the private car, the impact of flooding or climate change, or the pressures placed on open space from an increasing population, are taken into account when preparing the Site Allocations DPD. The idea is that once adopted, the DPD will be the most sustainable that can be put forward as it will have taken into account all the sustainability issues as part of the process of preparation.

In addition to the Government's requirement for SA, the Council is required under European Directive to undertake a Strategic Environmental Assessment (SEA) of new plans. Government guidance considers it appropriate to combine both assessments through a single approach. The Council's report therefore integrates both SA and SEA and is referred to by the single term 'sustainability appraisal'.

The SA:

- assesses the broader sustainability impacts of the emerging Site Allocations DPD
- shows how sustainability and sustainable development was defined and understood for the purposes of this assessment
- minimises the negative impacts associated with the emerging Site Allocations DPD while putting forward ways to enhance the benefits that could be achieved.

Sustainability Appraisal is not a precise science. It involves a balance of value judgements about how the environment we live in should look and function. While some people may place a high value on the quality of the natural environment, others may strive for a healthy economy or a strong sense of community. It is the Council's task to find a balance between these sometimes conflicting goals.

Process so far

The government has set out the methodology to carry out the SA process in good practice guidance and identifies the following stages: ¹

Stage A	Setting the context and objectives, establishing the baseline and deciding on scope
Stage B	Developing and refining options and assessing effects
Stage C	Preparing the SA report
Stage D	Consulting on the preferred options of the DPD and the SA report
Stage E	Adoption and monitoring plans

This SA report for the Site Allocations Further Options Report reflects Stage B. Since the good practice guide was published in 2005 the government has revised the rules for producing a DPD. The new rules are set out in a publication called *Planning Policy Statement 12 Local Spatial Planning* (PPS12) published in June 2008. This has changed Stage D so that this stage now relates to a SA for a draft plan (or proposed submission version). Importantly, the SA methodology reflects the Plan Making Manual, which considers the updated PPS12.

Site Allocations Further Options Report and its sustainability appraisal

In a built up urban area like Lewisham land will always be a scarce resource, especially due to the increasing demand for homes, employment opportunities and other supporting community and infrastructure facilities needed to support the existing and future population growth. It is important to seek a balance to promote a range of land uses to create sustainable and balanced communities.

The Site Allocations Further Options Report shows the recommended option and realistic alternatives (where these are available) for the future development of specific sites within the borough. The SA has informed the development options, with both the recommended option and the alternative option appraised for their contribution to sustainability and the implementation of the Core Strategy.

The SA focuses on economic, environmental and social considerations. The SA was carried out in parallel with developing options and alternatives for the emerging Site Allocations DPD and the assessment results fed back into the DPD preparation again and again until a balanced approach was reflected and the most sustainable approach adopted.

The economic, environmental and social considerations are outlined in a set of SA objectives, which have been used to assess other LDF documents such as the Core Strategy and various Supplementary Planning Documents (SPDs). Many of the objectives will not be helpful in the assessment of allocating sites for a specific development use as some objectives apply equally to all sites and some are completely unrelated as only locational issues are under consideration at this stage.

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, published by the Office of the Deputy Prime Minister (ODPM) (now called CLG: Communities and Local Government) in 2005

Each sustainability objective was considered for its relevance to the assessment of specific development sites and a revised list of objectives prepared which was more appropriate to site selection. The revised objectives are as follows:

Economic

1. To encourage sustained economic growth across a variety of sectors
2. To encourage and promote employment and new enterprises in Lewisham

Environmental

3. To minimise the production of waste across all sectors and increase reuse, waste recovery and recycling rates
4. To use and manage the consumption of natural resources in a sustainable manner
5. To protect and enhance the borough's open spaces and increase opportunities for people to access nature
6. To improve air quality and reduce noise and vibration
7. To reduce car travel and improve accessibility by sustainable modes of transport
8. To mitigate, and adapt to the impact of climate change
9. To reduce and manage flood risk
10. To maintain and enhance landscapes and townscapes
11. To conserve and enhance heritage assets and use in the creation of sustainable places

Social

12. To provide sufficient housing of appropriate mix and tenure and the opportunity to live in decent home
13. To improve the health and well-being of the population and reduce inequalities in health
14. To provide for the improvement of education, skills and training
15. To improve accessibility to leisure facilities, community infrastructure and key local services

Key findings

The appraisal has identified significant beneficial effects and some negative potential effects of the chosen sites. Key issues include:

- The relatively small economy of Lewisham indicates the necessity to protect employment sites in order to retain and grow a workforce within the borough.
- In all circumstances, the risk of flooding must be considered as a priority and any necessary mitigation and adaptation measures taken into account. The Council has produced a Strategic Flood Risk Assessment (SFRA) and Sequential Test, which has informed the allocation of land and will assist when considering planning applications.
- Cumulative impacts of development on air quality and traffic flow will need to be addressed with planning proposals.

- The increased development may lead to habitat loss, particularly on sites that are derelict and vacant. The demand for development, and in particular housing is unlikely to prioritise these habitats. However, mitigation measures include introducing 'living roofs and walls' in new development and requiring on-site green open space in large scale development proposals.
- Some temporary impacts have been identified on the natural environment during the construction phase particularly for air quality, noise, and vibration, which could be mitigated by introducing site specific measures.

Statement on the difference the process has made

The SA process was carried out in parallel to the plan making process (the preparation of the Site Allocations Further Options Report), therefore all findings during the process were integrated into each round of discussion among the members of the Planning Policy team and are reflected in the current version of the Site Allocations Further Options Report.

The SA process has helped in comparing alternative options, removing unrealistic alternative options and highlighting the key benefits of the preferred options for site development. By developing and consulting on both the Site Allocations Further Options Report and the SA together, environmental, social and economic considerations have been integrated throughout the process. Given this, the SA has generally confirmed that thinking on sustainability issues is well embedded with the preparation of the DPD.

More generally, the SA process has produced substantial benefits in the plan-making process through the further development and assessment of the baseline, identification of indicators and targets and identification of significant benefits. The preparation of the SA report has resulted in an analysis of the state of Lewisham as well as identification of trends covering environmental, social and economic issues, to provide a robust evidence base.

The SA has highlighted the need for partnership working to improve the provision of infrastructure (physical, social, green), particularly in relation to responding to the needs of the local communities and disadvantaged groups.

The need to monitor policies, set targets and identify indicators is an important part of the SA process. This will show whether the wider environment of Lewisham is improving or worsening,. One of the overall benefits of integrating the SA process with Site Allocations DPD formulation will be the potential to identify and respond to changes in the wider environment quickly.

How to comment on this report

This report is open for public comment and you can tell us what you think about any part of this Sustainability Appraisal. The SA accompanies the Site Allocations Further Options Report and we want to know if you agree with the recommended option put forward for each site, or support an alternative option or have your own alternative option you want the Council to consider. This is an opportunity to bring forward alternative proposals, provided they are compatible with the vision and strategic objectives of the Core Strategy.

Comments must be in writing and can be made in any of the following ways:

Post

Planning Policy
London Borough of Lewisham
5th Floor, Laurence House
1 Catford Road
Catford
SE6 4SW

E-mail

planning@lewisham.gov.uk

with 'LDF SA Site Allocations Further Options Report' as the subject.

1. Introduction

This document is the Sustainability Appraisal and the Strategic Environmental Assessment (SA) of the Lewisham Site Allocations Further Options Report. The Site Allocations Report identifies those sites which are key to implementing the vision and strategic objectives of the Core Strategy. This SA appraises proposed uses for each site and includes an appraisal of:

- a recommended or preferred option for each site and
- where appropriate, a realistic alternative for each site.

This SA report is being published for consultation at the same time as the Site Allocations Further Options Report.

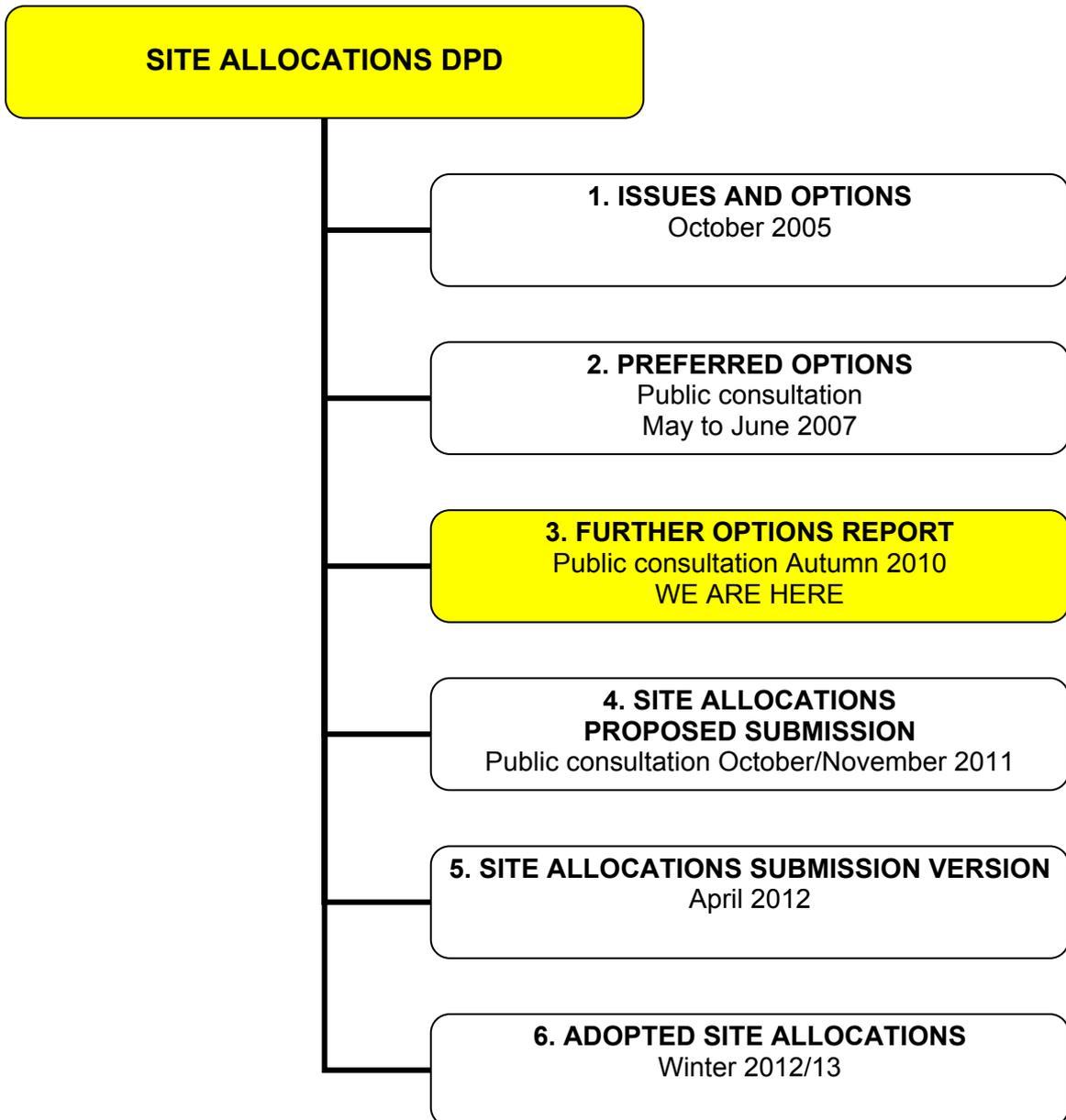
1.1 Planning context

The *Planning and Compulsory Purchase Act 2004* requires local authorities to prepare a Local Development Framework (LDF) consisting of a suite of statutory planning documents, which collectively will deliver the planning strategy over a 15 year period. The LDF documents must give effect to the objectives of the local authority's Sustainability Community Strategy, which sets out the borough's strategic vision and is linked to overarching regional strategies. The documents which will comprise the Lewisham LDF are:

- Core Strategy
- Development Management Policies DPD
- Site Allocations DPD
- Area Action Plans (Lewisham and Catford town centres)
- Proposals Map
- Supplementary Planning Documents
- Statement of Community Involvement
- Annual Monitoring Report
- Local Development Scheme.

The Core Strategy forms the principal, overarching LDF document and all other LDF documents must be consistent with it. The Core Strategy sets out the vision, strategic objectives, spatial strategy, cross cutting policies and the delivery and monitoring strategies for the borough, taking into account the requirements of national legislation and policies, and regional statutory requirements, specifically those in the London Plan.

The London Borough of Lewisham has been actively engaged in developing its LDF including the borough's Site Allocations DPD since 2005. In accordance with legislative requirements the emerging Site Allocations DPD has been developed in a progressive, phased manner following public consultation with a wide range of stakeholders including the local community. The following diagram illustrates the steps and the timing involved in the preparation of the DPD and the current phase of its development.



The Site Allocations Further Options Report updates the list of suitable sites as a result of the recent publication (proposed submission version) of the Council’s Core Strategy (Spring 2010). The list of sites includes those coming forward in light of the Core Strategy, sites identified in the London Strategic Housing Land Availability Assessment (SHLAA)², sites carried forward and updated from the UDP, and sites put forward by developers themselves.

1.2 Legislative requirement for sustainability appraisal

Under EU legislation, local authorities are required to prepare a Strategic Environmental Assessment (the SEA Directive) of the effects of certain plans and programmes on the environment³. This includes statutory plans concerning town planning.

² Prepared by the Greater London Authority in cooperation with all London boroughs, published October 2009

³ EU Directive 2001/42/EC

The *Planning and Compulsory Purchase Act 2004* transposed the EU requirement into UK legislation by introducing a requirement for local authorities to prepare sustainability appraisals (SAs) of LDF documents including the Core Strategy⁴.

Planning Policy Statement 12 (PPS12) provides further detail on SA and SEA of Development Plan Documents (DPDs), including the Site Allocations plan. PPS12 identifies that SA should appraise social, economic and environmental sustainability, feed into and summarise other assessments, be proportionate to the plan, be an integral part of plan making, inform the evaluation of alternatives and provide a sound evidence base. This assessment is consistent with these objectives.

The government also introduced regulations and an associated practical guide to implement both the EC SEA Directive and the transposing UK legislation⁵. These detail the statutory requirements and contents of SAs. The SA section of the Plan Making Manual replaces the 2005 government guidance on 'SA of Regional Spatial Strategies and Local Development Documents' as it applies to DPDs. The Plan Making Manual has informed this assessment.

The statutory requirements for SAs encompass all the SEA environmental requirements but additionally also require economic and social considerations to be accounted for. As such, local authorities are not required to prepare a separate SEA in line with EU requirements.

1.3 Compliance with the SEA Directive/Regulations

The objective of SEA as defined in Article 1 of the SEA Directive is:

'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans...with a view to promoting sustainable development'.

This SA report incorporates the European requirements to undertake a Strategic Environmental Assessment. Appendix 1 signposts the requirements of Article 5(1) of the European Union Directive 2001/42/EC that are being met in this document and where they were met in previous SA reports.

1.4 European Habitats Directive

Directive 92/43/EEC (the Habitats Directive) on the Conservation of Natural Habitats and of Wild Fauna and Flora, requires an Appropriate Assessment (AA) to be undertaken to assess the impacts of a land-use plan against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of that site.

Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects. The Council has carried out this assessment which

⁴ The Sustainability Appraisal (SA) fulfils the requirement of section 19(5) of the *Planning and Compulsory Purchase Act 2004* which states that Sustainability Appraisal is mandatory for development plan documents (DPDs). The core strategy is a DPD

⁵ The Environmental Assessment of Plans and Programmes Regulations 2004 and 'A Practical Guide to the Strategic Environmental Assessment Directive', Office of the Deputy Prime Minister (ODPM), (September 2005)

concludes that no options have been found to have a likely significant effect on any designated European sites. The AA is contained as Appendix 2 to this report.

1.5 Purpose of sustainability appraisal

The purpose of a SA is to promote sustainable development in the planning sector through better integration of environmental, social and economic considerations into the preparation and adoption of plans. A SA must assess the potential impacts of various proposed policies on the social, environmental and economic characteristics of an area and must propose measures to change policy and/or mitigate any conflicting effects identified from plan alternatives.

The SA does not seek to pre-judge the approach which the emerging Site Allocations DPD should adopt. The role of the SA is to:

- assist with the identification of the appropriate approach in sustainability terms
- predict implications for sustainable development and
- put forward recommendations for improvement where necessary.

The Council is not required to pursue the recommendations from this process. For example, there may be specific local circumstances that justify choosing an option that does not perform as well as others when appraised against the SA framework. If such instances arise, close attention should be paid to implementing mitigation measures recommended from the appraisal matrix.

In its report titled 'The UK Government Sustainable Development Strategy (2005)' the UK Government's position on sustainable development is outlined. The Government defines sustainable development as:

- Social progress which meets the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources
- Maintenance of high and stable levels of economic growth and employment.

The report states that the goal of sustainable development is to

'...enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations.'

This goal will be achieved in an integrated way through:

- a sustainable, innovative and productive economy that delivers high levels of employment
- a just society that promotes social inclusion, sustainable communities and personal wellbeing
- ways that protect and enhance the physical and natural environment and use resources and energy as efficiently as possible.

The report details five guiding principles to help 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 report also identifies priority areas for immediate action. These are:

- sustainable consumption and production - achieving more with less; breaking the link between economic growth and environmental degradation by reducing the inefficient use of resources, assessing the impacts of the whole lifecycle of goods and services and building on peoples awareness of environmental concerns
- climate change and energy - reducing greenhouse gas emissions and adapting to the impacts of unavoidable climate change
- natural resource protection and environmental enhancement - developing a better understanding of the limits of environmental resources, environmental enhancements and recovery, to ensure a decent environment for everyone and a more integrated policy framework
- sustainable communities - the aim is to create sustainable communities at a local level, that will involve working to give communities more power and say in the decisions that affect them.

1.6 Process so far

Sustainability appraisal is an ongoing process and to enable it to be effective and worthwhile the appraisal must start early in the plan preparation process. By doing so, sustainability considerations can be effectively factored into the plan from its earliest stages. Two phases and associated consultations have informed this current SA of the Council's Site Allocations Further Options Report. The preceding SAs are listed in the table below and includes details of the consultation completed on the SA and SEA, in accordance with the SEA Directive, the Planning and Compulsory Purchase Act 2004 and related regulations and guidance.

Lewisham Council's phased approach to undertaking SA for the emerging Site Allocations DPD is shown below:

Stage	Report	What is does
Stage A	Sustainability Appraisal Scoping Report (May 2005) Updated Scoping Report (July 2010)	Setting the context and objectives, establishing the baseline and deciding on scope
Outcomes: Statutory and public consultation on the SA Scoping Report (2005 and 2010)		
Stage B	Issues and Options SA Report (August 2006)	Developing and refining options and assessing effects
Stage C	SA/SEA Preferred Options Report (April 2007) SA/SEA Further Options (2010)	Preparing the SA report
Outcome: Statutory and public consultation on the SA and SEA of the Site Allocations Preferred Options Report (2007) and the Further Options Report (2010)		
Stage D	Sustainability Appraisal and Strategic Environmental	Consulting on the preferred options of the DPD and the SA report

Stage	Report	What is does
	Assessment Site Allocations (2011)	
Outcome: Statutory and public consultation on the SA and SEA of the Site Allocations (TBC)		
Stage E	SA report on the Proposed Submission version of the Site Allocations DPD (TBC)	Adoption and monitoring plans

As a matter of good practice and given the time since the initial SA Scoping Report, a revised Scoping Report was issued in July 2010. This was subject to the statutory five week consultation period with the statutory consultees. Comments from the consultation have been incorporated into the SA Report for the Site Allocations Further Options Report.

Since the SA good practice guidance was published in 2005, the government has revised the procedures for producing a DPD such as the Site Allocations DPD. The new procedures are set out in *Planning Policy Statement 12 Local Spatial Planning* (PPS12) published in June 2008. This has changed Stage D, so that the SA report will now relate to a draft plan and then a final plan. Importantly the SA methodology reflects the Plan Making Manual, which considers the updated PPS12.

1.7 Who carried out the SA

All the progressive phases of each SA have been prepared by officers from the London Borough of Lewisham's Planning Policy team, with input from other relevant services. The Landscape Partnership completed an independent review of the SA and SEA process. The review also considered the content of the SA and SEA report for the assessment of the Site Allocations Further Options Report. The Landscape Partnership deemed the SA and SEA process to be sound. All of the recommendations made through the independent review regarding the content of the SA and SEA have been incorporated into this report.

1.8 Consultation

Consultation with stakeholders is a key part of the SA process. All stages of SA preparation have been in accordance with statutory requirements and the Council's Statement of Community Involvement (SCI). The consultation procedure followed throughout the appraisal process has been in accordance with:

- Article 6 of the EU Directive 2001/42/EC
- Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004
- Regulations 25 and 26 of the Town and Country Planning (Local Development) (England) Regulations 2004 (Issues and Options and Preferred Options).

The four (now three) Statutory Consultation bodies (Environment Agency, English Heritage, Countryside Agency, English Nature) were consulted throughout all stages of the SA process and have informed the preparation of this appraisal report for the emerging Site Allocations DPD⁶.

⁶ The Countryside Agency and English Nature have since amalgamated to form English Nature

1.9 Methodology and structure of this report

As stated above, the government has set out the methodology and statutory requirements for carrying out the SA process in regulations and an associated guide. This SA has been prepared and structured in accordance with these regulations and guidance. The impact of each option and alternative option for site development has been assessed against the SA objectives. The SA objectives were developed using the key issues identified from the baseline data. The following scale was used to determine the nature of the impacts.

++	Likely to have very positive impact
+	Likely to have positive impact
--	Likely to have very negative impact
-	Likely to have negative impact
I	Depends upon implementation
0	Neutral impact identified
?	Unknown impact

The impact assessment was qualitative and effects were determined based on professional judgement. The Council is not required to pursue the options recommended from this process. For example, there may be specific local circumstances that justify choosing an option that does not perform as well as others when appraised against the SA framework. If such instances arise, close attention should be paid to implementing mitigation measures recommended from the appraisal matrix.

The SA report is structured in the following manner:

A **non-technical summary** of this report highlights key issues and outcomes and how to comment on this SA report.

Section 1 provides an introduction and explains the SA process.

Section 2 outlines the context and relevant aspects of the current state of the environment in Lewisham (termed as the 'baseline').

Section 3 highlights the likely trends in the state of the environment in Lewisham without implementation of the Site Allocations DPD.

Section 4 shows the main economic, environmental and social issues facing the borough.

Section 5 details the sustainability appraisal objectives used to appraise the emerging Site Allocations DPD.

Section 6 details the SA findings, summarising the assessment of each site option and alternative options for the selected sites in terms of the likely significant effects on the environment, including short, medium and long term effects, permanent and temporary effects, positive and negative effects and secondary, cumulative and synergistic effects on a number of sustainability related matters; measures envisaged to prevent, reduce

and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

Section 7 outlines the cumulative and long term effects of the Site Allocations DPD and proposed mitigation measures.

Section 8 provides a description of the measures envisaged concerning monitoring that are in accordance with Regulation 17.

1.10 Difficulties encountered in carrying out the assessment

Timing and resources have been significant challenges throughout the SA process, from beginning the scoping process to writing this version of the SA report. The benefit of conducting this work in-house has been that the officers doing this work have been able to make use of their local knowledge and contact network for carrying out the assessments.

Difficulties were encountered in compiling the baseline information and setting the appropriate indicators and targets. The SA process revealed that there was a distinct lack of monitored data available to establish a baseline of information. This had to be developed and in some cases information had to be gathered from a variety of sources to ensure that all areas were covered. The recent update of the Scoping Report has made the baseline data more reliable.

There was limited technical resources such as mapping and modelling software. Detailed analysis, particularly with regards to assessing cumulative and synergistic effects has proven to be harder with these limitations. Limited financial resources and time constraints has meant that there was little scope for outsourcing this work.

The know-how to carry out the appraisals for issues and options and the preferred options and the specialist knowledge required to make appropriate assessments were in some cases limited. The necessary training was undertaken by officers to ensure competency. Information was also drawn upon from other local, regional and national plans and strategies and the annual monitoring report. In addition, local knowledge and expertise from council officers, partner organisations and individuals was used to aid the assessment process.

2. Baseline and context

2.1 Introduction

The provision of information detailing the current state of the social, economic and natural environment in Lewisham constitutes a baseline against which the effects of the Site Allocations DPD can be monitored and is a fundamental part of the Sustainability Appraisal process. Baseline information also provides the basis for predicting the likely environmental effects that may result both if the Site Allocations DPD is, or is not implemented. The clear identification of the baseline and likely future trends is essential to the SA process as it facilitates the development of sustainability objectives that can address ways of mitigating against anticipated problems and in developing an effective and transparent monitoring strategy to measure progress in the achievement of effective implementation of the Site Allocations.

The following section provides an outline of the current social, environmental and economic baseline characteristics for Lewisham and their likely trends if the Site Allocations DPD is not implemented. A detailed list of the current baseline and associated indicators and trends was produced with the first SA Scoping Report of 2005. This was updated in 2010 to reflect subsequent changes⁷

2.2 An outline of the borough

Lewisham is Inner London's third largest borough both in terms of population and its area. Located south-east of central London, Lewisham is home to over 260,000 people⁸, and many different communities, living in an area of approximately 13.4 square miles.

Lewisham is a fantastically diverse borough, with many award winning parks and open spaces, great transport links, schools which have made significant improvements in recent years, and a thriving cultural scene. Lewisham is made up of a collection of diverse neighbourhoods and strong communities - Bellingham, Blackheath, Brockley, Catford, Crofton Park, Deptford, Downham, Forest Hill, Grove Park, Hither Green, Honor Oak, Ladywell, Lee Green, Lewisham, New Cross, New Cross Gate and Sydenham. This sense of place ensures that while the borough and its neighbourhoods develop, they maintain their unique identities and preserve Lewisham's rich natural and architectural heritage.

Lewisham is the 15th most ethnically diverse local authority in England where 130 different languages are spoken. The local population is forecast to rise to over 290,000 over the next 20 years by which time the proportion of the overall population from a black and/or minority ethnic origin will rise from the present 43% to almost 50%.

Adjoined by four other London boroughs⁹, Lewisham occupies a key position on important transport routes (radial and orbital) within London and between London, Kent and Sussex.

⁷ The 2010 Scoping Report can be viewed on the Council's web site

⁸ The population of Lewisham is 261,600 according to ONS 2007 Mid-Year Population Estimate published on 29 September 2009

⁹ Greenwich, Southwark, Bromley and Tower Hamlets (across the River Thames)

These transport routes connect the borough to the rest of London, including the significant employment centres of the City of London and Canary Wharf, the leisure and retail destinations of the West End, Croydon and Bromley, as well as the key sites for the 2012 Olympics. Proposals for new and upgraded transport services will further enhance these connections.

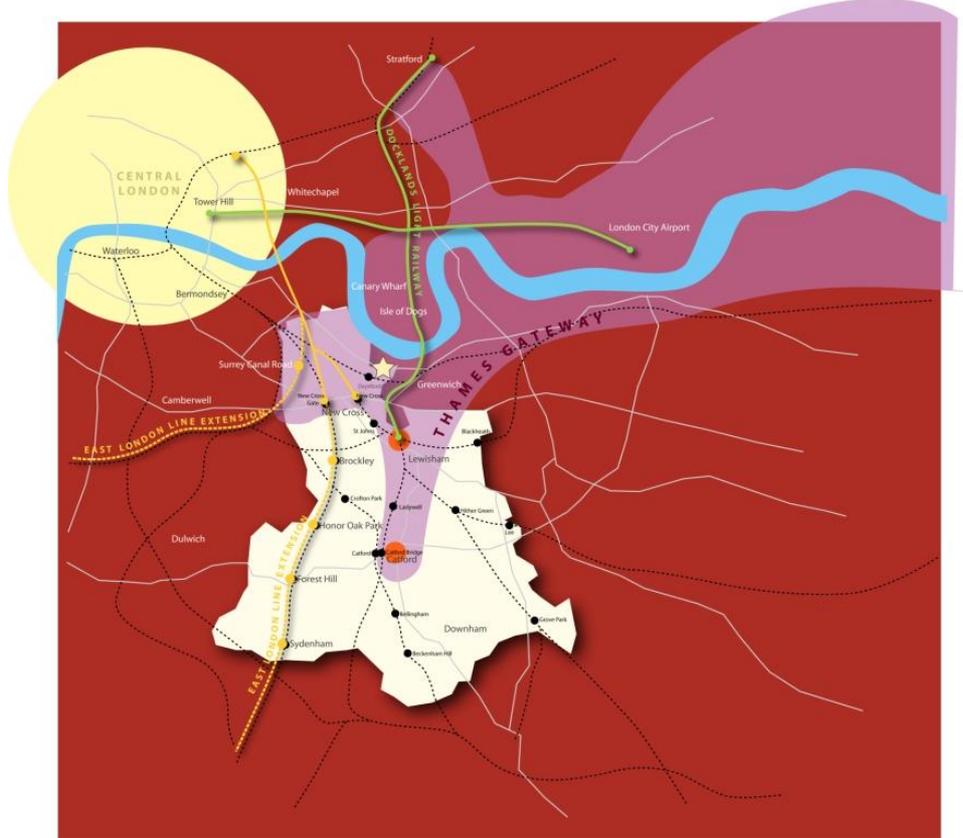
Strategically, the north of the borough forms part of the Thames Gateway, a nationally recognised growth area stretching east to the Kent and Essex coasts along the Thames Estuary¹⁰. Lewisham, Catford, New Cross and Deptford are identified as opportunity areas in the London Plan and are expected to be able to accommodate substantial new jobs and/or homes. The borough also contains two strategic industrial locations (Bromley Road and Surrey Canal Road) identified in the London Plan and is expected to provide 975 new homes per year up to 2016¹¹.

The borough is primarily residential in nature, ranging from a suburban character in the south to higher density neighbourhoods in the north. These extensive areas of housing are punctuated with a network of small and large town centres, local shopping parades, employment areas of varying quality and job density, many parks and green spaces, and are overlaid by a range of heritage assets. This includes 26 conservation areas covering approximately 654 ha and 516 listed buildings. The borough falls within the catchment of the River Ravensbourne and its tributaries, along which are located many significant areas of green space, including Waterlink Way. Some parts of the borough fall within an area of flood risk although importantly most of the borough is protected by flood defences, including the Thames Barrier.

¹⁰ As designated in the Sustainable Communities Plan (Sustainable Communities: Building for the future 2003)

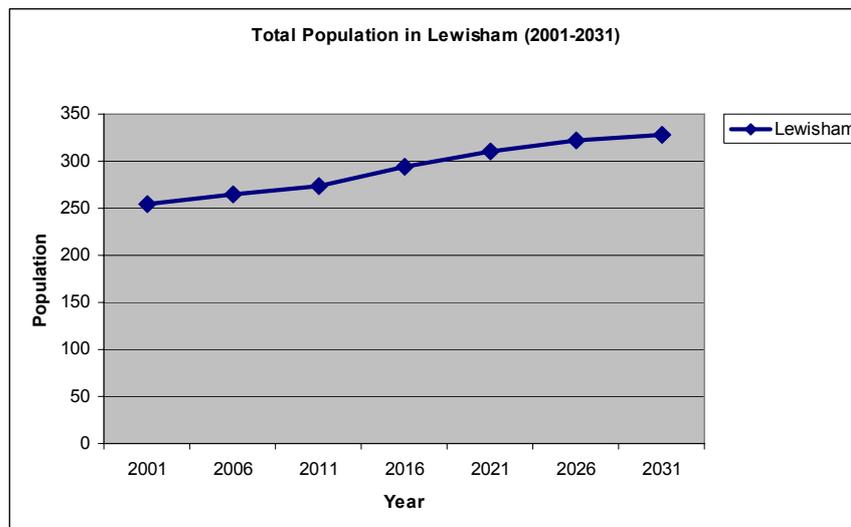
¹¹ London Plan Policy 3A.2

London Borough of Lewisham within its wider strategic context



2.3 People

The population of Lewisham grew by 3% between 2001 and 2008. It is forecast to increase by almost a quarter (64,300) between 2006 and 2031¹². Children and young people (0-19 years) make up a quarter of the population¹³ of one the highest proportions in London. Elderly residents (over 75 years) make up just 5%. The average age of the population is 34.7 years and is young when compared to other London boroughs. The wards with the youngest populations are Evelyn and New Cross located in the north of the borough.

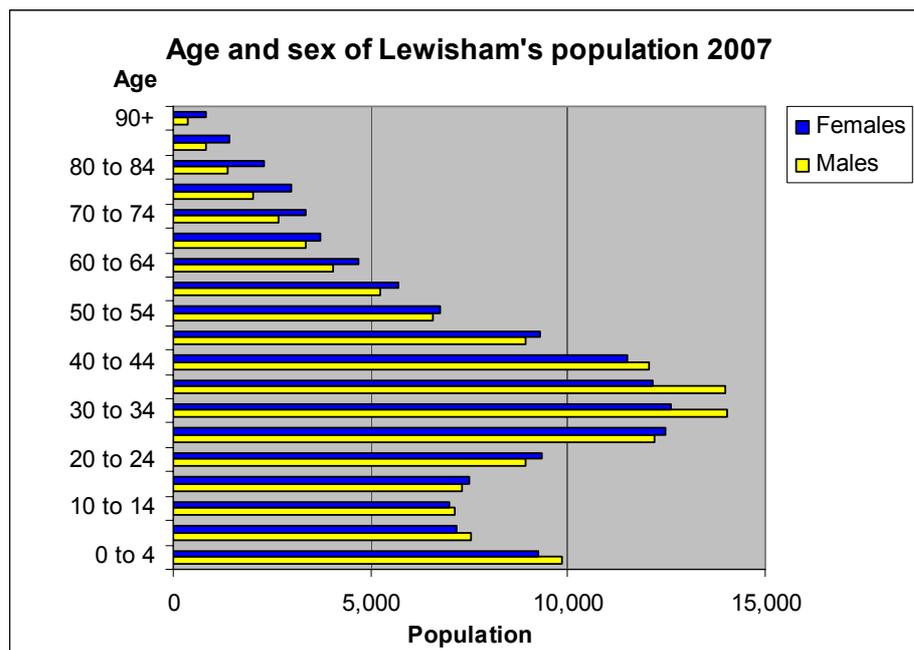


¹² Greater London Authority 2008 Round of Demographic Projections, RLP High

¹³ Census 2001

Population growth and an increase in the number of households is expected to be concentrated within the Evelyn, New Cross and Lewisham Central wards. This is due in part to the major development and regeneration plans such as Convoys Wharf and within the Lewisham Town Centre.

Between 2005 and 2007, the average life expectancy at birth for men in Lewisham was 76 years compared with 77.3 years in England. For the same period life expectancy for women was 80.8 years in Lewisham compared with 81.5 years in England¹⁴. The population was more or less evenly split between males and females and these proportions are not expected to change in the period to 2014¹⁵.



The Council believes there has been a growth in all groups of the black and minority ethnic (BME) population since the 2001 Census. This has risen from 39% of households to nearly half of all households in 2007, who largely live in the northern and central parts of the borough¹⁶.

The general level of health of people in Lewisham is significantly poorer than the health of people in the rest of England. Some indicators of poor health are specifically related to low income such as coronary heart disease, cancer and respiratory disease. Reducing premature mortality from circulatory diseases and cancer remain priorities for Lewisham¹⁷.

The Index of Multiple Deprivation (IMD 2007) saw Lewisham ranked as the 39th most deprived local authority in England, with a number of areas ranked in the 20% most deprived in England. The IMD looks at a range of indicators covering income, employment, health, education, training, skills, living conditions and access to services. The figure below shows

¹⁴ JSNA, NHS Lewisham

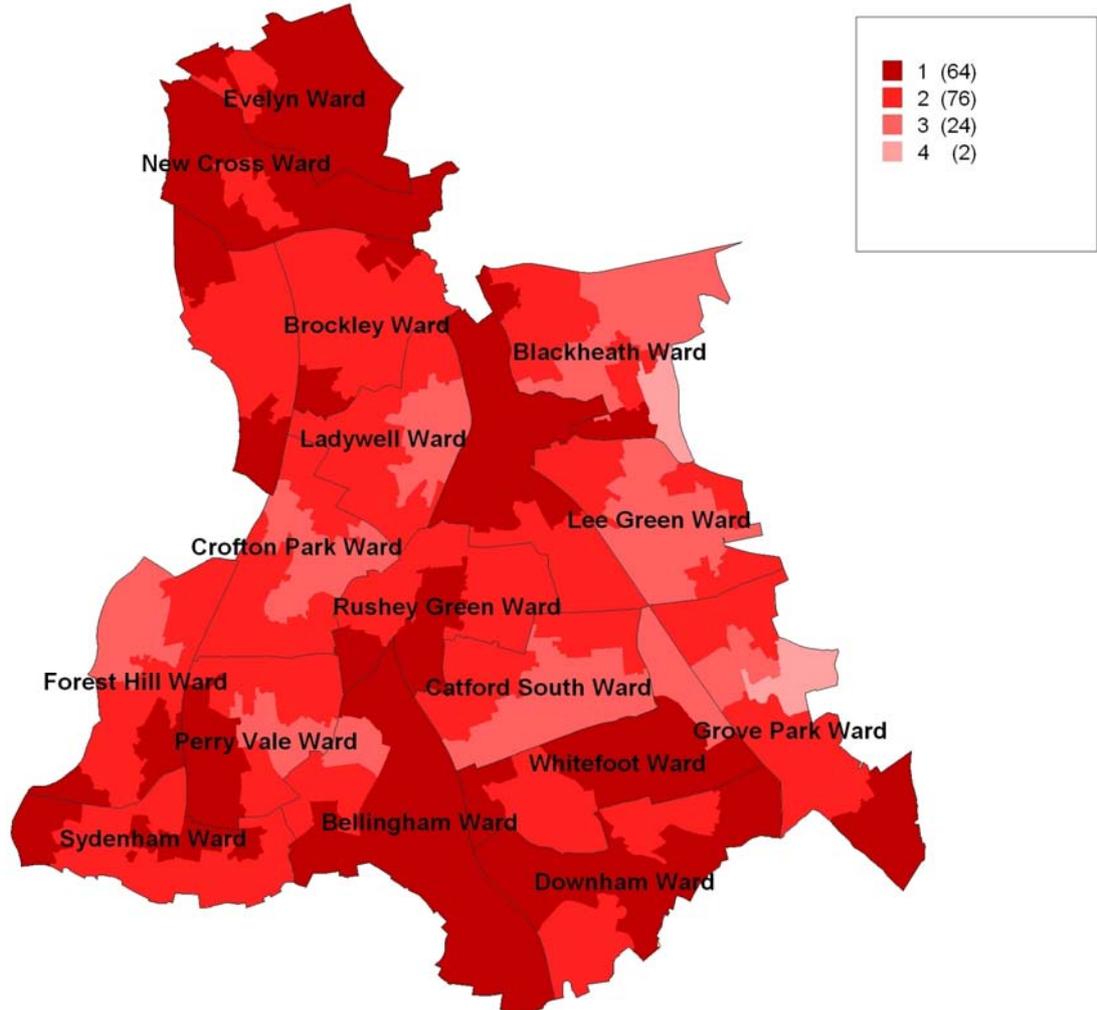
¹⁵ Male 49% and female 51%

¹⁶ BME population estimated at 49.4% of households as evidenced through the Lewisham Household Survey 2007 for the Strategic Housing Market Assessment

¹⁷ JSNA, NHS Lewisham

Super Output Areas (SOAs) in Lewisham by national quintile of deprivation. Quintile 1 being the most deprived and quintile 5 the least deprived. Lewisham has over a third of its SOAs in quintile 1 and none in quintile 5. Only two SOAs are in quintile 4. The SOAs in the most deprived quintiles are mainly located in wards in the north of the borough (Evelyn, New Cross), in the centre of Lewisham (Lewisham Central, Rushey Green) and across the lower south of the borough (Bellingham, Downham and Whitefoot).

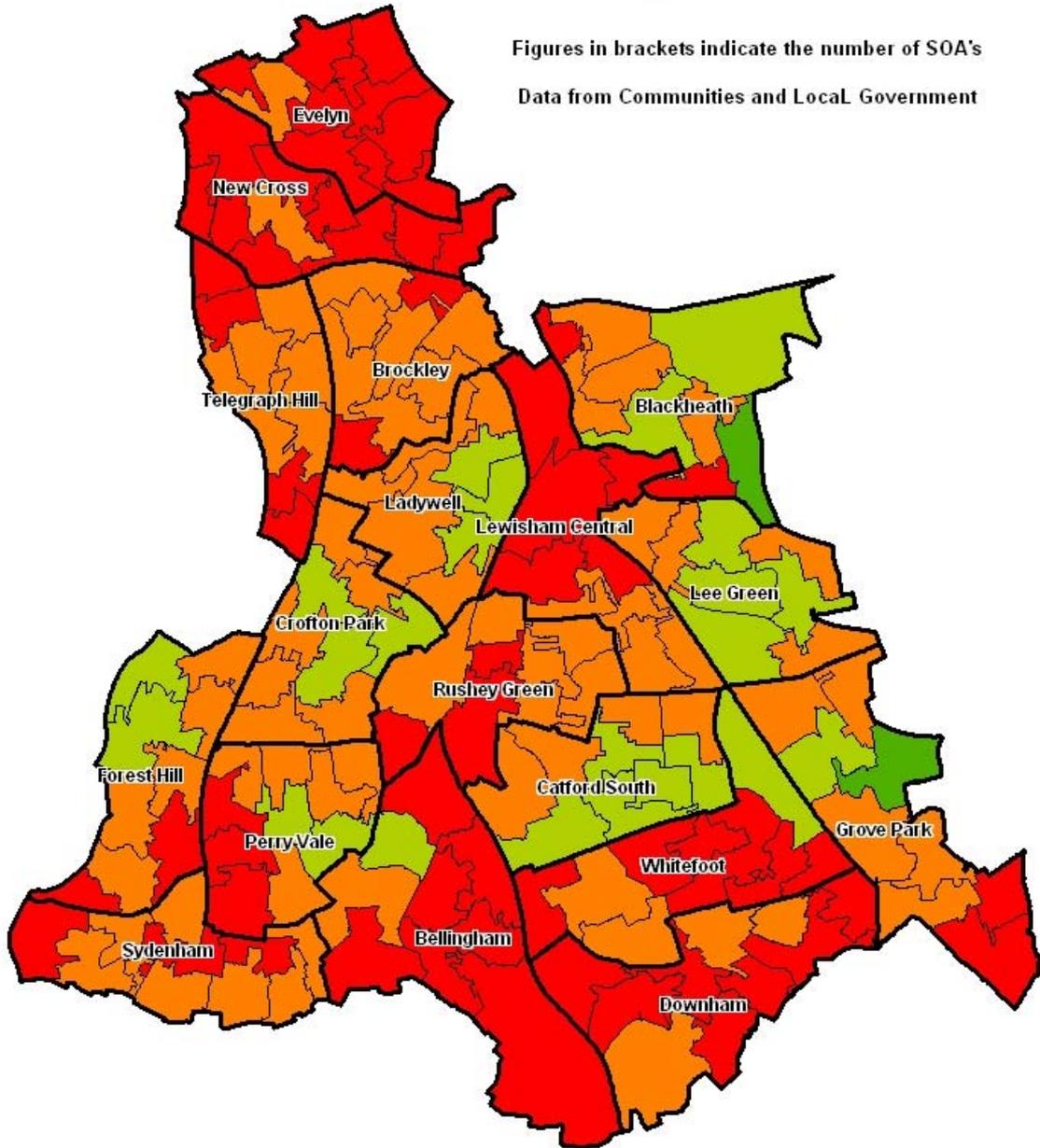
Deprivation areas within Lewisham (Super Output Areas)



Index of Multiple Deprivation 2007 Overall Index Score

Red	Worst 20% in England	(64)
Orange		(76)
Light Green		(24)
Dark Green	Best 40% in England	(2)

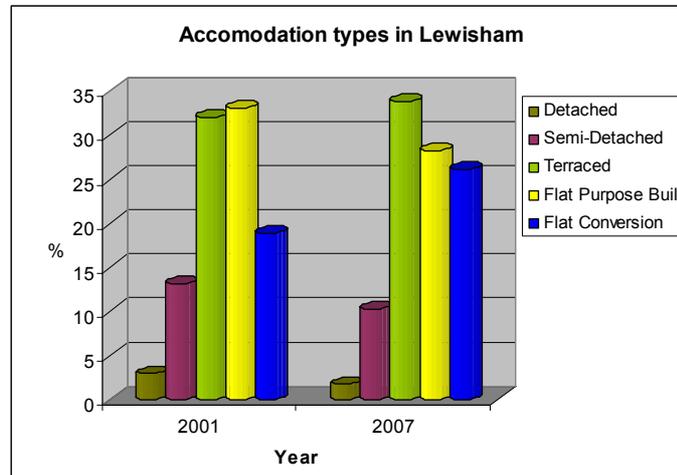
Figures in brackets indicate the number of SOA's
Data from Communities and Local Government



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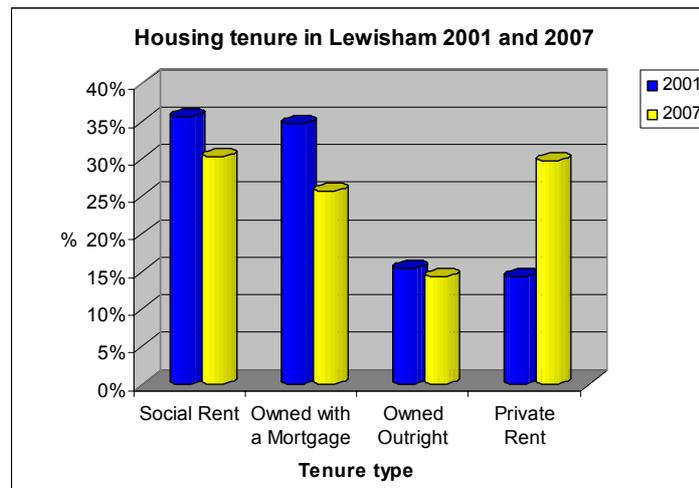
2.4 Housing

Of the total dwelling stock, 54% of properties in Lewisham are flats of which nearly half are converted dwellings rather than purpose built. Of the remainder 34% are terraced houses and 12% are detached or semi-detached¹⁸.



In terms of bedroom size, 27% of properties are 1 bedroom, 33% 2 bedroom and 30% 3 bedroom. This leaves 10% with 4 or more bedrooms¹⁹.

A dramatic change has taken place in the tenure of property in the London borough of Lewisham in the past few years. This provides a roughly equal tenure split between private rent, social rent and private ownership. It is considered that the increase in the private rented sector is a result of the buy-to-let market in recent years. The amount of private rented properties has increased from 14.3% in 2001 to 29.8% in 2007. Conversely social rented properties have fallen from 35.6% in 2001 to 30.2% in 2007, while properties owned outright or with a mortgage have decreased from 50% in 2001 to 40% in 2007²⁰.



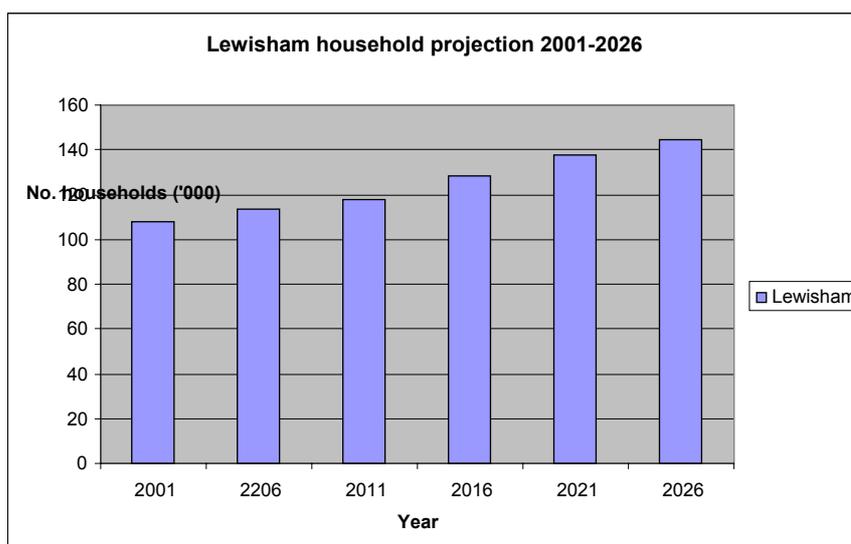
¹⁸ Lewisham Household Survey 2007, SHMA 2008

¹⁹ Lewisham Household Survey 2007, SHMA 2008

²⁰ Census 2001 and Lewisham Household Survey 2007, SHMA 2008

A total of 33,922 households ²¹ were assessed as living in unsuitable housing due to one or more factors. The largest reason was overcrowding (11,482 households), and major disrepair or unfitness (10,641); followed by support needs, accommodation too expensive and sharing facilities (6,151, 5,263, and 4,487 respectively).

Deptford, Lewisham Town Centre and Bellingham are the areas in the borough most likely to contain unsuitably housed households ²² which corresponds to areas identified with higher levels of deprivation.



Affordability of a home remains an issue throughout the borough. Based on the GLA Housing Price 2008 data, the housing price in Lewisham has increased steadily over the last five years. However, it is still lower than the London average price (£249,789 compared to £297,785)²³. This is particularly relevant given that the Lewisham Household Survey for the SHMA asked a question about household income. This included gross household income from all sources such as earnings, pensions, interest on savings, rent from property and state benefits. While just under a fifth²⁴ of households have an income of over £40,000, however nearly half of all households have an income of less than £15,000 ²⁵.

2.5 Jobs

Despite being the third most populous inner London borough, Lewisham's underlying economy is one of the smallest in London, ranking 30th out of 33 ²⁶. The borough workforce numbered around 66,000 in 2006 – a rise of 8% since 1998 ²⁷. This is in line with regional and national averages, but below the sub-regional average. The majority of Lewisham's population travel outside the borough to work.

²¹ Lewisham Household Survey 2007, SHMA 2008

²² Lewisham Household Survey 2007, SHMA 2008

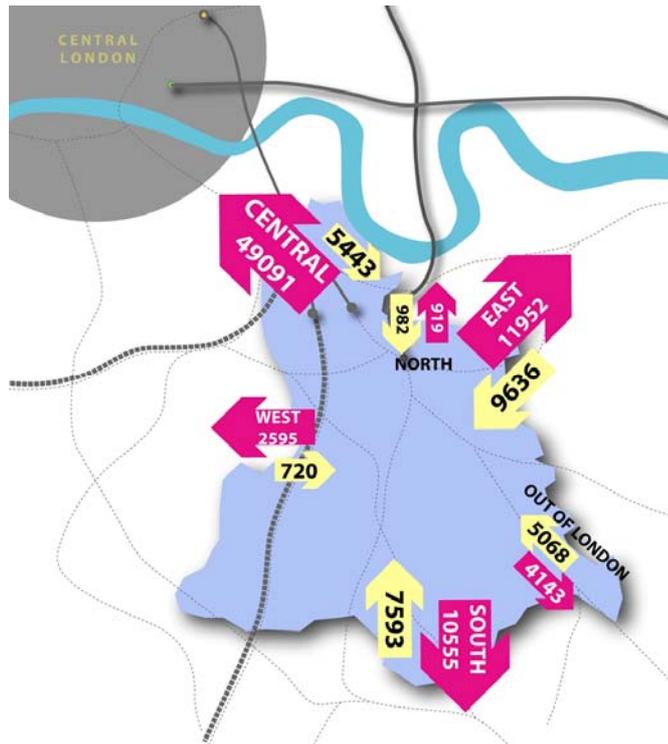
²³ Land Registry, March 2009

²⁴ 19%

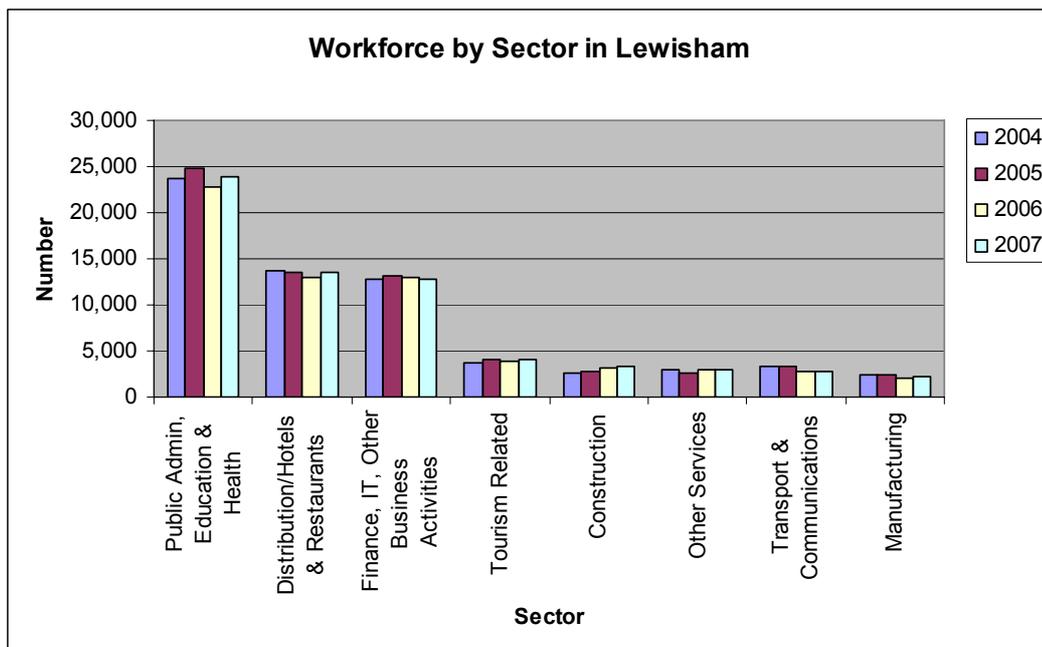
²⁵ 48%

²⁶ Lewisham Economic Development Business Plan 2004

²⁷ Lewisham Employment Lands Study 2008 (ELS)



Town centres are key locations of economic activity and employment in the borough. The largest employer is the Public, Education and Health Services sector, with 38% (22,807) of jobs in 2006²⁸. The over-reliance on the public sector may limit opportunities for enterprise driven by the private sector²⁹. Distribution, Hotels and Restaurants (mostly retail), and the Banking and Finance sectors are the next largest employment sector with 22% each (12,800) employees. The broad employment categories are expected given Lewisham's place in recent times as a London residential borough.



²⁸ Chapter 3, ELS

²⁹ Chapter 3, ELS

The borough lost nearly a third of its already fragile industrial base between 2000 and 2004, whilst the stock of commercial property has decreased in recent times. Commercial and industrial stock shrunk by 8.7% between 1985 and 2003³⁰.

The overall employment figure for Lewisham, including those working in and out of the borough, was 132,700 at December 2005, with an increase of approximately 2,700 between 2000 and 2005³¹. The unemployment rate for 2009 was estimated at 7.8% (equivalent to approximately 11,300 people) and was slightly higher when compared with London as a whole (7.4%). The percentage of the working population claiming Job Seeker's Allowance (JSA) was 5.1% in May 2010 compared to 4.3% for London as a whole³².

There is a strong recognition of the importance of creative industries to the borough's economy, with these activities currently clustered in parts of Deptford, New Cross and Forest Hill. The borough has particular advantages for business such as good public transport communication, and a good representation in a number of growing sectors. Working residents show some signs of well being, with high economic activity levels and nearly a third of residents are qualified to a degree level or beyond³³.

Lewisham's economy, by London terms, has a relatively small proportion of knowledge based jobs in the borough which has continued to decline when compared with London as a whole. Generally there is a greater reliance on employment in the public sector, education and retail. Many of the local jobs can be considered relatively low value in output, which reflects the relatively low wage levels. The over-reliance on the public sector accounting for one third of local jobs may also limit opportunities for enterprise driven by the private sector³⁴.

Between 2006 and 2026, Lewisham's total employment numbers is forecast to grow by 16,950 jobs or 847 jobs per year. This is a 21% increase over the plan period, which is in line with the London average of 20%. The bulk of this growth is accounted for in the business class sectors (e.g. retail), which grow by 465 jobs per year, closely followed by office employment, gaining approximately 400 jobs per year. Industrial and warehousing change is insignificant by comparison. Office jobs are forecast to grow by 52% compared to a regional average of 41%, while industrial jobs fall 5%, which is below the London average of 8%³⁵.

The forecast demand for business (employment) floorspace based on these growth projections is for a net increase of some 132,500 square metres of office space i.e. 6,600 square metres per year, and a net fall of 15,500 square metres in industrial space i.e. 770 square metres per year. In the Lewisham context, this increase in demand for floorspace is expected to come from businesses offering services to central London that can occupy a variety of flexible commercial buildings rather than traditional office space. Demand for 117,000 square metres or 5,850 square metres per annum of net additional business space

³⁰ ELS

³¹ ELS

³² Nomis, June 2010

³³ Chapter 3, ELS

³⁴ Chapter 3, ELS

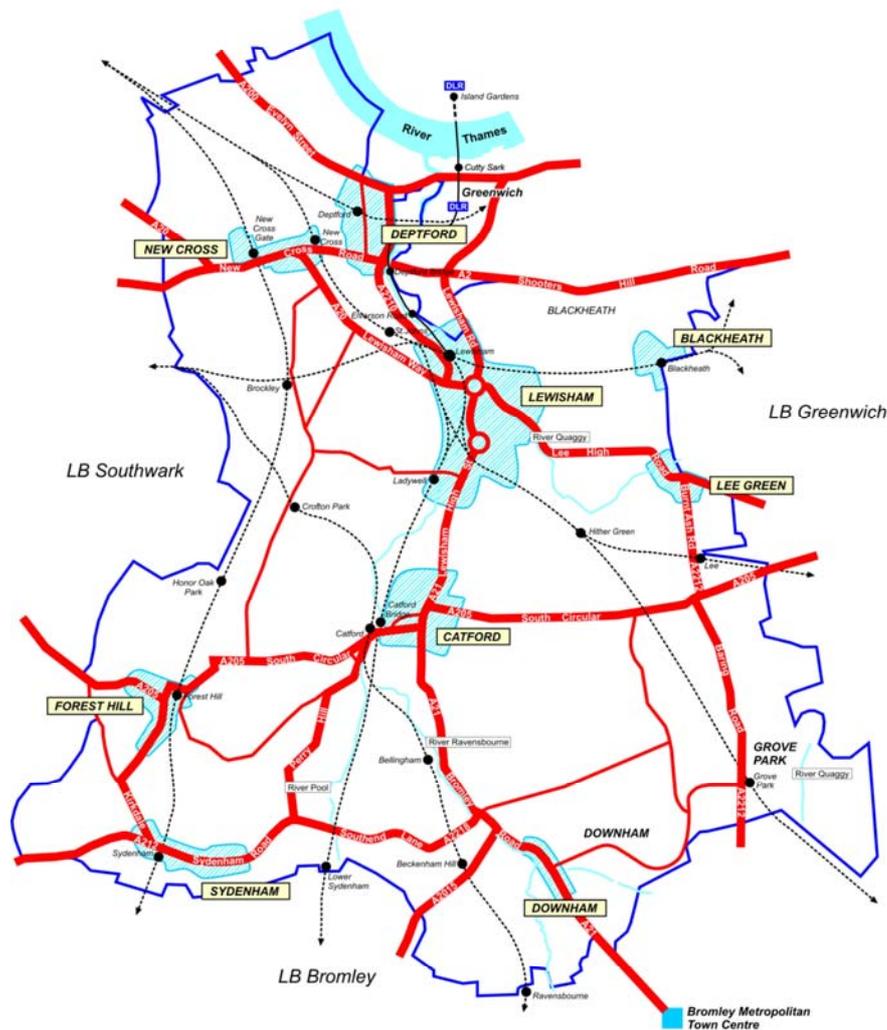
³⁵ Chapter 5 ELS

is projected for the period 2006 to 2026³⁶. The expected growth of London's economy, together with the associated expansion in service industries, culture, leisure and education, should generate opportunities for locations such as Lewisham to provide space for the many businesses serving these main drivers in the London economy.

2.6 Town centres

The borough has two major town centres in Lewisham and Catford offering a wide range of retail, commercial and entertainment services. Supporting the major centres are a network of seven district town centres³⁷, two out-of-centre retail parks³⁸ and five neighbourhood centres³⁹. This is supported by over 80 local parades and a range of street and farmers' markets scattered throughout the borough.

LBL Town Centres



Geographic Information & Research 2005
Town Centres.cdr

³⁶ Chapter 6 ELS

³⁷ Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Cross, Sydenham

³⁸ Bell Green and Bromley Road/Ravensbourne Retail Park

³⁹ Brockley Cross, Crofton Park, Downham Way, Grove Park, Lewisham Way

As the larger of the two major town centres, Lewisham has a total floorspace of over 80,000 square metres (gross), with 330 shops and businesses⁴⁰. Catford has a total floorspace of around 48,800 square metres (gross) within 233 shops and businesses⁴¹. There is a strong desire to see an improvement in the retail mix within both major town centres and a higher provision in comparison goods as opposed to growth in convenience shopping (non-food vs. food and every day items).

The Council's Retail Capacity Study⁴² indicates that the minimum objective of the Council's retail strategy should be to safeguard the borough's existing shopping role and market share within the sub-region in face of competition from, in particular, Bromley and Croydon, and that there is sufficient spending capacity within the borough to support the expansion of some centres and for Lewisham Town Centre to achieve metropolitan status⁴³. The latter requires a minimum additional 20,000 square metres of retail floorspace and is based on the assumption that the comparison goods market share of Lewisham will increase by 10% if committed developments are implemented.

Major centres located just beyond the borough boundaries likely to have an impact on Lewisham's retail centres include Canary Wharf, London's West End, Canada Water/Surrey Quays, Croydon, Bromley and Bluewater (Kent), and the forthcoming development in Stratford.

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2.7 Transport

Lewisham is criss-crossed by the London Strategic Road network with the A2, A20, A21 and the A205. Within Lewisham there are 20 railway stations, 3 DLR stations, 2 London underground stations and 42 bus routes. Some parts of Lewisham enjoy good rail links to central London. The southern extension of the Docklands Light Railway (DLR) to Lewisham has enhanced the attractiveness and accessibility to other parts of London, in particular Canary Wharf.

According to the 2001 census about 32% of people in employment travel to work by car, motorcycle or taxi, about 50% use public transport, 7% work from home and just over 8% walk or cycle. Over 40%⁴⁴ of households do not own a car, ranging from 55.8% in the north of the borough in New Cross to 32.8% in the south in Grove Park⁴⁵. Wards in the north of the borough (Brockley, Evelyn, New Cross, Lewisham Central and Telegraph Hill) show higher rates of non-car ownership than the rest of the borough, and are therefore more dependent on public transport provision. However, the demand for on-street parking in residential areas remains high.

⁴⁰ 80,490 square metres, Lewisham Retail Capacity Study (RCS) Nathaniel Litchfield 2009, para. 3.17

⁴¹ RCS 2009, para. 3.26

⁴² RCS 2009, para. 7.4

⁴³ RCS 2009, paras. 7.6-7.8

⁴⁴ 42.8%, Census 2001

⁴⁵ Census 2001

A number of transport infrastructure schemes are proposed for Lewisham over the next five years or more. These will help to alleviate some of the transport problems in Lewisham including overcrowding on public transport, significant air pollution levels on major roads, improve accessibility throughout the Borough and reduce the travel distance for basic goods and services. Some of the key proposals include:

- East London Underground Line extension (ELLX) (Phase 1 and 2 to become part of the London Overground network)
- London Bus Priority Network
- Capacity improvements for passengers on rail lines
- Three car capacity for the Docklands Light Railway
- Thameslink 2000.

2.8 Open space and environmental assets

Lewisham's natural heritage has helped shape the borough's development and continues to be a reason why people choose to live and work here. Names such as Lee Green, Grove Park and Forest Hill give an idea of the landscape from which Lewisham developed. Today the borough is characterised by a wide variety of green spaces and natural features that provide places for people to enjoy, such as New Cross Gate Cutting, Blackheath, the River Ravensbourne, Beckenham Place Park and Hilly Fields.

Despite its inner London location, Lewisham has more than 560 hectares of green space (about 14% of the area of the borough), with 46 public parks covering about 370 hectares. There are 60 sites designated as Sites of Nature Conservation Importance including 19 Local Nature Reserves. In addition the River Thames and other waterways, private garden areas, and railway line-sides provide valuable habitats for wildlife in the borough. Approximately one fifth of the borough is considered to be deficient in open space, and with increasing pressures to build, the borough aspires to protect all its green space.

Lewisham falls within the catchment of the River Ravensbourne. This river has three main tributaries (the rivers Pool, Quaggy and Spring Brook) and runs directly through the borough from Beckenham Place Park in the south to where it enters the Thames at Deptford Creek.

Many of the significant areas of green space in the borough are beside the rivers, primarily because of the historical recognition that building on the floodplain was not a sensible option. However, in the latter part of the 20th century, building has encroached on to the flood plain and has led to the concrete channelisation of the river in many places. The River Ravensbourne in particular, is recognised as one of the most engineered rivers in metropolitan London. These actions have resulted in a loss of biodiversity in the area. The effects of climate change, notably global warming and an associated rise in sea levels are likely to affect both the natural and the built environment of Lewisham due to adverse weather patterns and flood risk and are likely to further exacerbate the decline in the borough's biodiversity. Parts of the borough lie in areas that are at risk of flooding, although most of these areas are protected by flood defences including the Thames Barrier.

The role of rivers (Thames, Ravensbourne, Quaggy and Pool rivers and Deptford Creek) and their potential when properly protected, managed and restored (re-naturalised) also

contributes to recreation and well-being, and can contribute to the borough's amenity of bio-diversity value. The borough's river and waterway network are natural assets which are part of effective action on climate change, contribute to the restoration of depleted bio-diversity and create rewarding places for people to enjoy and learn from.

2.9 Climate change

There is a consensus among experts that human activities are contributing to climate change through the release of greenhouse gases into the atmosphere. This has implications for the way we use and manage resources, particularly the future supply, availability and use of energy. The built environment, and the way people use their environment, contributes to greenhouse gas emissions and therefore sustainable development plays a critical role in tackling climate change. The full effects of climate change are unknown but climate risks which are expected to intensify in London over the coming decades include flooding, higher and unseasonal temperatures, urban heat island effect ⁴⁶ and limited water resources including drought, all impacting our quality of life.

A significant contributor to climate change is the concentration of carbon dioxide in the atmosphere. Key figures relating to CO₂ emissions include⁴⁷:

- UK total emissions in 2005 were 545 million tonnes a year, representing an estimated 2% of global emissions.
- CO₂ accounted for 85% of the UK's man-made greenhouse gas emissions in 2006.
- London's total CO₂ emissions in 2005 were 50 million tonnes or 9% of the total UK average.
- Lewisham is the second lowest London borough for per capita CO₂ emissions and 12th out of 33 in terms of total emissions The London average per capita is 6.9 tonnes per head of population with Lewisham at 5 tonnes, AEA Energy and Environment/DEFRA 2005 .
- Lewisham has a distinctly different profile for emissions by sector from the national and London average AEA Energy and Environment/DEFRA 2005.

A comparison of Lewisham to London and the UK is shown in the table below.

CO ₂ emissions by sector			
	Industry and commercial	Domestic	Road transport
Lewisham	26%	44%	30%
London	42%	33%	24%
UK	45%	27%	27%

The emissions for Lewisham reflect its small industrial and commercial base and predominantly residential character with older properties, and its limited Underground services.

⁴⁶ Where temperatures in urban areas, particularly at night are warmer than non-urban areas

⁴⁷ As identified in the Council's Carbon Reduction and Climate Change Strategy, 2008

The Greater London Authority notes that by far the largest contributor to domestic emissions is space heating and cooling, which produce three times as many emissions as either water heating or appliances, and ten times as many as lighting⁴⁸. It also notes that the domestic sector could contribute 39% of the total savings of 20 million tonnes of CO₂ identified in the Mayor's Climate Change Strategy. Improving housing standards, insulation and energy efficiency, and providing sustainable decentralised energy can all contribute to reducing emission levels.

The Council is proactively working to address climate change issues. The borough was awarded Beacon Status in 2005/06 for work on sustainable energy and has a wide variety of programmes aimed at energy efficiency and reducing CO₂ emissions. To implement its goals the Council has a Corporate Sustainability Board and in July 2008 published a Carbon Reduction and Climate Change Strategy to ensure it leads by example on energy efficiency. The Council's ambition is for Lewisham to play a leading role in responding to climate change locally, regionally and nationally with the aim of achieving the lowest amount per capita CO₂ emissions in London.

2.10 Waste management

Lewisham is a unitary waste authority. Over 80% of Lewisham's waste is diverted away from landfill by incinerating it as the South East London Combined Heat and Power Station (SELCHP), which recovers power to supply to the National Grid. Of the borough's total waste for 2007/08 only 10% was sent to landfill. The borough incinerates 73% and recycles and composts 22% of its household waste. The Council aims to further increase household recycling / composting and in 2010/11 has set a target to recycle, compost or reuse 25% of its household waste. Further, targets have been set to landfill 8% of municipal waste by 2010/11 and to reduce household waste per household to 716kg in 2010/11⁴⁹. There is a projected waste growth of 3% per annum, which means that disposing of this increasing amount and variety of waste will become increasingly difficult.

Every borough is allocated an apportionment of waste in the London Plan that they must dispose of using appropriate facilities. For Lewisham this equates to approximately 208,000 tonnes in 2010, increasing to 323,000 tonnes by 2020⁵⁰. Provision in the borough exceeds this level with the South East London Combined Heat and Power Station (SELCHP) in Deptford capable of handling 488,000 tonnes alone. Further facilities in Lewisham are capable of dealing with over 200,000 tonnes and provide support to other boroughs in the south-east region of London⁵¹.

2.11 Flood risk

The northern proportion of the borough is situated immediately adjacent to the River Thames for approximately one kilometre. The River Ravensbourne and River Quaggy are also key features of the borough. At least one-fifth of all residential and non-residential properties in the borough are at some risk of flooding⁵² from these sources. While the Thames poses a potential risk of flooding to properties within this area of river frontage, properties are

⁴⁸ Housing in London: The Evidence Base for the Mayor's Housing Strategy, September 2007

⁴⁹ Lewisham Draft Municipal Waste Strategy 2008

⁵⁰ London Plan policy 4A.25 and Table 4A.6

⁵¹ Southeast London Boroughs' Joint Waste Apportionment Technical Paper, 2009

⁵² Strategic Flood Risk Assessment, 2008 (SFRA)

currently protected from flooding by the River Thames Tidal Defences up to the 1 in 1,000 year event.

Properties within the vicinity of the River Ravensbourne or the River Quaggy corridors are subject to a potential risk of fluvial (river) flooding. Investment has been placed into flood defence to reduce the risk of flooding, particularly within Lewisham town centre, however fluvial flooding remains a threat to property (and potentially life) within the borough⁵³.

A potential risk of flooding from other (non river related) sources exists including possible sewer surcharging and surface water flooding as a result of heavy rainfall and/or blocked gullies. With changing climate patterns, it is expected that intense storms will become increasingly common and those properties (and areas) that are currently at risk of flooding may be susceptible to more frequent, more severe flooding in future years⁵⁴.

2.12 Local air quality

There are five air quality management areas (AQMAs) in the borough, located where the level of pollutants is higher than the acceptable threshold. Road traffic is the main source of air pollution in the borough. Excessive road traffic, which affects areas of poor air quality, is considered to be one of the main modern 'environmental stress' factors.

The Council's third review and assessment (Updating and Screening Assessment) of air quality was conducted in July 2006. There is a risk of the annual mean objective being exceeded for nitrogen dioxide and for particles PM10. The Detailed Assessment concluded that the Council should maintain the designated AQMAs, continue the programme of monitoring and consider an expansion of the current monitoring stations to locations where fugitive sources are known to be an issue⁵⁵.

The Council adopted an Air Quality Action Plan in 2008. The focus of which is mainly concerned with reducing emissions from road transport, with an emphasis on balancing supply side measures, such as improved walking, cycling and public transport, and demand side management, such as traffic restraint and regulation. The implementation of the London Low Emission Zone is expected to have the highest benefit in improving air quality within Lewisham AQMAs.

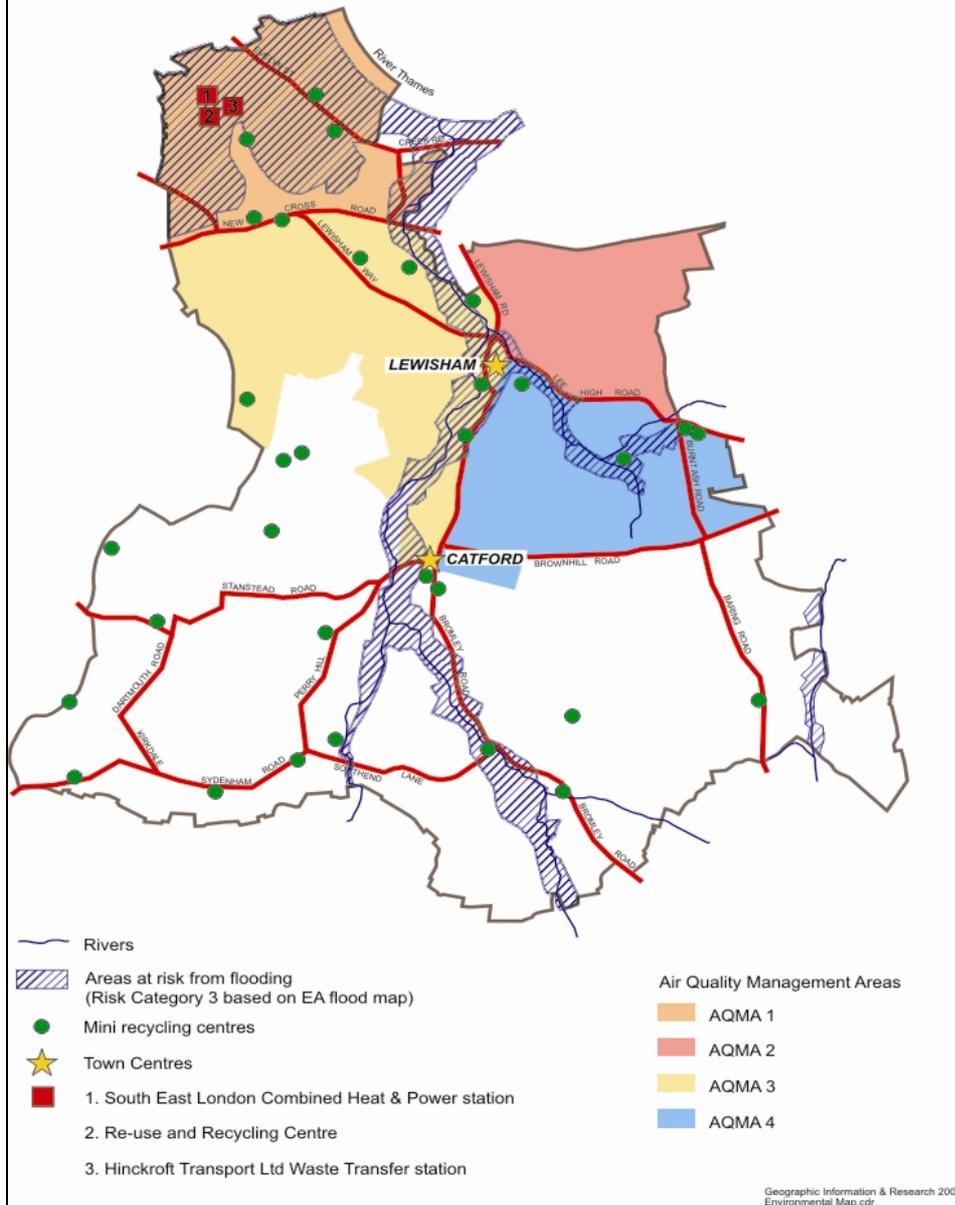
The borough's air quality will remain an important issue that needs to be addressed and can be linked to the type of development taking place and its location, the way people travel, restraining car use, and focusing people in areas where a full range of facilities are at their doorstep.

⁵³ SFRA

⁵⁴ SFRA

⁵⁵ Air Quality Action Plan 2008

Environmental Management



2.13 Community and infrastructure

Lewisham has 69 primary schools and 11 secondary schools. There is currently a shortage of secondary school places in the borough, leading to many students attending schools in the boroughs of Bromley and Greenwich. The Council has been awarded £186 million through the Building Schools for the Future (BSF) Programme to rebuild or refurbish every secondary school in the borough within the next decade. Primary schools will be refurbished through the Primary Futures programme.

Further education facilities are provided on two campuses by Lewisham College at Brockley and Deptford. Goldsmiths College (University of London) at its New Cross campus provides higher education facilities with a focus on creativity, culture and digital technologies.

NHS Lewisham outlines a strategic plan to develop polysystems in Lewisham over the next five years. It is envisaged that this will be a mix of single site and more virtual based arrangements linking a number of buildings with a hub. Core services will include:

- general and specialist GP services
- community services
- minor procedures
- diagnostics
- secondary care outpatient consultations
- health promotion and prevention, and well-being.

Currently there are more than 150 GPs based in 48 surgeries, and a range of community health services including foot health, sexual and reproductive health, community nursing services, stop smoking and mental health services throughout the borough. There are 51 pharmacies and approximately 116 dentists working out of 37 practices. There are also many opticians. There is a general hospital (University Hospital Lewisham) providing a range of acute services, including an Accident and Emergency service and a centre for children with special needs.

In supporting the community, Lewisham has 49 community centres, 12 libraries, 8 leisure locations with swimming pools and 44 with sports halls, as well as 104 grass sports pitches and 100 children's play areas⁵⁶.

Lewisham has generally had lower levels of crime than most of the other inner London boroughs⁵⁷, although the fear of crime is a key issue⁵⁸. At present there are 860 police officers and support staff based in LB Lewisham. They are currently located in five police stations and two neighbourhood police facilities across the borough.

Currently 90% of resident primary school children attend school within the borough. Whilst 10% of children do not attend schools in the borough this could be attributed to school catchment areas that cross the borough boundary. In secondary schools, however, only 65% of resident's children attend school within the borough. Whilst there are some pupils that travel into the borough, this leakage leads to a net shortfall in pupils.

The government is committed to spending £2.2 billion per year over the next 15 to 20 years to replace, rebuild or renovate every secondary school in England. Lewisham has been awarded £186 million for this purpose. It is proposed that by 2013 all Lewisham's secondary schools will have been improved under this programme providing better educational facilities for staff and pupils.

When compared with inner London boroughs, Lewisham has a low overall crime rate with 35 crimes per 1,000 population, with only Wandsworth having a lower crime rate. The London average is approximately 34 crimes committed per 1,000 population (Home Office Crime Statistics 2005/06).

⁵⁶ Lewisham Social Infrastructure Framework 2008

⁵⁷ Metropolitan Police Service

⁵⁸ Residents Survey 2007

3. Likely trend without implementation of the Site Allocations DPD

A detailed list of decision aiding questions to show the likely trends in Lewisham's environment if the Site Allocations DPD is not implemented is provided in Appendix 3. The broad effect of these likely trends is that development will proceed in a piecemeal and ad-hoc manner, reducing the potential benefits to the community. The allocation of land to meet the objectives and vision in the Core Strategy will be not occur and the substantial existing opportunities to address long term issues in the borough may be lost.

3.1 Socio-economic trends

- Opportunities to comprehensively address long term deprivation (impacting health, education and the overall quality of life), particularly within the Evelyn and New Cross wards in the north of the borough will be significantly reduced as development opportunities will be restricted thereby limiting comprehensive physical, social and environmental regeneration.
- Opportunities to boost Lewisham's small local economy and local employment by allocating land for employment uses will be lost.
- Lewisham will be unlikely to meet the projected housing needs for existing and future residents, which includes the London Plan target of 975 dwellings per annum during the Core Strategy period.
- Provision of infrastructure funded through developer contributions, including health, education, open space and recreational facilities will be reduced and may not come forward as the quantum of development will be less.

3.2 Environmental trends

- Opportunities to seek additional open space to meet the future population demand, improve accessibility to, and connectivity between open space in the borough will be reduced.
- Opportunities to protect, create and enhance biodiversity habitats in the borough, including naturalising local rivers may not be realised.
- Opportunities for public realm improvements, particularly within the major town centres and the regeneration and growth areas may be lost.
- Opportunities to maximise the efficient use of land and use existing infrastructure better in order to accommodate the projected increase in population will not be realised.
- Opportunities to promote a sufficient number of waste facilities to meet the existing and future demand is likely to be missed.

4. Main economic, environmental and social issues facing Lewisham

4.1 Identified issues

Building on section 2, the outline of the current state of Lewisham's environment allows the identification of the significant existing and emerging economic, environmental and social issues (i.e. the sustainability issues) facing the borough.

The key sustainability issues facing the borough are listed in the following table along with source documents that constitute the evidence base for these. This is followed by an assessment of the impacts of the proposed site allocations on The EC Habitats Directive. Together these have been used to formulate the SA objectives used in this report to appraise the sustainability of the Site Allocations Further Options Report. The issues which are not considered to be relevant to Lewisham or the area of impact are excluded from the assessment.

The sustainability objectives are outlined in Section 5 and Appendix 3.

The main social, environmental and economic issues facing the borough

Key issues	Source
Economic	
<p>Limited employment opportunities outside of public sector</p> <p>High commuter population working outside of Lewisham</p> <p>Need to create employment and training opportunities in the borough to create a more sustainable environment and enhance the local economy</p>	<ul style="list-style-type: none"> • Lewisham Employment Land Study 2008 • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Lewisham Economic Development Business Plan 2004 (Ancer Spa) • Local Futures: The State of the Borough 2004 • Lewisham Local Cultural Strategy 2002
<p>Varied levels of growth in local shopping areas</p> <p>With predicted population growth there is a need for enhancing the vitality of the local shopping areas to improve the local economy and reduce the need to travel outside the borough for goods and services</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Lewisham Retail Capacity Study 2009 • Lewisham Town Centre Health Check Report 2008/09 • London-wide Town Centre Health Checks Analysis 2008 • Managing the Night Time Economy 2007

Key issues	Source
<p>Provision of adequate employment land to support business enterprise</p> <p>Sufficient employment land will need to be protect and new land sought to improve the overall economy of the borough. Opportunities need to be taken to support employment growth sectors</p>	<ul style="list-style-type: none"> • Lewisham Employment Land Study 2008 • Lewisham Economic Development Business Plan 2004 (Ancer Spa) • Lewisham Local Cultural Strategy 2002
<p>Finding a balance between meeting housing targets and maintaining economic and cultural vitality</p> <p>A general conflict between meeting housing targets and protecting sites for other uses such as employment, retail, education, health, community in a built up environment.</p>	<ul style="list-style-type: none"> • Lewisham Employment Land Study 2008 • Lewisham Strategic Housing Market Assessment 2009 • South-east London Sub Regional Strategic Housing Market Assessment 2009 • Lewisham Economic Development Business Plan 2004 (Ancer Spa)
Environmental	
<p>Protect and improve biodiversity and natural habitats including local waterways</p> <p>Brownfield sites are important habitat for local species. Species such as the stag beetle, house sparrow and black redstart are local to this area but numbers have suffered marked declines.</p> <p>The naturalisation of Lewisham's rivers offers the potential to reduce flood risk, boost local biodiversity and improve river water quality through biological filtration.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Lewisham Leisure and Open Space Study 2009 • Lewisham (A natural renaissance for Lewisham) Biodiversity Action Plan 2006 • Thames Strategy East 2008 • Green Chain Policy Document 1977
<p>CO₂ emissions contributing to climate change</p> <p>Climatic changes due to greenhouse gas emissions from fossil fuel use are likely to affect the natural environment. The built environment will need to adapt to these changes and find ways of reducing carbon emissions, including developing viable decentralised renewable energy networks to supply energy to new and existing developments.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Carbon Reduction and Climate Change Strategy 2008 • Lewisham Energy Strategy • Air Quality Action Plan 2008 • Lewisham Renewable Energy Evidence Base Study 2009 • Strategic Flood Risk Assessment 2008 Sequential Test 2009 • Local Implementation (Transport) Plan 2006

Key issues	Source
<p>Traffic congestion and car dependence</p> <p>A growing population will increase movement, placing pressure on the road network and existing public transport. There is a need to locate development near existing transport links and improve walking and cycling routes and public transport; and adopt a managed and restrained approach to car parking.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-2020 • Local Implementation (Transport) Plan 2006 • North Lewisham Links Strategy 2007 • Waterlink Way • Ravensbourne River Corridor Improvement Plan
<p>High levels of air and noise pollution due to traffic</p> <p>Lewisham is exceeding pollution levels for road transport as set out in the Lewisham Air Quality Action Plan. With predicted population growth there is a current and future need to increase the use of sustainable modes of transport and reduce carbon emissions.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Air Quality Action Plan 2008 • Local Implementation (Transport) Plan 2006 • Borough-wide Transport Study 2009 • Health Issues in Planning, Best Practice Guidance 2007 • Transport 2025, Transport vision for a growing world city, November 2006
<p>Protect cultural, archaeological and historic assets from redevelopment</p> <p>Lewisham has two Grade I listed buildings, a number of Grade II buildings and many locally listed buildings and conservation areas. The borough has its own architectural identity and character and the best part should be preserved as well as accommodating opportunities for enhancement.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Deptford New Cross Masterplan 2007 • Lewisham Local Cultural Strategy 2002 • Lewisham Conservation Area Appraisals and Management Plans • Lewisham Local List (under Revision) • Listed Buildings • Lewisham UDP Schedules 1A, 3 and 5 • Lewisham Leisure and Open Space Study 2009 • Forest Hill SPG • Brockley Cross Urban Design Framework • Hither Green Urban Design Framework • Tall Buildings Study • Deptford Urban Design Framework
<p>The Deptford New Cross area and the areas along the borough's river network are within the Flood Risk 3a (high probability) category</p> <p>Climate change is predicted to increase adverse weather patterns, leading to more intense and severe flooding in flood risk areas. There is a need to reduce flooding and manage risk.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Lewisham Strategic Flood Risk Assessment 2008 • Sequential Test 2009 • Ravensbourne River Corridor Improvement Plan • Lewisham Leisure and Open Space Study 2009

Key issues	Source
<p>Aging housing stock and poor levels of insulation</p> <p>The existing housing stock will require updating with improvements in energy efficiency and increases in building Standard Assessment Procedure ratings (current SAP rating are 46 out of 100) (29.4% of residents are living in unsuitable housing)</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Lewisham Strategic Housing Market Assessment 2008 • South-East London Sub Regional Strategic Housing Market Assessment 2009 • Lewisham Housing Strategy • Lewisham Energy Strategy
<p>Low levels of recycling and the need to reduce total waste production</p> <p>There is a need to reduce waste generation and improve recycling and composting rates. Final disposal of waste is a problem due to lack of land for such a low value use and negative public opinion of living in the vicinity of such facilities. With requirements for managing our waste within the borough boundaries and proposals for waste allocated to Lewisham from inner city boroughs this issue will become increasingly important.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • South East London Boroughs' Joint Waste Apportionment Technical Paper • Lewisham Waste Management Strategy 2008
Social	
<p>High demand for housing, house prices and continuous growth in population.</p> <p>The population is forecasted to rise. The Mayor of London requires 9,750 new residential units to be built in Lewisham by 2017. The average income of the majority of households is insufficient to buy a house.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Strategic Housing Market Assessment 2008 • South East London Sub Regional Strategic Housing Market Assessment 2009 • Housing Strategy 2009 • Children and Young Peoples Plan
<p>Improved access to health care, education and community facilities</p> <p>Ensure that improved and accessible health, education and community facilities are provided to accommodate the needs arising from new developments and meeting existing needs.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Lewisham Social Inclusion Strategy 2005 • Lewisham NHS Estate Strategy • Lewisham NHS Commissioning Strategy • Local Education Authority School Plan • Lewisham Infrastructure Delivery Plan • Lewisham Physical Activity, Sport and Leisure Strategy 2006 • Lewisham School Sports Facility Strategy 2006

Key issues	Source
<p>Low levels of educational attainment</p> <p>There is a need to improve the educational attainment of students in primary and secondary schools.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Local Education Authority School Plan • Lewisham School Sports Facility Strategy 2006
<p>General perception of high crime rates in Lewisham</p> <p>Though Lewisham has relatively low levels of crime compared to other inner London boroughs, the perception of crime is high. There is a need to provide a safe and well designed urban environment with adequate natural surveillance.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Lewisham Social Inclusion Strategy 2005 • Lewisham Local Cultural Strategy 2002
<p>Addressing deprivation, social exclusion and health inequalities</p> <p>Lewisham has a number of severely deprived areas. Fourteen of Lewisham wards have part of their area in the 20% most deprived wards in England.</p> <p>There is a strong link between deprivation levels and health inequality, with residents in deprived areas suffering disproportionately high levels of health problems.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Indices of Multiple Deprivation 2007 • Joint Strategic Needs Assessment
<p>Provision of open space and recreational facilities</p> <p>With future growth in the housing sector the proportion of open space per 1000 population will be reduced. Opportunities arising to provide additional open spaces from potential developments must be utilised to improve health and well-being in the borough.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's Sustainable Community Strategy 2008-20 • Lewisham Leisure and Open Space Study 2009 • Lewisham Physical Activity, Sport and Leisure Strategy 2006 • Green Chain Policy Document 1977

5. Sustainability appraisal objectives

5.1 Sustainability appraisal objectives

There are no explicit regulatory requirements to prepare SA objectives against which the site allocations outlined in the emerging Site Allocations DPD can be measured. However, this approach is a recognised way of considering the economic, environmental and social effects of the proposed allocations in a transparent and open manner. SA objectives can be used to demonstrate how beneficial the site allocations are to the social, environmental and economic environment, and can recommend improvements to improve the overall benefit to the community. The use of indicators and targets to measure the progress made towards the achievement of these objectives are also useful for future monitoring of the Site Allocations DPD in a transparent manner. Accordingly, Government guidance on preparing SAs recommends the development of SA objectives and indicators and targets ⁵⁹.

The SA objectives contained in this report have been slightly modified following a review of both the baseline characteristics of the borough outlined in Sections 2 and 4, comments received from the Scoping Report, and the list of SA objectives included in the earlier stages of the SA process. In most instances, minor wording additions were made to aid clarity in understanding the objective, reflect the appraisal findings and the priorities for Council highlighted through the evidence base. The changes to the objectives are marked in blue italics.

SA objective 5 dealing with open space and biodiversity was amended to ensure opportunities for people to access nature were increased as part of the site allocation and development process.

The SA objectives are grouped into three themes and are listed below. They will be used to appraise the specific site allocations and the alternative. A series of appraisal questions relating to each SA objective and specific to the London Borough of Lewisham will be used to facilitate this process as they relate to site allocations. The indicators and targets chosen to measure these objectives have been derived from a range of sources including the Council's AMR and census data. The SA objectives are listed below and the full list of SA objectives, the appraisal questions, targets and indicators is provided in Appendices 3 and 8.

Economic

1. To encourage sustained economic growth *across a variety of sectors*
2. To encourage and promote employment and new enterprises in Lewisham

Environmental

3. To minimise the production of waste across all sectors and increase reuse, waste recovery and recycling rates
4. To use and manage the consumption of natural resources in a sustainable manner

⁵⁹ 'A Practical Guide to the Strategic Environmental Assessment Directive' (September 2005), The Office of the Deputy Prime Minister (ODPM)

5. To protect and enhance the borough's open spaces and biodiversity, *flora and fauna and increase opportunities for people to access nature*
6. To improve air quality and reduce noise and vibration
7. To reduce car travel and improve accessibility by sustainable modes of transport
8. To mitigate and adapt to the impact of climate change
9. To reduce and manage flood risk
10. To maintain and enhance landscapes and townscapes
11. To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places

Social

12. To provide sufficient housing of appropriate mix and tenure and the opportunity to live in decent home
13. To improve the health and well-being of the population and reduce inequalities in health
14. To provide for the improvement of education, skills and training
15. To improve accessibility to leisure facilities, community infrastructure and key local services

The objectives used for each appraisal are limited to those which are relevant. For example, the following sustainability objectives are relevant to the designation of Sites of Importance for Nature Conservation, considering positive, negative, short, long and medium term, secondary, cumulative and synergistic effects. The interrelationships between these effects have also been considered. For the assessment of Sites of Importance for Nature Conservation, only the following sustainability objectives will apply.

5. To protect and enhance the borough's open spaces and biodiversity and increase opportunities for people to access nature
6. To improve air quality and reduce noise and vibration
8. To mitigate and adapt to climate change
9. To reduce and manage flood risk
10. To maintain and enhance landscapes and townscapes
11. To conserve and enhance heritage assets and use in the creation of sustainable places
13. To improve health and well being and reduce inequalities in health
15. To improve accessibility to leisure facilities, community facilities and key local services

For the assessment of waste sites the following objectives were not deemed relevant for that allocation.

5. Protect and enhance open spaces and biodiversity and increase opportunities for people to access nature
13. To provide sufficient housing and decent homes

5.2 Testing the objectives of the site allocations development plan document

Testing the objectives of the Site Allocations DPD is necessary to ensure that the objectives are in accordance with sustainability principles. The way this will be done is to test these objectives against the sustainability objectives. The table below presents a matrix comparing the objectives⁶⁰.

The objectives of the Site Allocations DPD as identified are:

1. To ensure a high standard of design from new developments
2. That development protects and enhances the amenity values of the local area, identifying key environmental and cultural features
3. To create safe and attractive environments
4. That development helps create a more sustainable Lewisham
5. To allocate sites to meet the strategic intent of the Core Strategy.

Key

Positive	✓	No relationship	•	Conflict	×	Uncertain	?
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Testing the objectives

SA DPD Objectives	1	2	3	4	5
Economic					
1. To encourage sustained economic growth across a variety of sectors	✓	•	•	✓	•
2. To encourage and promote employment and new enterprises in Lewisham	•	•	•	✓	✓
Environmental					
3. To minimise the production of waste across all sectors and increase reuse, waste recovery and recycling rates	•	•	•	✓	•
4. To use and manage the consumption of natural resources in a sustainable manner	•	•	•	✓	•
5. To protect and enhance the borough's open spaces and biodiversity, flora and fauna and increase opportunities for people to access nature	•	✓	•	✓	✓
6. To improve air quality and reduce noise and vibration	•	•	•	✓	•
7. To reduce car travel and improve accessibility by sustainable modes of transport	•	•	•	✓	•
8. To mitigate, and adapt to the impact of climate change	✓	•	•	✓	•
9. To reduce and manage flood risk	•	•	•	✓	•
10. To maintain and enhance landscapes and townscapes	✓	•	✓	✓	•

⁶⁰ Testing the objectives of the Site Allocations DPD against the sustainability objectives is TASK A5 of the SA (incorporating SEA) process as shown in the Scoping Report

SA DPD Objectives	1	2	3	4	5
11. To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places	✓	✓	✓	✓	•
Social					
12. To provide sufficient housing of appropriate mix and tenure and the opportunity to live in decent home	•	•	•	✓	✓
13. To improve the health and well-being of the population and reduce inequalities in health	•	✓	✓	✓	•
14. To provide for the improvement of education, skills and training	•	✓	•	✓	•
15. To improve accessibility to leisure facilities, community infrastructure and key local services	•	✓	•	✓	✓

The above compatibility assessment concludes that the Site Allocations DPD objectives are consistent with the sustainability objectives.

6. Appraising the site allocations and the likely significant effects

6.1 Understanding the appraisal

This section of the report will set out the a summary of the main issues resulting from the appraisal of the Site Allocations Further Options Report 2010 against the sustainability objectives.

The first section (section 6.2) summarises the assessment results of the SA objectives carried out against each other to highlight any internal conflicts. It also proposes mitigation measures to reduce the potential conflicts.

The second section (section 6.3) summarises the assessment results for the site allocations and the options and alternatives that have been considered. It highlights the key benefits and conflicts identified for each option and proposes mitigation measures.

The appraisal process has mostly been carried out using a series of matrix tables that are set out as appendices to this SA report.

The matrix tables set out in the appendices use the following symbols to appraise the impact:

Symbol	Interpretation against the SA objectives
++	Very positive outcome
+	A positive outcome
--	Very negative outcome
-	Negative outcome
0	Neutral
?	Unclear
I	Depends upon Implementation, i.e. how development takes account of a particular issue is subject to the implementation

6.2 Testing the internal consistency of the SA objectives

A matrix was prepared to appraise any discrepancies among the SA objectives and can be found in Appendix 4. The purpose of this exercise is to highlight any potential conflicts among the SA objectives. The potential conflict can arise because promoting any kind of growth such as increasing residential units will inevitably have some negative environmental effects. The second kind of potential conflict will arise when different objectives such as the need for more homes and the need for employment space may clash.

Appendix 4 shows that the vast majority of the sustainability objectives are consistent with each other or have a neutral impact on each other. The table below provides an explanation of the potential conflicts between the sustainability objectives.

SA OBJECTIVE	SA OBJECTIVE CONFLICT AND MITIGATION MEASURES
<p>Objective 2</p> <p>To encourage and promote employment and new enterprises in Lewisham</p>	<p>There is a potential conflict with Objective 3 (to minimise the production of waste and increase waste recovery and recycling) as it is likely that if more employment is created then the businesses will generate more waste. However, the core strategy will promote policies that mitigate against this by encouraging recycling and the efficient use of resources.</p>
	<p>There is a potential conflict with Objective 5 (to maintain and enhance open space, biodiversity, flora and fauna and fauna and increase opportunities for people to access nature) as more employment and businesses could be built on open space or currently vacant property or land that has established biodiversity. This will be mitigated by introducing policies to protect open space from being built on and requiring new development to introduce 'living roofs' and landscaping that will encourage biodiversity.</p>
	<p>There is a potential conflict with Objective 6 (to improve air quality and reduce noise and vibration) as more business could mean more air pollution either from the production process or from employees who may travel by motor vehicle or from delivery vehicles. This will be mitigated by policies that minimise the use of cars and encourage the use of public transport.</p>
	<p>There is a potential conflict with Objective 9 (to minimise and mitigate flood risk) as some sites for encouraging employment are located in areas of high flood risk. This risk is mitigated due to the fact that the sites in Deptford are protected from flood risk by the Thames Barrier. In addition the Strategic Flood Risk Assessment and the 'sequential test' in PPG 25 will specify measures to minimise any adverse impact.</p>
	<p>There is a potential conflict with Objective 11 (to conserve and where appropriate, enhance the historic environment and other archaeological aspects of the borough) if protecting historic buildings prevents their reuse for employment purposes. Business use may also not be compatible with conservation area status. The core strategy will mitigate by introducing policies that seek to locate unsuitable business uses away from conservation areas.</p>
<p>There is a potential conflict with Objective 12 (to provide sufficient housing of appropriate mix and tenure and the opportunity to live in a decent home) because the same</p>	

SA OBJECTIVE	SA OBJECTIVE CONFLICT AND MITIGATION MEASURES
	<p>land cannot be used for both homes and jobs. The Site Allocations DPD will seek to mitigate by making land allocations that provide for both the identified employment and homes.</p>
<p>Objective 3</p> <p>To minimise the production of waste and increase waste recovery and recycling</p>	<p>There is a potential conflict with Objective 12 (to provide sufficient housing of appropriate mix and tenure and the opportunity to live in a decent home) as more homes will likely create more waste. However, policies mitigate against this by encouraging the provision of recycling facilities.</p>
<p>Objective 4</p> <p>To ensure the efficient use of natural resources</p>	<p>There is a potential conflict with Objective 2 (to encourage and promote employment and new enterprises in Lewisham) and Objective 12 (to provide sufficient housing of appropriate mix and tenure and the opportunity to live in a decent home) as resources such as water, gas and oil will be consumed at a faster rate with increased business and residents. This will be mitigated by requiring sustainable construction techniques and the use of low carbon and decentralised energy networks and on-site renewable energy technology.</p>
<p>Objective 5</p> <p>To maintain and enhance open space, biodiversity, flora and fauna and increase opportunities for people to access nature</p>	<p>There is a potential conflict with Objective 12 (to provide sufficient housing of appropriate mix and tenure and the opportunity to live in a decent home) as there may be pressure to build housing on open space. This will be mitigated by policies that protect open space from built development and identifying sufficient homes on brownfield sites.</p>
<p>Objective 8</p> <p>To mitigate and adapt to the impact of climate change</p>	<p>There is a potential conflict with Objective 12 (to provide sufficient housing of appropriate mix and tenure and the opportunity to live in a decent home) as new housing construction and the people that will occupy the homes will potentially lead to an increase in CO2 emissions by consuming more natural resources in construction and motor transport activity. This will be mitigated by requiring sustainable construction techniques and the use of on site renewable energy technology.</p>
<p>Objective 9</p> <p>To minimise and mitigate flood risk</p>	<p>There is a potential conflict with Objective 12 (to provide sufficient housing of appropriate mix and tenure and the opportunity to live in a decent home) as some sites for new homes are located in a flood risk area. This will be</p>

SA OBJECTIVE	SA OBJECTIVE CONFLICT AND MITIGATION MEASURES
	mitigated by applying the sequential test to ensure all sites are suitably located or protected
<p>Objective 12</p> <p>To provide sufficient housing of appropriate mix and tenure and the opportunity to live in a decent home</p>	<p>There is a potential conflict with Objective 2 (employment), Objective 5 (Open spaces and biodiversity), Objective 9 (flood risk) and Objective 8 (Climate change).</p> <p>The impacts and mitigation measures have been discussed above.</p>

6.3 Appraising the site allocation options

The following section summarises the appraisal for the site allocation options and highlights:

- key sustainability benefits arising from each policy
- key sustainability conflicts
- suitable mitigation measures to address the conflicts.

This section provides a summary grouped into land use as well as the spatial areas within the borough detailed in the Lewisham Core Strategy. An appraisal of the proposed use types is contained within Appendix 5. A full appraisal of each site and option is contained in Appendix 6.

Appraisal of land uses

A. Mixed Use

Key benefits identified through the SA process

Economic

- The use of mixed use development, especially in town centre locations, will generate both direct and indirect benefits for the economy. The positive multiplier effects of providing commercial units can include the broadening of employment and training opportunities and the enlivening of the town centre.

Environmental

- The new homes will be built to the standards set out in the Code for Sustainable Homes, and commercial sections of the buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce overall energy consumption for the completed development, and lower the average carbon footprint generated.

Social

- A well designed mixed use development can provide a range of social benefits including an increased range of services, employment and safer streets.
- The new homes will contribute to the housing target for the Borough and lowering levels of homelessness. The housing will be built to Lifetime Homes standards with a housing mix to meet the requirements of the projected household types for the Borough until 2026. Affordable housing will also result from all developments over the thresholds laid out in accordance with Core Strategy Policy 1.
- New housing will provide healthier living environments and the opportunity and impetus for the enhancement of health and leisure facilities in an area.

Key conflicts identified through the SA process

Economic

- The level of economic benefit that a community will experience from a mixed use development can be dependent on several factors:
 - the placement of the mixed use development (i.e. is it in a location where mixed use is a viable option for commercial uses)
 - the mix of commercial uses in the development and how they compliment the other commercial uses operating in the area
 - the location of community uses that are accessible
 - the economic status of the residents that occupy the development, for instance A1 and A3 uses are more likely to thrive if the residents have a reasonable level of discretionary income and
 - the development being replaced is not an import economic or community asset.

Environmental

- Demolition of existing buildings for the construction of new buildings generates large amounts of waste. Several of the proposed sites are situated in old industrial areas where there is the possibility of contaminated land, which should ideally be removed. New households and businesses will also generate waste once the sites are occupied. Core Strategy Policy 13, in line with regional and national policies, supports the objectives of sustainable waste management.
- There are several areas of the Borough that are identified by the Environment Agency as being Flood Zone 3a. These areas are generally those close to the Thames (Deptford and New Cross); and the those areas in the vicinity of the three rivers that run through the Borough and converge - in Catford (the Pool River joins the Ravensbourne) and in Lewisham (the Quaggy /Ravensbourne confluence occurs). Sequential and exception testing, in line with Core Strategy Policy 10, has shown that these sites (with mitigation measures from PPS25 and its guidance) are appropriate for development.
- Large areas of the Borough are in Air Quality Management Areas (AQMAs). Development occurring on or close to main roads; or adjacent to railway corridors are those most likely to be impacted by noise, vibration, and poor air quality, and most likely to be in an AQMA. Mitigation measures set out in Building Regulations

and the Council's Air Quality Management Plan aim to lessen these effects and ensure that the quality of life for future residents is not limited by these matters.

Social

- There may well be a lag effect in terms of the delivery of social infrastructure as planning contribution monies (section 106) collected by the Council may not be in a position to provide an increase to the services immediately required.
- The commercial units could be of detriment to the residents in the building e.g. a bar or nightclub. These issues will need to be managed through the planning and licensing processes and monitoring.

B. 100% Housing

Key benefits identified through the SA process

Economic

- There are short to medium term benefits to the wider economy as a result of the construction process, and the economic multiplier effects around it. Longer term economic benefits are more likely to be localised where new residents use local services.

Environmental

- The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations. This will ensure that energy consumption and the average household carbon footprint is lowered and is in accordance with Core Strategy Policy 8.

Social

- The new homes will contribute to the housing target for the Borough and lowering levels of homelessness. The housing will be built to Lifetime Homes standards with a housing mix to meet the requirements of the projected household types for the Borough until 2026. Affordable housing will also result from all developments over the thresholds laid in accordance with Core Strategy Policy 1.
- New housing will provide healthier living environments and the opportunity and impetus for the enhancement of health and leisure facilities in an area.

Key conflicts identified through the SA process

Economic

- The loss of industrial land to housing is being put forward for some select areas of the Borough where that land and the wider area are either no longer suitable for industrial use or the land is derelict or long term vacant. Nonetheless this result is a loss of employment land. However, the site allocations are not impacting on Strategic Industrial Locations or Local Employment Areas. Alternatives of mixed use developments are examined for those sites in areas where this would be appropriate.

Environmental

- Demolition of existing buildings for the construction of new housing generates large amounts of waste. Several of the proposed housing sites are situated in old industrial areas where there is the possibility of contaminated land, which should ideally be removed. New households will also generate waste once the sites are occupied. Core Strategy Policy 13, in line with regional and national policies, supports the objectives of sustainable waste management.
- There are several areas of the Borough that are identified by the Environment Agency as being Flood Zone 3a. These areas are generally those close to the Thames (Deptford and New Cross); and the those areas in the vicinity of the three rivers that run through the Borough and converge - in Catford (the Pool River joins the Ravensbourne) and in Lewisham (the Quaggy /Ravensbourne confluence occurs). Sequential and exception testing, in line with Core Strategy Policy 10, has shown that these sites (with mitigation measures from PPS25 and its guidance) are appropriate for development.
- Large areas of the Borough are in Air Quality Management Areas (AQMAs). Development occurring on or close to main roads; or adjacent to railway corridors are those most likely to be impacted by noise, vibration, and poor air quality, and most likely to be in an AQMA. Mitigation measures set out in Building Regulations and the Council's Air Quality Management Plan aim to lessen these effects and ensure that the quality of life for future residents is not limited by these matters.

Social

- There may well be a lag effect in terms of the delivery of social infrastructure as planning contribution monies (section 106) collected by the Council may not be in a position to provide an increase to the services immediately required.

C. Employment

Key benefits identified through the SA process

Economic

- The protection of land for employment use ensures the provision of land for functions such as warehousing; storage, industrial and business uses, and other services essential to the strategic and local functioning of the economy that do not require high quality locations in town centres. The exclusion of non-employment uses will contribute to the sustainable economic growth retaining the vitality and viability within the local area.
- The retention of these locations also assists in the provision of local job opportunities and can encourage diversification due to greater levels of security as to future development potential on the properties identified.

Environmental

- The grouping of local businesses in specific areas allows for the provision of public transport through these areas. There may also be benefit providing local employment areas as people will have less distance to travel. These two factors can lower overall emissions for the Borough.

- The continuation of designating industrial locations away from town centres can assist in managing townscapes and landscapes and limits visual impact. It can also isolate and limit the negative impact on air quality and traffic.

Social

- The provision of local jobs will help reduce deprivation and exclusion for some people.

Key conflicts identified through the SA process

Economic

- The provision of identified areas of employment land limits the other uses and development potential of the land.

Environmental

- Some industries located on employment land may have higher levels of polluting potential and these effects will need to be mitigated.
- Employment land often has high percentages of the land covered in hardstanding surfaces. This can increase the run-off and flood risk as the permeability of the site is low. If the site is occupied by heavy industry this may also increase levels of contaminated water entering the waste water system.
- The type and amounts of waste produced on sites will depend on the industry operating from the site, but industrial waste levels are often high and may require greater levels of management in terms of disposal.

Social

- Designation of land for employment use removes the possibility of the land being used for housing, open space, health or education. The design of industrial estates (closed off/ gated sites with walls that present a blank or fortified appearance to the street) can reduce permeability and legibility and alternatives such as mixed use may be explored in some instances to lower the social isolation of these sites.

D. Education

Key benefits identified through the SA process

Economic

- Educational institutions offer a range of employment opportunities in situ with the major long term multiplier effect being that schools educate the next generation of workers for the Borough, London and the UK.

Environmental

- The schools identified in the Site Allocations report are either being rebuilt or refurbished. As a result of the refurbishment the school buildings and the schools themselves will be more energy efficient and resource effective.

Social

- New and refurbished schools can offer a different learning experience for students and their teachers which are better able to cater for different learning requirements and new technologies.

Key conflicts identified through the SA process

Economic

- The refurbishment of schools can incur high costs especially where building materials such as asbestos need to be removed. Other costs are incurred when trying to retrofit buildings that were not designed for modern teaching requirements without destroying the historic value of the buildings.

Environmental

- Demolition of existing buildings for the construction of modern new generates large amounts of waste. The schools being put forward for refurbishment may contain materials that are hazardous and require specialist disposal.
- There are several areas of the Borough that are identified by the Environment Agency as being Flood Zone 3a. These areas are generally those close to the Thames (Deptford and New Cross); and the those areas in the vicinity of the three rivers that run through the Borough and converge - in Catford (the Pool River joins the Ravensbourne) and in Lewisham (the Quaggy /Ravensbourne confluence occurs). Sequential and exception testing, in line with Core Strategy Policy 10, has shown that these sites (with mitigation measures from PPS25 and its guidance) are appropriate for development. By understanding the likely patterns on inundation the schools can be designed to mitigate the risk of flooding.

Social

- The refurbishment of schools can be disruptive to the fabric of the school and the area as it may require students to be 'decanted' to other sites, which are not necessarily close to the current school site. Some schools may have detrimental impacts on neighbouring properties if the effects of noise and traffic are not properly managed. The refurbished buildings will be fitted with the latest insulation which will assist in noise management and Travel Plans assist the management of traffic on the site and surrounding streets.

E. Waste

Key benefits identified through the SA process

Economic

- Waste management sites are appropriately located within the Borough to create a cluster of complementary industries, which also generates innovation and employment in the wider waste industry. The relatively easy access into the sites also provides economic flow on for the operators.

Environmental

- The waste sites handle different aspects of waste including recycling, and incineration to generate energy. These sites therefore generate positive environmental outcomes for the Borough. The sites also assist in the implementation of Core Strategy Policy 13, which is in line with regional and national policies, in supporting the objectives of sustainable waste management.

Social

- The sites provide for the hygienic and responsible disposal of the Borough's waste.

Key conflicts identified through the SA process

Economic

- By locating these sites together the Borough has limited the ability of waste sites to set up elsewhere in the Borough, thereby limiting the amount of waste related employment opportunities.

Environmental

- By concentrating the sites into one area of the Borough the negative impacts can be identified and mitigated. The sites are located within an industrial area so the noise, smell and vibration issues are unlikely to cause undue harm to surrounding uses.

Social

- An increase in residential uses in the wider vicinity of the waste locations is likely to create negative social impacts and may impinge on the ability of the waste sites to function to their full capacity.

F. Site of Importance to Nature Conservation (SINCs)

Key benefits identified through the SA process

Economic

- The economic benefits of SINCs are difficult to measure and calculate as SINCs are a community asset that have intrinsic values rather than a monetary value. SINCs occur throughout the Borough including in several types of open space, residential areas, and along railway tracks, sidings and embankments. Studies do indicate that property prices can increase for homes and businesses close to public open space, but no studies have been undertaken to show the impact of SINCs on the local economy.

Environmental

- SINCs are important habitats for a range of plant and animal species that inhabit urban areas and can allow for the reintroduction of some species into these areas. The SINC will act as a carbon sink and assist in improving air quality for the area and will contribute to the development and maintenance of biodiversity.

- Due to their vegetated status SINC's also assist in flood mitigation, however, the effectiveness of the SINC in this aspect will depend on the amount and type of vegetation in the individual SINC.

Social

- All SINC's have a social benefit. However, the level of social benefit received from a SINC will depend on the size, and on whether the site is publically accessible. The more accessible a site is the more social benefit can be gained. Studies have shown that social benefits include; existence value, increased levels of social inclusion and interaction; improved child development; environmental education; and physical and psychological health benefits.

Key conflicts identified through the SA process

Economic

- Identifying areas as SINC's limits their development potential in terms of both levels of development and types of land uses that are acceptable on or adjacent to SINC's, this will inevitably have a direct impact on the value of the land itself.

Environmental

- SINC's are not always on managed areas of open space; many are identified on railway land this can allow for and encourage the spread of noxious weed species that can be detrimental to the survival of vulnerable plants and animals and also severely limit and inhibit the biodiversity of the SINC.

Social

- Social conflicts can arise with the land use as it could be deemed more valuable in another use, especially if there is limited public access to the site.

Appraisal of collective land uses within each Core Strategy spatial area

A. Regeneration and Growth Areas

There are three Regeneration and Growth Areas set out in the Core Strategy - Lewisham Town Centre, Catford Town Centre, and Deptford, Deptford Creekside, New Cross/New Cross Gate. Lewisham and Catford town centres do not have sites identified in the Site Allocations document. Several town centre sites have planning permission and other sites are yet to be formally identified; these will be co-ordinated and managed through Area Action Plans for both Lewisham and Catford.

Several of the mixed use and housing sites identified in the Site Allocations document are situated within the wider Deptford/New Cross area these individual sites are detailed in Appendix 6. These sites will assist the Council to achieve a range of targets set out in the London Plan for housing and employment. The allocation of the sites in Deptford/New Cross will also assist the implementation of Core Strategy Spatial Policy 2 and, in the realisation of the relevant Core Strategy objectives, as demonstrated in the tables of Appendix 5. The positive effects of allocation will be the retention of large areas of existing employment land and the regeneration of the area including the provision of

large numbers of homes (over 10,000 new homes are projected by 2026), new retail and business opportunities within mixed use developments.

Several sites where the regeneration is focussed are highly susceptible to flooding. Therefore the impact of how the regeneration of each site will impact on the overall flood susceptibility of the area needs to be taken into consideration.

The generation of waste from the developments in the Regeneration and Growth areas will be substantial, with the possibility of some hazardous waste resulting from the removal of asbestos and contaminated soil. Measures to limit the amount taken to landfill need to be considered as part of the planning permission.

B. District Hubs

Of the four District Hubs identified in the Core Strategy two have significant levels of redevelopment identified in the emerging Site Allocations document.

The redevelopment of sites around Forest Hill station is an indication of the intention to implement Spatial Policy 3 Forest Hill (i), and the identification of the Lee Green Shopping Centre as a site for redevelopment will result in the realisation of Spatial Policy 3 Lee Green (i and ii). The allocation will also support the attainment of the relevant Core Strategy Objectives, as demonstrated in the tables of Appendix 5.

The positive effects for these areas will be additional housing, and for Lee Green, the economic flow-on from the redeveloped shopping centre. However, all redevelopment will result in an increase in waste generation, especially if the shopping centre is completely demolished and rebuilt. This will need to be managed at all stages of development.

For Forest Hill the majority of new housing will be close to the railway, and /or the South Circular. This has the potential to have negative impacts for the new residents if mitigation measures are not undertaken.

C. Local Hubs

All three of the Local Hubs have reasonable levels of redevelopment planned, the majority of which will be additional housing; assisting in the realisation of the relevant Core Strategy objectives, as demonstrated in the tables of Appendix 5.

In Brockley Cross the new housing will support the economic policies in Spatial Policy 4 Brockley Cross (i-iii). However, the housing sites are very close to the railway line and mitigation of these effects will be needed to ensure the living standards of residents are not negatively affected.

The housing developments around Hither Green are focussed on the redevelopment of disused or under utilised employment land close to the station. While this has the potential to improve the streetscape and support the local shopping area, and thus implement Spatial Policy 4 Hither Green (i-iv), care needs to be taken not to remove important employment opportunities for the borough. There are also issues of needing to

ensure decontamination of sites occurs so that residents will not have health issues develop as a result of living on old industrial land.

The land at Bell Green has the potential to provide economic benefits in terms of business and retail opportunities and develop the whole site into a cohesive out-of-centre retail park and implement Spatial Policy 4 Bell Green (i-vi). However, it is acknowledged that the site has several issues in terms of contamination and the gas holders, mitigation measures will need to be undertaken to alleviate these matters. There is also concern that the retail park could draw business away from other nearby centres such as Catford and Sydenham, however, Spatial Policy 4 Bell Green (ii) identifies this issue and restricts the amount of retail floor space allowed.

D. Areas of Stability and Managed Change

The majority of the borough is identified on the Core Strategy Key Diagram as Areas of Stability and Managed Change. The description of which in the Core Strategy states that it refers to parts of the borough which are largely residential or suburban in character and where the urban form and development pattern is established thereby limiting major physical change.

There are a few sites identified in the Site Allocations document scattered throughout the Areas of Stability and Managed Change. These sites are intended for housing that will assist in the implementation of Spatial Policy 5, and in the realisation of the relevant Core strategy objectives, as demonstrated in the tables of Appendix 5.

The intention of the Areas of Stability and Managed Change is to provide quality living environments supported by a network of local services and facilities. In particular several of the sites are in Southend Village the redevelopment of which are supported where they will enhance the local character and improve legibility while responding to the constraints.

For Southend Village the constraints that will need to be managed are that all the sites identified for redevelopment are at least partly identified as having either level 2 or 3a flood susceptibility; also they all front into the A21 so there will be noise and air quality issues; and there will be waste management issues from the demolition and construction phases of development.

7. Cumulative and short-medium term effects

Cumulative impacts refers to the total or combined impacts or effects arising from each particular site option. The impact or effect can be positive and/or negative.

For example, if a housing development is proposed with associated transport improvements, then this is likely to address both housing and transport issues. This can benefit the wider community and contributes towards making the development more sustainable. On the other hand, an increase in the number of homes in an area is likely to place pressure on the existing reserve of natural resources and the demand and accessibility to local and regional infrastructure.

7.1 Methodology

Identifying the cumulative impacts of the emerging Site Allocations is a complex process and various methods and techniques have been identified in the SA guidance to carry out this exercise. Lewisham has adopted a matrix approach to assess cumulative impacts in order to provide a clear visual summary.

7.2 Assessment findings

What follows is a summary of the results of this assessment.

Positive

The new housing across the borough will address local housing need and meet the London Plan requirements. This will provide thousands of new homes that are more sustainable and provide better living conditions. The mixed use developments will offer new homes and business space that will provide employment opportunities. The mixed use developments will not detract from the established employment areas, which offer different business opportunities and larger sites.

Safeguarded sites in the borough include waste sites which provide identified sites for waste management and recycling, and waste incineration which generates energy.

The schools that have been identified in the Site Allocations document are those that are undergoing major refurbishment or are being rebuilt, the new and renovated buildings will be built to BREEAM 'Very Good' standards.

SINCs offer a range of benefits to biodiversity, and maintaining viable habitats in a urbanised environment, they also provide a range of more intangible benefits in term of psychological and physical human health.

Negative

New buildings whether they are intended for housing, mixed use, or solely employment will result in demolition and then construction. The levels of waste generated will therefore be very high and will in some instances require specialist disposal. Once the buildings are completed and occupied there will be an impact on water, energy, and other infrastructural requirements across the borough that will need to be anticipated so that there is not too great a lag between demand and supply of the different types of infrastructure.

Flooding risk is an issue of particular concern for the borough. Aside from the Thames on the northern most boundary there are three rivers that transverse the borough these together with the topography create areas that are at higher risk of flooding. Mitigation measures such as SUDs will need to be incorporated into any development, that meets the sequential test, occurring in these high flood risk areas.

Open space and biodiversity will be effected by the developments, most specifically the expansion of one of the schools will result in a net loss of public open space and the loss of mature trees. Housing development especially in the north of the borough will increase the ratio of deficiency for open space, as although many of the sites are within walking distance of public open space these developments will increase the numbers of people able to use the space without increasing the amount of space available.

Several of the existing employment sites are adjacent to SINCs. However, as many of the SINCs effected by this association are on railway land there is unlikely to be any increase to adverse conditions that already exist and the SINC has developed despite the negative effects created by the combination of employment use and the railway.

Cumulative

Cumulatively the benefits that designations provide will be logarithmic in delivery i.e. each of the designations and planning policy on their own can provide benefits to the community; but when done together in a co-ordinated manner the benefits of investment in social, economic, and environmental issues will accumulate and present themselves in a manner that will influence the overall well-being of the residents and businesses.

In contrast the lack of definitive designation and policy direction can undermine confidence in economic and social investment in the borough, impacting on the environment; and this is likely to result in a loss of overall well-being.

7.3 Proposed mitigation measures

- Robust implementation of supporting DPD policies must be ensured to achieve the desired vision and goals.
- It is important to ensure that the land use choices that are made achieves the maximum benefit for the whole community.
- It is important to secure and deliver the necessary infrastructure facilities to support the existing and future demand predicted from increasing growth in the borough.
- New development must take into account the risks involved in developing on areas of high risk of flooding and consider alternatives and mitigation measures to reduce and mitigate the impact.

7.4 Uncertainties and risks

7.4.1 Uncertainties

The emerging Site Allocations DPD (the plan) has been assessed with the assumption that the economy, the natural environment and society does not diverge significantly from a stable current state of affairs. However, recent events such as the global economic recession

or environmental disasters clearly have an impact. These are events that are beyond the control of plan making bodies and are in generally most effectively responded to by national bodies and emergency services.

It is difficult to accurately measure the significant effects of the Site Allocations on climate change as this can only be measurable over the long term. Many of the predicted impacts are dependent on the location and characteristics of a particular site. This has meant that assumptions and judgements have been made about the most likely impacts on an options. The impact could depend on how the policy was implemented.

7.4.2 Risks

The SA was carried out by Council planning officers and was independently reviewed by The Landscape Partnership. Although guidelines have been provided to ensure consistency, they allow scope for a wide variety of differing methodologies and do not overcome the significant subjectivity that is inevitable when judging sustainability effects.

There is potential for subjective decision making leading to different appraisal scores by different planning officers and/or between local planning authorities. This has been overcome by policy officers working together on the tasks of predicting and evaluating the social, environmental and economic effects of the proposed site allocations and options.

Lack of specialist technical knowledge may also be identified as a risk to the process, in particular the knowledge needed to rigorously assess certain impacts against some of the sustainability appraisal objectives and this could influence some individual assessments. As such, the benefits of group working enabled a consensus of opinion to be made where impacts are uncertain, for example where they may be difficult to measure over the period of the Site Allocations DPD.

8. Proposals for monitoring

The evidence of how the SA objectives are being affected can only be detected by looking at evidence of how economic, environmental or social circumstances are changing in the borough over time. It is proposed that the effects of the objectives will be assessed using the monitoring framework provided in Appendix 7.

This details the objective, appropriate indicators, frequency and period of monitoring and any targets that have been set. These are closely linked to the indicators of the Annual Monitoring Report, the monitoring framework of the core strategy and other local or regional plans such as the Biodiversity Action Plan and the Local Implementation Framework, to ensure consistency and accuracy of data.

Future monitoring should particularly have regard to objectives which have shown to be most effected by the site allocations and are considered to be the following:

- waste management
- water consumption
- traffic flow
- air quality
- open space
- energy consumption
- housing provision
- employment levels
- crime and
- developments in flood risk areas.

These issues should be investigated and provided with a continuous and robust set of data. This will ensure that resources are directed towards areas that are of most concern and in need of improvement.

9. Next steps

Following a period of consultation on the Site Allocations Further Options Report and this Sustainability Appraisal, a draft version of the document known as the publication plan will be prepared along with a final Sustainability Appraisal.

How to comment on the report

You can tell us what you think about any part of this Sustainability Appraisal report.

Comments must be in writing and can be made in any of the following ways:

Post

Planning Policy
London Borough of Lewisham
5th Floor, Laurence House
1 Catford Road
Catford
SE6 4SW

E-mail

planning@lewisham.gov.uk

with 'LDF SA Site Allocations Further Options Report' as the subject.

Appendix 1 Compliance with the SEA Directive/Regulations

This SA report incorporates the European requirements to undertake a Strategic Environmental Assessment. The following table signposts the requirements of Article 5(1) of the European Union Directive 2001/42/EC that are being met in this document, and where they were met in previous SA reports.

Summary of the SEA requirements	Where covered		
	This SA report	SA report 2007 (Preferred Options)	Scoping Report 2005 / 2010
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):			
a) An outline of the contents, main aims of the plan, and relationship with other relevant plans, policies, and programmes.	1	3.2	4
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	2	4.2	5
c) The environmental characteristics of areas likely to be affected.	2	4.3	5
d) Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	4	4.3	6
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	2.1	4.1	7
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage, landscapes and the interrelationships between the above factors.	6	6.1	NA
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan	7.3	6.3 & 7	NA

Summary of the SEA requirements	Where covered		
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	6, 7	2, 5.2 & 6	NA
i) A description of measures envisaged concerning monitoring in accordance with Article 10	8	7.2 & 8.2	NA
j) A non-technical summary of the information provided under the above headings	1.0	1.1	NA
The report must include the information that may reasonably be required taking C 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)	This latter stage will be undertaken during and after the consultation period on the Site Allocations Further Options Report 2010		

Appendix 2 Appropriate Assessment

The EU Habitats Directive⁶¹ requires the Council to undertake an assessment⁶² of the implications of a proposed plan or project on designated European sites⁶³. This is to ensure that the integrity of these sites are protected through the planning process. The assessment must be appropriate to its purpose under the Habitats Directive - hence the title Appropriate Assessment or AA.

In the context of the Local Development Framework (LDF), all Development Plan Documents (DPD) and Supplementary Planning Documents (SPD) are subject to the Habitats Directive and are the subject of this AA. This includes the Site Allocations DPD.

An AA was carried out for the Core Strategy and that concluded that the Core Strategy was not likely to have significant effects on designated European sites. As such, only Stage 1 (screening) was required to be undertaken. Details can be found in the Core Strategy SA/SEA. Given the Site Allocations must be in conformity with the Core Strategy, it is considered that a separate AA is necessary for the Site Allocations DPD.

⁶¹ Council Directive 92/43/EEC on Conservation of Natural Habitats and of Wild Fauna and Flora

⁶² It is noted that the AA is a separate (but complimentary) activity to the Sustainability Appraisal which will need to be undertaken for all LDF documents

⁶³ European sites are classified as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Offshore Marine Sites (OMS)

Appendix 3 Sustainability appraisal framework

The sustainability appraisal objectives are as follows:

Economic

1. To encourage sustained economic growth across a variety of sectors
2. To encourage and promote employment and new enterprises in Lewisham

Environmental

3. To minimise the production of waste across all sectors and increase reuse, waste recovery and recycling rates
4. To use and manage the consumption of natural resources in a sustainable manner
5. To protect and enhance the borough's open spaces and biodiversity, flora and fauna and increase opportunities for people to access nature
6. To improve air quality and reduce noise and vibration
7. To reduce car travel and improve accessibility by sustainable modes of transport
8. To mitigate, and adapt to the impact of climate change
9. To reduce and manage flood risk
10. To maintain and enhance landscapes and townscapes
11. To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places

Social

12. To provide sufficient housing of appropriate mix and tenure and the opportunity to live in decent home
13. To improve the health and wellbeing of the population and reduce inequalities in health
14. To provide for the improvement of education, skills and training
15. To improve accessibility to leisure facilities, community infrastructure and key local services

The decision aiding questions used to guide the sustainability appraisal process are listed in the table that follows.

SA objective	Appraisal questions to guide the SA
1. To encourage sustained economic growth across a variety of sectors	Improve business development and enhance competitiveness? Improve the resilience of business and the economy? Promote growth in key sectors? Promote growth in key clusters?
2. To encourage and promote employment and new enterprises in Lewisham	Reduce unemployment overall? Reduce long-term unemployment? Provide job opportunities for those in need of employment? Promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?
3. To minimise the production of waste across all sectors and increase reuse, waste recovery and recycling rates	Lead to reduced consumption of materials and resources? Reduce household waste? Increase waste recovery and recycling? Reduce hazardous waste? Reduce waste in the construction industry?
4. To use and manage the consumption of natural resources in a sustainable manner	Conserve water? SUDS? Promote energy (renewable/decentralised energy) and water conservation Sustainable design and construction?
5. To protect and enhance the borough's open spaces and biodiversity, flora and fauna and increase opportunities for people to access nature	Protection of existing open space? Provision and quality of open space? Improve access? Conserve and enhance natural/semi-natural habitats? Enhance river environments and water quality of local rivers? Conserve and enhance species diversity, and in particular avoid harm to protected species? Maintain and enhance sites designated for their nature conservation interest? Maintain and enhance woodland cover and management?
6. To improve air quality and reduce noise and vibration	Improve air quality? Reduce car use? Reduce vehicle movement? Reduce vibration? Proximity to public modes of transport?
7. To reduce car travel and improve accessibility by sustainable modes of transport	Sustainable mixed use design? Proximity of growth areas to public transport links and incorporation of pedestrian and cycle infrastructure?
8. To mitigate, and adapt to the impact of climate change	Proximity of growth areas to public transport links and incorporation of pedestrian and cycle infrastructure? Reduce greenhouse gas emissions? Reduce water and energy consumption in transport and built form? Lead to an increased proportion of energy needs being met from renewable/decentralised sources? Flood protection? SUDS?

SA objective	Appraisal questions to guide the SA
9. To reduce and manage flood risk	Is there flood protection? SUDS? Decreasing run-off? Construction practices that adapt to flooding?
10. To maintain and enhance landscapes and townscapes	Reduce the amount of derelict, degraded and underused land? Improve the landscape and ecological quality and character? Design?
11. To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places	Conserve and enhance the historic built character of the borough, especially within designated conservation areas? Protect sites of archaeological and historic importance?
12. To provide sufficient housing and the opportunity to live in a decent home	Additional housing? Increase the range and affordability of housing? Reduce the number in unfit homes?
13. To improve the health and wellbeing of the population and reduce inequalities in health	Improve the quality or level of provision of health and leisure facilities and open spaces? Improve access to high quality, health facilities? Encourage healthy lifestyles through sustainable urban design?
14. To provide for the improvement of education, skills and training	Improve the quality and level of educational infrastructure? Improve qualifications and skills of younger people? Improve qualifications and skills of adults?
15. To improve accessibility to leisure facilities, community infrastructure and key local services	Improve accessibility to key local services? Improve accessibility to shopping facilities? Improve the level of investment in key community services?

Appendix 4 Compatibility matrix of SA objectives

√ Compatible
 X Not compatible
 0 Neutral

SA Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1. Economic growth	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
2. Employment	√	X	X	0	X	X	√	√	X	0	X	X	√	0	√
3. Waste	√	X	√	√	√	√	0	√	0	√	0	x	0	0	0
4. Natural resources	√	X	√	√	√	√	√	√	√	0	0	x	0	0	0
5. Open spaces and biodiversity	√	X	√	√	X	√	√	√	√	√	0	X	√	0	√
6. Air quality, noise and vibration	√	X	√	√	√	√	√	√	0	√	√	√	√	0	0
7. Sustainable transport	√	√	√	√	√	√	√	√	√	√	√	√	√	0	√
8. Climate change	√	X	√	√	√	√	√	√	√	√	√	x	√	0	0
9. Flood risk	√	x	√	√	√	√	√	√	√	√	√	X	√	0	0
10. Landscapes and townscapes	√	0	√	0	√	√	√	√	0	√	√	0	√	0	0
11. Historic assets	√	0	√	0	√	√	√	√	0	√	√	0	√	0	0
12. Housing	√	X	x	0	x	√	√	x	X	0	X	√	√	0	0
13. Health and well being	√	√	√	√	√	√	√	√	√	√	√	√	√	0	√
14. Education, skills and training	√	√	0	0	0	0	0	0	0	0	0	0	√	√	√
15. Leisure facilities, infrastructure and local services	√	√	√	0	0	0	√	0	0	0	0	√	√	√	√

Appendix 5 Land use allocation appraisal summary

The following tables collectively discuss the sustainability of the land-use being recommended for the allocated sites. Within each assessment, the borough has been divided geographically into the areas set out in the spatial strategy areas as described in the Core Strategy. These are:

Regeneration and Growth Areas

- Lewisham Town Centre
- Catford Town Centre
- Deptford, Deptford Creekside, New Cross/New Cross Gate

District Hubs

- Blackheath
- Forest Hill
- Lee Green
- Sydenham

Local Hubs

- Brockley Cross
- Hither Green
- Bell Green

Area of Stability and Managed Change

- Southend Village, Bromley
- Downham (District Centre)
- Crofton Park, Downham Way and Grove Park
(as Neighbourhood Shopping Centres)
- Ravensbourne Retail Park, and Bromley Road as an out-of-centre retail park
- Strategic Industrial Location (SIL) at Bromley Road and Local Employment Locations

The table below is a key to provide an indication as to the nature of the effects that the uses may have on the sites.

++	Likely to have a very positive impact
+	Likely to have a positive impact
--	Likely to have a very negative impact
-	Likely to have a negative impact
I	Depends upon implementation
0	Neutral impact identified
?	Unknown impact

The tables appear in the following order:

- 1 Mixed Use
- 2 Housing

- 3 Employment
- 4 Education
- 5 Waste

1: Mixed Use

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
<p>The number of VAT registered companies in 2007 was 5390.</p> <p>Net year on year retail provision throughout the Borough has increased.</p>	Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p> <p>Does the option promote growth in key sectors?</p> <p>Does the option promote growth in key clusters?</p>	<p>++ Mixed uses will enable local economies opportunities for growth.</p> <p>++ Mixed use provides prospects across a range of sectors</p> <p>+ Mixed used has the potential to enhance business competitiveness and improve business development.</p> <p>++ Mixed use creates robust businesses and local economy</p> <p>+ Mixed use can promote growth in key sectors.</p> <p>+ Mixed use can promote growth in key clusters.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Mixed use developments will assist in economic growth by providing new business space in the Regeneration and Growth Areas and to a lesser extent in the District Hubs.</p> <p>The initial impacts of these mixed use centres are likely to be local, however once businesses are established then there is the possibility that in the long term these will create regional or even national economic impacts.</p>	<p>Mixed use is the advised policy option recommended to achieve the Site Allocations Objectives as it is considered that it will achieve the regeneration of those areas of the Borough most in need. It will provide the required mix of high quality homes, training opportunities, and jobs to support existing and expanding communities. The allocation of land for mixed use development are therefore an integral part of the realisation of the vision of the Core Strategy.</p>	<p>-- Sustained economic growth would be difficult to maintain without the range of economic drivers that mixed use allows for.</p> <p>- This option does not encourage economic growth across a range of sectors.</p> <p>--The option will not improve business competitiveness or improve business development.</p> <p>- The option will not assist the resilience of business or the economy.</p> <p>-The option does not promote growth in key sectors.</p> <p>-The option will not promote growth in key clusters</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>		<p>There would be little or no wider economic benefit to the Borough from this option as the status quo would remain. Which has been identified as lacking business space and decent housing in the north of the Borough especially.</p>	<p>The impact of maintaining the status quo will need to be monitored in order to ascertain that the economic growth rate, job creation and housing numbers have not fallen below projections so targets can still be met.</p>	

1: Mixed Use

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				Short term	Medium term	Long term				Short term	Medium term	Long term				
		Does the option have a detrimental impact on existing businesses?	+ Mixed use is unlikely to have a negative impact on existing businesses	✓							- There is possibility that the option could have a detrimental impact on existing businesses by limiting their growth opportunities.		✓			

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Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026	Encourage and promote employment and new enterprises	<p>Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?</p> <p>Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?</p> <p>Does the option enhance employment opportunities and encourage new enterprise?</p>	<p>++ Mixed use is likely to encourage and promote new enterprises, and employment opportunities are a likely.</p> <p>+ Development providing mixed use is likely to regenerate land and attract enterprise and employment to Lewisham.</p> <p>++Mixed use has the potential to enhance employment opportunities and encourage new enterprise</p>		✓		The provision of new business space in the Regeneration and Growth Areas and District Hubs will provide space for new enterprises and provide employment opportunities, for a range of skill levels. The effects will be local and regional in the long term.		-- This option is unlikely to encourage or promote the establishment of new enterprises or employment opportunities.		✓		There would be no deliberate attempt from not allocating land at assisting new enterprises to establish or employment opportunities. This could effect the Regeneration and Growth areas as well as the District and Local Hubs resulting in impacts at possibly a regional scale in the long term.	

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
		<p>Does the option reduce unemployment and long-term unemployment?</p> <p>Does the option provide job opportunities for those in need of employment?</p> <p>Does the option raise the profile of Lewisham as a location for employment and enterprise?</p> <p>Does the option have a detrimental impact on existing employment and enterprise activities?</p>	<p>+ Mixed use has the potential to reduce unemployment.</p> <p>+ Mixed use potentially provides employment for the unemployed.</p> <p>+ Mixed use has the potential to raise the profile of Lewisham as a location for employment and enterprise.</p> <p>0 Mixed use development is unlikely to have a detrimental impact on existing employment, and enterprise activities.</p>	✓	✓	✓		<p>- There will be no planning policy initiative to reduce unemployment.</p> <p>-- The option does not provide job opportunities to those in need of employment.</p> <p>-- The option does not raise the profile of Lewisham as a location for employment and enterprise.</p> <p>+/- This option will not have a negative impact on existing employment and enterprise activities.</p>	✓	✓	✓			

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The waste apportionment figures for Lewisham will allow for only 323 000 tonnes of waste that can be disposed of in 2020.	Minimise waste production and increase recycling	<p>Does the option minimise the production of waste and increase levels of recycling?</p> <p>Does the option encourage the use of recycled, recyclable and durable products?</p> <p>Does the option lead to reduced consumption of materials and resources?</p> <p>Does the option reduce household waste?</p> <p>Does the option reduce business waste?</p>	<p>- Mixed use is likely to increase the amount waste produced from the sites.</p> <p>✓</p> <p>- Mixed use development does not directly encourage the use of recycled or recyclable and durable products</p> <p>✓</p> <p>- Mixed use development is not likely to lead to reduced consumption of materials and resources</p> <p>✓</p> <p>- Mixed use development is unlikely to reduce household waste.</p> <p>✓</p> <p>- Mixed use development is unlikely to reduce business waste.</p> <p>✓</p>				<p>All demolition and construction projects produce waste, and the increase in households and businesses in the Regeneration and Growth Areas and District Hubs will naturally increase the amount of waste that is produced in these areas of the Borough. The effects of waste production are felt across the country as the waste generated during the construction (short term) and then the occupation (long term) will need to be sent to various processing plants across England.</p>		<p>+/- There will be no change in waste production as a result of policy initiatives.</p> <p>✓</p> <p>- This option does not encourage the use of recycled and durable products.</p> <p>✓</p> <p>- The option will not directly lead to the reduced consumption of materials and resources.</p> <p>✓</p> <p>- The option will not directly reduce household waste.</p> <p>✓</p> <p>- The option will not directly reduce business waste.</p> <p>✓</p>				<p>Demolition and /or construction is likely to still be generated but not on the same scale as the other option is likely to create. So there may only be a marginal increase in waste in the Regeneration and Growth areas and very little if any in the District and Local Hubs. Waste would still impact nationally in the long term however.</p>	

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				Short term	Medium term	Long term				Short term	Medium term	Long term			
		Does the option reduce hazardous waste?	? Mixed use development is unlikely to generate hazardous waste	✓						?This option is unlikely to generate hazardous waste.	✓				

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<p>4 renewable energy developments and 17 renewable energy technology installations completed in 2008/9</p> <p>Good river quality recorded since 2001.</p> <p>No planning permissions have been granted contrary to EA advice on flood defence or water quality.</p>	<p>To consume natural resources in a sustainable manner</p>	<p>Does the option promote the consumption of natural resources in a sustainable manner?</p> <p>Does the option use previously developed land as opposed to a greenfield site?</p> <p>Does the option make use of derelict, under used or vacant land or buildings?</p> <p>Does the option minimise the need for aggregates?</p> <p>Does the option include measures for soil decontamination?</p> <p>Does the option impact on the hydrology of the surrounding area?</p>	<p>I this is unknown and not determined by the option, but managed through policy</p> <p>++ Mixed use development is likely to occur on previously developed land.</p> <p>++Mixed use will make use of derelict, underused or vacant land or buildings</p> <p>?</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>	<p>✓</p> <p>✓</p> <p>✓</p>										
						<p>New building practices, materials and regulations will encourage the homes and businesses built in the Regeneration Areas and District Hubs to be as sustainable as possible. While the short term effects are local the long term will be global</p> <p>Matters of soil decontamination and hydrological management are matters that need to be dealt with at a local level. The scale of the hydrological events will determine the temporal nature of the event.</p>		<p>0</p> <p>0</p> <p>0</p> <p>?</p> <p>?</p> <p>?</p>				<p>The level of consumption of natural resources will continue as at present, at least in the short to medium term. Although if new buildings were to be constructed in the Regeneration and Growth Areas, District and Local Hubs they would be required to meet the new national regulations and guidelines. This could eventually impact at the global level.</p>		

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Approximately 14% of the borough is covered by open space, with 46 public parks covering 370ha. 20% of the borough is deficient in open space.	Protect and enhance open spaces and biodiversity	Does the option protect or enhance biodiversity or open space provision?	0	✓			There is no intention for any of the development to impinge on open space. Every effort will be made to identify on an individual site basis the impact of the development on open space and biodiversity. In some of the cases in the Regeneration and Growth Areas open space is likely to be created and/or up graded. District Hubs and Regeneration and Growth Areas will experience local effects in the long term.		0	✓		If the status quo were to remain in the Regeneration and Growth Areas and the District and Local Hubs, then there would be limited change to the amount of Open Space provided and the deficiency ratio would experience only limited change over time.		
		Does the option damage features of biodiversity interest?	0	✓					0	✓				
		Does the option have an impact on the quantity or quality of open space?	I This is very much dependent on each individual site. May increase the ratio of deficiency.		✓				0	✓				
		Does the option improve access to open space?	I This is very much dependent on the individual site.		✓				0	✓				
		Does the option impact on sites or features of nature conservation importance?	0	✓				0	✓					

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Lewisham has high levels of air and noise pollution due to the level of road traffic. There are five Air Quality Management Areas in the borough.	Improve air quality and reduce noise and vibration	<p>Does the option improve either air quality or the impact of noise and vibration?</p> <p>Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers?</p> <p>Does the option reduce car use and vehicle movements?</p> <p>Will the option generate new air borne pollutants or new noise and vibration?</p>	<p>I This is dependent on the individual site, but will be an increase use of cars and public transport.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is dependent on the individual site, but will be an increase use of cars and public transport.</p> <p>? This is dependent on the uses that occupy the mixed use development. It is however unlikely given the proximity to residential.</p>		<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Noisy polluting developments are not appropriate for this type of development, or in these areas of the Regeneration and Growth Areas or the District Hubs.</p> <p>In the north of the Borough where the Regeneration and Growth Areas are concentrated car ownership is already reasonably low this will be further encouraged in the long term.</p> <p>For District Hubs the long term car use will be managed through the planning applications and be assessed on a site by site basis.</p>		0	✓			The businesses currently operating in the Regeneration and Growth Areas and the District Hubs would remain and any change in the future would depend on planning permission being granted at which time the local and long term impacts would be assessed.		
							0	✓						
							0	✓						
							0	✓						

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<p>In the 2001 census 32% of people in Lewisham travel to work by car, motorbike or taxi. However around 40% of households do not own a car, varying from 55.8% in New Cross (north) to 32.8% in Grove Park (south).</p>	<p>Reduce car travel and promote sustainable modes of transport</p>	<p>Does the option encourage the reduction in car travel and/or promote sustainable modes of transport.</p>	+ The mixed use developments are close to main centres and transport links.	✓			<p>The mixed use developments in the Regeneration and Growth Areas are in areas of high PTAL which provides a reasonable long term certainty as to the number of public transport options available locally.</p>		0	✓		<p>Promotion of sustainable modes of transport and reducing car travel is likely to be left to other policy avenues.</p>		
		<p>Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools?</p>	+ The mixed use developments are close to town centres and offer employment options.	✓					0	✓				
		<p>Does the option make provision for walking and cycling?</p>	I This is very much dependent on the individual site.		✓				0	✓				
		<p>Is the option accessible by public transport?</p>	+ All the mixed use developments are accessible by public transport.	✓					0	✓				

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The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO ² .	Mitigate and adapt to climate change	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ?	I This is very much dependent on the individual site.		✓	New building practices, materials and regulations will encourage the homes and businesses built in the Regeneration and Growth Areas and the District Hubs to be as sustainable as possible; in the short term the effects will be local, but in the long term they could be global.		0	✓		The mitigation and adaption to climate change would need to be championed via other policy options that are not necessarily site or use specific.			
			I This is very much dependent on the individual site.		✓			0	✓					
								0	✓					
Approximately 20% of the borough is at some risk of flooding from the Thames and the river Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Reduce and manage flood risk	Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures?	- Several sites in this option are in Flood Zone 3a, however the impact is unknown as each site will behave differently.	✓		The Regeneration and Growth Areas all have elements of flood risk, some the District Hubs could also be effected in both cases the effects are likely to be local but the temporal aspect will be determined by the severity of the event.		0	✓		The ability to reduce and manage the flood risk would remain constant.			
			I This is very much dependent on the individual site, and managed by the exception test.		✓			0	✓					
								0	✓					

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				Short term	Medium term	Long term				Short term	Medium term	Long term			
The borough includes 26 conservation areas covering 654ha and 516 listed buildings.	To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places.	Does the option impact on conservation areas or sites of archaeological or historic importance? Does the option impact on potential heritage assets?	I This is very much dependent on the individual site. I This is very much dependent on the individual site.		✓		Both the Regeneration Areas and the District Hubs have historic assets. The effects are long term and may have national significance. National and local policies manage and protect the heritage assets of the Borough on a site by site basis.		0	✓		0	✓		Historic assets are unlikely to be overly affected and being dealt with on a case by case basis, if any redevelopment occurs.
The Mayor of London requires Lewisham to build 9750 houses by 2017. The current SAP rating is 46 out of 100 with 29.4% of residents are living in unsuitable housing.	Provide sufficient housing and decent homes	Does the option deliver sufficient decent homes? Does the option provide housing of an appropriate mix, tenure and quality? Does the option increase the number of 'fit' homes?	+ This option will assist in delivering decent homes. ++ Developments will be expected to meet policy requirements for appropriate mix tenure and quality. + The option will increase the number of 'fit' homes available.	✓		✓	A mixed use development provides new homes as well as employment, in the Regeneration and Growth Areas and to a lesser extent in the District Hubs. It will also provide decent affordable homes of a mix of tenures for people to move into this will then meet local housing need.		- This option will only provide limited numbers of decent homes. + Policy requirement of tenure mix and quality will still have to be met. - The option limits the increase of the number of 'fit' homes.		✓		✓		There is no guarantee that if redevelopment were to occur that the suitable numbers of homes would be created as opposed to any other use that is suitable.

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Lewisham has a significantly poorer quality of health than the rest of England. Some indicators of poor health relate to low income, such as coronary heart disease, cancer and respiratory disease.	Improve health and wellbeing and reduce inequalities in health	Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?	I This is very much dependent on the individual site.			✓	Mixed use development will be situated in and around the Regeneration and Growth Areas and District Hubs so the accessibility of local health and leisure facilities should be high in the medium to long term.		0	✓			The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities.	

1: Mixed Use

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				Short term	Medium term	Long term				Short term	Medium term	Long term			
According to the 2001 Census 24.5% of the borough has no qualification, 14.2% has 1 GCSE subject, 17.4% has 4 GCSE subjects , 9.1% has 2 or more A levels and 29.4% have and undergraduate degree.	Provide for an improvement in education and skills	Does the option provide for an improvement in education and training opportunities for skill attainment. Does the option improve the quality and level of educational infrastructure?	0 0	✓ ✓				Mixed use development does not contribute directly to improving education and skills, however there will be training occurring during construction; and training centres may choose to situate themselves in the new business space provided in the Regeneration and Growth Areas and the District Hubs. Decent homes with enough space for study are necessary to assist children in achieving at school. The effect will therefore be long term and regional or national in scale.		0 0	✓ ✓			There will be limited change to the provision of education and skills in terms of planning policies.	

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				Short term	Medium term	Long term				Short term	Medium term	Long term												
There is a 20% deficiency in access to open space in Lewisham. There are 7 leisure centres in the borough.	Improve accessibility to leisure facilities and key local services	<p>Does the option improve accessibility to and investment in local facilities and services?</p> <p>Does the option include new leisure facilities, community infrastructure and/or key local services?</p> <p>Does the option provide good accessibility (on foot) to existing local leisure facilities, community infrastructure and key local services?</p>	<p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>+ All mixed use developments are in central locations.</p>	✓			Improvement of access to leisure facilities and key local services can be ascertained locally on a site by site basis for the Regeneration and Growth Areas and District Hubs, and tools such as S106 used to secure funding towards improving accessibility for the long term.					0	✓			0	✓			0	✓			The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities
Cumulative impacts			The combined beneficial impacts on the economic and social aspects of mixed use development will have a positive cumulative influence on the overall wellbeing of the residents and businesses in the Borough.				The benefits on the economy and social fabric of maintaining the status quo are likely to be muted and neutral.																	
<p>Conclusion:</p> <p>The designation of mixed use development extends the influence of the existing policies for regeneration and assists in the creation of new jobs and decent homes that will provide the basis of new communities. Allocation affords greater impetus to the redevelopment of these sites and surrounding locality. Benefits to the economy, job creation, new housing, social cohesion, accessibility to transport and facilities, and the urban streetscape will be secured through the designation of specific sites.</p>																								

2: Housing

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
<p>The number of VAT registered companies in 2007 was 5390.</p> <p>Net year on year retail provision throughout the Borough has increased.</p>	Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p> <p>Does the option promote growth in key sectors?</p> <p>Does the option promote growth in key clusters?</p>	<p>+ House building will support sustained economic growth.</p> <p>+ House building provides economic growth over a range of sectors.</p> <p>+ Allocation for housing may enhance competitiveness among developers.</p> <p>+/- Allocation may increase robustness of developer proposals.</p> <p>+ Housing land allocation could promote growth in key sectors.</p> <p>+ Housing land allocations could promote growth in key clusters.</p>	✓	✓	✓	<p>Allocation of land for housing development throughout the hierarchy of Strategy Areas of the Borough, will provide a short to medium term boost to the local and regional economy.</p>	<p>The allocation of housing land is the advised policy option recommended to achieve the relevant Site Allocations Objectives. It is considered that it is required to achieve the London Plan housing targets and meet the projected demand for housing from population growth and migration. It will also assist in the regeneration of the many areas of the Borough including town centres, and provide the required high quality homes, and mix of tenure needed to support existing communities in their expansion. These allocations are therefore an integral part of the realisation of the vision of the Core Strategy.</p>	<p>- With less certainty in the market house building will contribute less to the economy.</p> <p>- Economic growth across the sectors will be limited.</p> <p>0</p> <p>0</p> <p>- The option does not support growth in key sectors.</p> <p>- The option does not promote growth in key clusters.</p>	✓	✓	✓	<p>There would be little or no wider economic benefit to the hierarchy of Strategy Areas of the Borough from this option in the long term.</p>	<p>The impact of not allocating land for housing will need to be monitored in order to ascertain that housing numbers and quality of home have not fallen below projections so targets can still be met.</p>

2: Housing

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation							
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	
				Short term	Medium term	Long term				Short term	Medium term	Long term			
		Does the option have a detrimental impact on existing businesses?	+ /- Housing land allocation is unlikely to have a negative impact on existing businesses.			✓				+/- The non allocation of land may have a detrimental impact on existing businesses.			✓		
Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026	Encourage and promote employment and new enterprises	Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities? Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham? Does the option enhance employment opportunities and encourage new enterprise?	++ Housing land allocation will provide employment opportunities; particularly through construction. 0 + Housing land allocation could enhance employment opportunities and encourage new enterprise.	✓			The allocation of land for housing development in the hierarchy of Strategy Areas of the Borough is likely to result in development companies needing a range of skills in order to build and market the houses. There is a requirement that employment requirements will be drawn from local sources for at least the medium term, benefiting the Borough.			-- This option will not provide employment opportunities. 0 -- The option does not enhance employment opportunities or new enterprise			✓	There would be no deliberate attempt from this policy option at assisting employment opportunities. This could effect the hierarchy of Strategy Areas of the Borough resulting in impacts at possibly a regional scale in the long term.	

2: Housing

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation							
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	
				Short term	Medium term	Long term				Short term	Medium term	Long term			
		<p>Does the option reduce unemployment and long-term unemployment?</p> <p>Does the option provide job opportunities for those in need of employment?</p> <p>Does the option raise the profile of Lewisham as a location for employment and enterprise?</p> <p>Does the option have a detrimental impact on existing employment and enterprise activities?</p>	<p>+This option may reduce unemployment and long term unemployment.</p> <p>+ This option may lead to opportunities for those in need of employment.</p> <p>0</p> <p>+ Allocation of land for housing is unlikely to have a detrimental impact on existing employment, and enterprise activities.</p>		✓					<p>- There will be no planning policy initiative to reduce unemployment.</p> <p>-- The option does not provide job opportunities to those in need of employment.</p> <p>0</p> <p>- This option could have a negative impact existing employment and enterprise activities.</p>	✓		✓		

2: Housing

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
The waste apportionment figures for Lewisham will allow for only 323 000 tonnes of waste that can be disposed of in 2020.	Minimise waste production and increase recycling	<p>Does the option minimise the production of waste and increase levels of recycling?</p> <p>Does the option encourage the use of recycled, recyclable and durable products?</p> <p>Does the option lead to reduced consumption of materials and resources?</p> <p>Does the option reduce household waste?</p> <p>Does the option reduce business waste?</p>	<p>- Housing is likely to increase the amount waste produced from the sites.</p> <p>- Housing development does not directly encourage the use of recycled or recyclable and durable products</p> <p>- Housing development is not likely to lead to reduced consumption of materials and resources.</p> <p>- Housing development is unlikely to reduce household waste.</p> <p>0</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>All demolition and construction projects produce waste, and the increase in households in the hierarchy of Strategy Areas of the Borough will naturally increase the amount of waste that is produced. The effects of waste production are felt across the country as the waste generated during the construction (short term) and then the occupation (long term) will need to be sent to various processing plants across England.</p>		<p>+/- Increases in waste production may still occur but not as a consequence of this option.</p> <p>- This option does not encourage the use of recycled and durable products.</p> <p>- The option will not directly lead to the reduced consumption of materials and resources.</p> <p>- The option will not directly reduce household waste.</p> <p>0</p>		<p>✓</p> <p>✓</p> <p>✓</p>	<p>Demolition and /or construction of housing is likely to still be generated but not on the same scale as the other option is likely to create. So there may only be a marginal increase in waste in the hierarchy of Strategy Areas of the Borough. Waste would still impact nationally in the long term however.</p>		

2: Housing

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				Short term	Medium term	Long term				Short term	Medium term	Long term			
		Does the option reduce hazardous waste?	? Housing development is unlikely to generate hazardous waste			✓				?This option is unlikely to generate hazardous waste.			✓		

2: Housing

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<p>4 renewable energy developments and 17 renewable energy technology installations completed in 2008/9</p> <p>Good river quality recorded since 2001.</p> <p>No planning permissions have been granted contrary to EA advice on flood defence or water quality.</p>	To consume natural resources in a sustainable manner	<p>Does the option promote the consumption of natural resources in a sustainable manner?</p> <p>Does the option use previously developed land as opposed to a greenfield site?</p> <p>Does the option make use of derelict, under used or vacant land or buildings?</p> <p>Does the option minimise the need for aggregates?</p> <p>Does the option include measures for soil decontamination?</p> <p>Does the option impact on the hydrology of the surrounding area?</p>	<p>I this is unknown and not determined by the option, but will be managed through policy</p> <p>++ Housing development is likely to occur on previously developed land.</p> <p>++Housing development will make use of derelict, underused or vacant land or buildings</p> <p>?</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>	<p>✓</p> <p></p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p></p> <p>✓</p> <p>✓</p> <p></p> <p></p>	<p>New building practices, materials and regulations will encourage the homes built in the hierarchy of Strategy Areas of the Borough to be as sustainable as possible. While the short term effects are local the long term will be global</p> <p>Matters of soil decontamination and hydrological management are matters that need to be dealt with at a local level. The scale of the hydrological events will determine the temporal nature of the event.</p>		<p>0</p> <p>0</p> <p>0</p> <p>?</p> <p>0</p> <p>0</p>				<p>The level of consumption of natural resource will continue as at present at least in the short to medium term. Although if new buildings were to be constructed in the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change they would be required to meet the new national regulations and guidelines. This could eventually impact at the global level.</p>		

2: Housing

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		Does the option conserve water e.g. does it promote use of SUDs?	+ New housing developments will incorporate water saving devices.			✓				?				
		Does the option promote renewable and decentralised energy generation?	+ New housing developments will include renewable and decentralised energy generation.			✓				?				
		Does the option include sustainable design and construction?	+ Any new buildings will be designed in accordance with sustainable design and construction methods.			✓				?				

2: Housing

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				Short term	Medium term	Long term				Short term	Medium term	Long term									
Approximately 14% of the borough is covered by open space, with 46 public parks covering 370ha. 20% of the borough is deficient in open space.	Protect and enhance open spaces and biodiversity	<p>Does the option protect or enhance biodiversity or open space provision?</p> <p>Does the option damage features of biodiversity interest?</p> <p>Does the option have an impact on the quantity or quality of open space?</p> <p>Does the option improve access to open space?</p> <p>Does the option impact on sites or features of nature conservation importance?</p>	0				Every effort will be made to identify on an individual site basis the impact of the development on open space and biodiversity. In some of the cases in the hierarchy of Strategy Areas of the Borough open space is likely to be created and/or upgraded, therefore the Borough will experience a range of local benefits in the long term.		0				0			0		0		If no land were allocated to housing in the hierarchy of Strategy Areas of the Borough then there would be little change to the amount of Open Space provided and the deficiency ratio would experience only limited change over time.	

2: Housing

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Lewisham has high levels of air and noise pollution due to the level of road traffic. There are five Air Quality Management Areas in the borough.	Improve air quality and reduce noise and vibration	<p>Does the option improve either air quality or the impact of noise and vibration?</p> <p>Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers?</p> <p>Does the option reduce car use and vehicle movements?</p> <p>Will the option generate new air borne pollutants or new noise and vibration?</p>	<p>I This is very much dependent on the individual site, but will experience an increase use of cars and public transport.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site, but will be an increase use of cars and public transport.</p> <p>+ It is unlikely given the use will be residential.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>			<p>Noisy polluting developments are not appropriate for this type of development, or in these areas of the hierarchy of Strategy Areas of the Borough where the housing land allocation is being proposed. In the north of the Borough where the Regeneration and Growth Areas are concentrated car ownership is already reasonably low this will be further encouraged in the long term. For other areas the long term car use will be managed through the planning applications and be assessed site by site.</p>		<p>I This is very much dependent on the individual sites.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>		<p>If no land were allocated to housing in the hierarchy of Strategy Areas of the Borough; then there would be little change to improve the air quality and reduce noise.</p>		

2: Housing

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The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO ² .	Mitigate and adapt to climate change	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ?	I This is very much dependent on the individual site.	✓			New building practices, materials and regulations will encourage the homes built as a result of the allocation in the hierarchy of Strategy Areas of the Borough to be as sustainable as possible; in the short term the effects will be local, but in the long term they could be global.		0				The mitigation and adaption to climate change would need to be championed via other policy options that are not necessarily site or use specific.	
			I This is very much dependent on the individual site.	✓										0
Approximately 20% of the borough is at some risk of flooding from the Thames and the river Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Reduce and manage flood risk	Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures?	- Several sites in this option are in Flood Zone 3a, however the impact is unknown as each site will behave differently.			✓	Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change all experience elements of flood risk the effects are likely to be local but the temporal aspect will be determined by the severity of the event.		0				The ability to reduce and manage the flood risk would remain constant.	
			I This is very much dependent on the individual site and managed by the exception test.	✓										0

2: Housing

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Lewisham is a dense urban borough punctuated with some significant areas of open space, from the Thames in the north to Beckenham Place Park in the south. Railway lines bisect the landscape and townscape.	Maintain and enhance landscapes and townscapes	<p>Does the option contribute to landscape and townscape quality and character?</p> <p>Does the option reduce the amount of derelict, degraded or underused land?</p> <p>Does the option result in the loss or damage to significant landscape or townscape features?</p> <p>Does the option include public realm improvements?</p>	<p>I This is very much dependent on the individual site.</p> <p>+ Housing development is likely to reduce the amount of derelict degraded or underused land.</p> <p>0/+ The option should not result in any damage to significant landscape or townscape features.</p> <p>I This is very much dependent on the individual site.</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>The assessment of how this option can contribute to the townscape and landscapes of the Borough has to be undertaken at a site level. The Regeneration and Growth Areas are likely to benefit in the long term and the effects could be regional. District and Local Hubs, and the Areas of Stability and Managed Change will also benefit for the long term but the effects are more likely to be at a local level.</p>	<p>0</p> <p>- The option does not reduce the number of derelict, degraded or underused land.</p> <p>0</p> <p>0</p>	<p>✓</p>	<p>The landscapes and townscapes will need to be improved in an ad hoc manner throughout the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change; this may pose some issues in terms of continuity.</p>				

2: Housing

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
The borough includes 26 conservation areas covering 654ha and 516 listed buildings.	To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places.	Does the option impact on conservation areas or sites of archaeological or historic importance? Does the option impact on potential heritage assets?	I This is very much dependent on the individual site. I This is very much dependent on the individual site.	✓ ✓			Historic Assets are spread throughout the hierarchy of Strategy Areas of the Borough. The effects are long term and may have national significance. National and local policies manage and protect the heritage assets of the Borough on a site by site basis.					0 0	Historic assets are unlikely to be overly affected and will be dealt with on a case by case basis, if any redevelopment occurs.	
The Mayor of London requires Lewisham to build 9750 houses by 2017. The current SAP rating is 46 out of 100 with 29.4% of residents are living in unsuitable housing.	Provide sufficient housing and decent homes	Does the option deliver sufficient decent homes? Does the option provide housing of an appropriate mix, tenure and quality? Does the option reduce the number of unfit homes?	+ +This option will assist in delivering decent homes. ++ Developments will be expected to meet policy requirements for appropriate mix tenure and quality. + The option will increase the number of 'fit' homes available.			✓ ✓ ✓	A allocation of land for housing provides opportunities to build new modern and decent Lifetime Homes in the hierarchy of Strategy Areas of the Borough. It will also provide decent affordable homes of a mix of tenures for people to move into this will then meet long term local housing need.				✓ ✓ ✓	- This option will only provide limited numbers of decent homes. + Policy requirement of tenure mix and quality will still have to be met. - The option limits the increase of the number of 'fit' homes.	There is no guarantee that if any redevelopment were to occur that the suitable numbers of homes would be created as opposed to any other use that is suitable.	

2: Housing

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Lewisham has a significantly poorer quality of health than the rest of England. Some indicators of poor health relate to low income, such as coronary heart disease, cancer and respiratory disease.	Improve health and wellbeing and reduce inequalities in health	Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?	0				Housing land allocation will be situated in the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change so the accessibility of local health and leisure facilities will vary but should improve in the medium to long term. However the allocation of housing land will not increase levels of provision.		0				The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities.	

2: Housing

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According to the 2001 Census 24.5% of the borough has no qualification, 14.2% has 1 GCSE subject, 17.4% has 4 GCSE subjects , 9.1% has 2 or more A levels and 29.4% have and undergraduate degree.	Provide for an improvement in education and skills	Does the option provide for an improvement in education and training opportunities for skill attainment. Does the option improve the quality and level of educational infrastructure?	0 0				There will be opportunities for training during the construction of the developments are throughout the hierarchy of Strategy Areas of the Borough. Decent homes with enough space for study are necessary to assist children in achieving at school. The effect will therefore be long term and regional or national in scale. Housing developments in the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change will also create long term local effects on numbers attending local schools.		0 0				There will be limited change to the provision of education and skills in terms of planning policies.	

3: Employment

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			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
<p>The number of VAT registered companies in 2007 was 5390.</p> <p>Net year on year retail provision throughout the Borough has increased.</p>	Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p>	<p>++ Designated employment locations will enable local economies opportunities for growth.</p> <p>++ Designated employment locations provide prospects across a range of sectors</p> <p>++ Designated employment locations have potential to enhance business competitiveness and improve business development.</p> <p>++ Designated employment locations create robust businesses and local economies</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Designated employment locations will assist in economic growth by continuing to provide business space in the Regeneration and Growth Areas and to a lesser extent around the District and Local Hubs.</p>	<p>The continued designation of employment sites is recommended throughout the borough; specifically in and around the Regeneration and Growth Areas and the District and Local Hubs. These sites are important for the basis, and continued economic growth of the borough; and for the employment and skill development functions they fulfil. These allocations are therefore an integral part of the realisation of the vision of the Core Strategy.</p>	<p>- As the option does not provide security to businesses it is unlikely to support sustained economic growth.</p> <p>- This option does not encourage economic growth across a range of sectors.</p> <p>--The option will not improve business competitiveness or improve business development.</p> <p>- The option will not assist the resilience of business or the economy.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>There would be little or no wider economic benefit to the Borough from this option as there would be no certainty in terms of land use which could limit a business' ability to expand or adapt. This would have a local and regional effect over the long term.</p>	<p>The impact of no allocation will need to be monitored in order to ascertain that the economic growth rate, and job creation numbers have not fallen below projection so targets can still be met.</p>

3: Employment

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				Short term	Medium term	Long term				Short term	Medium term	Long term				
		Does the option promote growth in key sectors?	+ Designated employment locations can Promote growth in key sectors			✓					-The option does not promote growth in key sectors.			✓		
		Does the option promote growth in key clusters?	+ Designated employment locations allow for the development and growth of key clusters.			✓					-The option will not promote growth in key clusters			✓		
		Does the option have a detrimental impact on existing businesses?	++ Designated employment locations are extremely unlikely to have a negative impact on existing businesses			✓					- There is possibility that the option could have a detrimental impact on existing businesses by limiting their growth opportunities.			✓		

3: Employment

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026	Encourage and promote employment and new enterprises	<p>Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?</p> <p>Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?</p> <p>Does the option enhance employment opportunities and encourage new enterprise?</p>	<p>++ Designated employment sites are likely to encourage and promote new enterprises and employment opportunities are a likely consequence of this.</p> <p>+ Designated employment sites could promote the regeneration of land and attract enterprise and employment to Lewisham.</p> <p>++ Designated employment sites have the potential to enhance employment opportunities and encourage new enterprise</p>			<p>✓</p> <p>✓</p> <p>✓</p>	<p>The continued provision of designated employment areas in the Regeneration and Growth Areas and the District and Local Hubs will provide assurance for existing businesses enterprises and provide continued employment opportunities, for a range of skill levels in a range of industries. The effects will be local and regional in the long term.</p>		<p>-- This option is unlikely to encourage or promote the establishment of new enterprises or employment opportunities.</p> <p>-- the option would not promote the regeneration of land for new enterprises and employment in Lewisham.</p> <p>-- The option does not enhance employment opportunities or new enterprise</p>			<p>✓</p> <p>✓</p> <p>✓</p>	<p>There would be no deliberate attempt from this option at assisting new enterprises to establish or existing businesses to expand and encourage employment opportunities. This could effect the Regeneration and Growth areas as well as the District and Local Hubs resulting in impacts at possibly a regional scale in the long term.</p>	

3: Employment

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				Short term	Medium term	Long term				Short term	Medium term	Long term			
		<p>Does the option reduce unemployment and long-term unemployment?</p> <p>Does the option provide job opportunities for those in need of employment?</p> <p>Does the option raise the profile of Lewisham as a location for employment and enterprise?</p> <p>Does the option have a detrimental impact on existing employment and enterprise activities?</p>	<p>+ Designated employment sites have the potential to reduce unemployment.</p> <p>+ Designated employment sites potentially provide employment for the unemployed.</p> <p>+ Designated employment sites have the potential to raise the profile of Lewisham as a location for employment and enterprise.</p> <p>++ Designated employment sites are highly unlikely to have a detrimental impact on existing employment, and enterprise activities.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>				<p>- There will be no planning policy initiative to reduce unemployment.</p> <p>-- The option does not provide job opportunities to those in need of employment.</p> <p>-- The option does not raise the profile of Lewisham as a location for employment and enterprise.</p> <p>--This option has the potential to have a negative impact existing employment and enterprise activities, by limiting their certainty in how their use will be recognised in future planning applications.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>		

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				Short term	Medium term	Long term				Short term	Medium term	Long term					
The waste apportionment figures for Lewisham will allow for only 323 000 tonnes of waste that can be disposed of in 2020.	Minimise waste production and increase recycling	<p>Does the option minimise the production of waste and increase levels of recycling?</p> <p>Does the option encourage the use of recycled, recyclable and durable products?</p> <p>Does the option lead to reduced consumption of materials and resources?</p> <p>Does the option reduce household waste?</p> <p>Does the option reduce business waste?</p>	<p>- Designated employment sites are likely to continue to produce the same volumes of waste currently experienced.</p> <p>- Designated employment sites do not directly encourage the use of recycled or recyclable and durable products</p> <p>- Designated employment sites are not likely to lead to reduced consumption of materials and resources</p> <p>0</p> <p>- Designated employment sites are unlikely to reduce business waste.</p>		✓		✓		✓		<p>0 There will be no change in waste production as a result of policy initiatives.</p> <p>- this options does not encourage the use of recycled and durable products.</p> <p>- The option will not directly lead to the reduced consumption of materials and resources.</p> <p>0</p> <p>- The option will not directly reduce business waste.</p>		✓		✓		<p>For the time being most industrial processes produce some level of waste. The existing designated employment areas in and around the Regeneration and Growth Areas; and District and Local Hubs will naturally continue to produce waste the amount of which will depend on the industry and any waste reduction policies will be managed at the site level. The effects of waste production are felt across the country as the waste generated will need to be sent to various processing plants across England, this will be a long term process.</p>

3: Employment

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation							
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				Short term	Medium term	Long term				Short term	Medium term	Long term			
		Does the option reduce hazardous waste?	? Designated employment sites do not directly encourage the reduction in production of hazardous waste.			✓				? This option will not directly encourage the reduction in production of hazardous waste.			✓		

3: Employment

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
<p>4 renewable energy developments and 17 renewable energy technology installations completed in 2008/9</p> <p>Good river quality recorded since 2001.</p> <p>No planning permissions have been granted contrary to EA advice on flood defence or water quality.</p>	<p>To consume natural resources in a sustainable manner</p>	<p>Does the option promote the consumption of natural resources in a sustainable manner?</p> <p>Does the option use previously developed land as opposed to a greenfield site?</p> <p>Does the option make use of derelict, under used or vacant land or buildings?</p> <p>Does the option minimise the need for aggregates?</p> <p>Does the option include measures for soil decontamination?</p> <p>Does the option impact on the hydrology of the surrounding area?</p>	<p>I this is unknown and not determined by the option.</p> <p>++ Designated employment sites occur on previously developed land.</p> <p>+ Designated employment sites have the potential to make use of derelict, underused or vacant land or buildings</p> <p>I this is unknown and not determined by the option.</p> <p>I this is unknown and not determined by the option.</p> <p>I this is unknown and not determined by the option.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>The designated employment areas are existing and the majority of them have built form. However any new buildings built in the Regeneration and Growth Areas and the District and Local Hubs have to be as sustainable as possible. While the short term effects are local, in the long term they will be global.</p> <p>Matters of soil decontamination and hydrological management are matters that need to be dealt with at a local level. The scale of the hydrological events will determine the temporal nature of the event.</p>		<p>0</p> <p>0</p> <p>0</p> <p>?</p> <p>?</p> <p>?</p>				<p>The level of consumption of natural resource will continue as at present. Although if new buildings were to be constructed they would be required to meet the new national regulations and guidelines.</p>	

3: Employment

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
		Does the option conserve water e.g. does it promote use of SUDs?	I this is unknown and not determined by the option.			✓				0				
		Does the option promote renewable and decentralised energy generation?	I this is unknown and not determined by the option.			✓				0				
		Does the option include sustainable design and construction?	I this is unknown and not determined by the option.			✓				0				

3: Employment

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			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation										
				Short term	Medium term	Long term				Short term	Medium term	Long term												
Approximately 14% of the borough is covered by open space, with 46 public parks covering 370ha. 20% of the borough is deficient in open space.	Protect and enhance open spaces and biodiversity	<p>Does the option protect or enhance biodiversity or open space provision?</p> <p>Does the option damage features of biodiversity interest?</p> <p>Does the option have an impact on the quantity or quality of open space?</p> <p>Does the option improve access to open space?</p> <p>Does the option impact on sites or features of nature conservation importance?</p>	0					Several of the designated employment sites in the Regeneration and Growth Areas and the District and Local Hubs are near railway lines that have been designated SINC sites. Currently there are no obvious long term effects on these sites, any short term effects are local.		0					0				0				If no land were allocated to employment in the Regeneration and Growth areas and the District and Local Hubs, then there would be little impact on the SINC sites in these areas at least in the medium to long term.	
			0																					
			0																					
			0																					
			- Designated employment sites do have the potential to impact on SINC sites.		✓																			

3: Employment

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Lewisham has high levels of air and noise pollution due to the level of road traffic. There are five Air Quality Management Areas in the borough.	Improve air quality and reduce noise and vibration	<p>Does the option improve either air quality or the impact of noise and vibration?</p> <p>Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers?</p> <p>Does the option reduce car use and vehicle movements?</p> <p>Will the option generate new air borne pollutants or new noise and vibration?</p>	<p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	The designated employment areas in and around the Regeneration and Growth Areas and the District and Local Hubs contain a variety of businesses that may discharge air pollution. This will have local and possibly regional effects in the long term.					<p>0</p> <p>0</p> <p>0</p> <p>0</p>					The businesses currently operating in the Regeneration and Growth Areas and the District and Local Hubs would remain and any change in the future would depend on planning permission being granted, at which time the local and long term impacts would be assessed.

3: Employment

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				Short term	Medium term	Long term				Short term	Medium term	Long term			
In the 2001 census 32% of people in Lewisham travel to work by car, motorbike or taxi. However around 40% of households do not own a car, varying from 55.8% in New Cross (north) to 32.8% in Grove Park (south).	Reduce car travel and promote sustainable modes of transport	<p>Does the option encourage the reduction in car travel and/or promote sustainable modes of transport.</p> <p>Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools?</p> <p>Does the option make provision for walking and cycling?</p> <p>Is the option accessible by public transport?</p>	<p>I This is very much dependent on the individual site.</p> <p>+/- Designated employment sites in general are within reasonable distance to other facilities.</p> <p>- Existing designated employment sites do not directly make provision for walking and cycling, although they are required to submit travel plans.</p> <p>+/- Designated employment sites are in general accessible by public transport.</p>			<p>✓</p> <p>✓</p> <p>✓</p>	The existing designated employment areas will not directly contribute to reducing vehicular traffic in the Regeneration and Growth Areas or in District and Local Hubs this is likely to have long term local effects.							<p>0</p> <p>0</p> <p>0</p>	Promotion of sustainable modes of transport and reducing car travel is likely to be left to other policy avenues.

3: Employment

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				Short term	Medium term	Long term				Short term	Medium term	Long term				
The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO ² .	Mitigate and adapt to climate change	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ?	- Designated employment sites do not directly encourage the reduction in green house gases. 0		✓		The designation of employment areas will not directly contribute to reducing the release greenhouse gases in the Regeneration and Growth Areas or in District and Local Hubs this is likely to have long term local and global effects.					0				The mitigation and adaption to climate change would need to be championed via other policy options that are not necessarily site or use specific.
Approximately 20% of the borough is at some risk of flooding from the Thames and the river Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Reduce and manage flood risk	Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures?	- Several sites in this option are flood susceptible however the impact is unknown as each site will behave differently. I This is very much dependent on the individual site and managed by the exception test.		✓	✓	Many of the designated employment areas are established within an existing flood risk areas. Any new development on these sites would need to take this into account. Flooding could have a negative short to medium term impact locally.					0				The ability to reduce and manage the flood risk would remain constant.

3: Employment

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Lewisham is a dense urban borough punctuated with some significant areas of open space, from the Thames in the north to Beckenham Place Park in the south. Railway lines bisect the landscape and townscape.	Maintain and enhance landscapes and townscapes	<p>Does the option contribute to landscape and townscape quality and character?</p> <p>Does the option reduce the amount of derelict, degraded or underused land?</p> <p>Does the option result in the loss or damage to significant landscape or townscape features?</p> <p>Does the option include public realm improvements?</p>	<p>The designated employment sites contribute to the townscape by locating the uses in an appropriate area.</p> <p>0</p> <p>0</p> <p>0</p>			✓	<p>The designated employment sites are existing in areas of the borough away for main town and landscapes in established industrial locations. This isolates and limits the negative impact these sites can have on wider landscapes. This overall creates a positive long term effect locally.</p>		<p>-- There would be no certainty regarding placement of employment uses.</p> <p>- The option does not reduce the number of derelict, degraded or underused land.</p> <p>0</p> <p>0</p>			✓	<p>Promotion of townscapes and Landscapes is likely to be left to other policy avenues.</p>	

3: Employment

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The borough includes 26 conservation areas covering 654ha and 516 listed buildings.	To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places.	Does the option impact on conservation areas or sites of archaeological or historic importance?	I This is very much dependent on the individual site.			✓	Both the Regeneration Areas and the District Hubs have historic Assets. The effects are long term and may have national significance. National and local policies manage and protect the heritage assets of the Borough on a site by site basis.		?				Historic assets are unlikely to be overly affected and being dealt with on a case by case basis, if any redevelopment occurs.	
		Does the option impact on potential heritage assets?	I This is very much dependent on the individual site.			✓			?					
The Mayor of London requires Lewisham to build 9750 houses by 2017. The current SAP rating is 46 out of 100 with 29.4% of residents are living in unsuitable housing.	Provide sufficient housing and decent homes	Does the option deliver sufficient decent homes?	0						0				-	
		Does the option provide housing of an appropriate mix, tenure and quality?	0						0					

3: Employment

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				Short term	Medium term	Long term				Short term	Medium term	Long term				
There is a 20% deficiency in access to open space in Lewisham. There are 7 leisure centres in the borough.	Improve accessibility to leisure facilities and key local services	<p>Does the option improve accessibility to and investment in local facilities and services?</p> <p>Does the option include new leisure facilities, community infrastructure and/or key local services?</p> <p>Does the option provide good accessibility (on foot) to existing local leisure facilities, community infrastructure and key local services?</p>	<p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>			<p>✓</p> <p>✓</p> <p>✓</p>	Having designated employment areas in Regeneration and Growth Areas and in District and Local Hubs may allow for leisure activities to be also supplied on the site. This would lead to long term benefits for the local areas.						0	0	0	The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities
Cumulative impacts			The option strengthens and confirms the importance of designated employment areas in Lewisham. Giving business owners in these areas confidence in their ability to continue operating and contributing to economic growth. This will lead to a positive cumulative influence on the overall wellbeing of the residents and businesses in the Borough.				The issues for the economy and social fabric of the Borough of not designating employment sites could be that land becomes vulnerable to other forms of development weakening business confidence. There is also the potential for the loss of local employment opportunities and the loss of economic base and the shrinking of the local economy.									
<p>Conclusion:</p> <p>The designation of employment areas enable the implementation of Core Strategy policies regarding employment locations and, more the general objective regarding economic activity and local businesses. Allocation also affords greater protection from development on or adjacent to development sites. Cumulative benefits to climate, employment, socio-economic wellbeing and economic growth are secured through policy implementation and designation.</p>																

4: Education

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: Reliance on the draft Core Strategy Policy 19 Provision and maintenance of community and recreational facilities and Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles.						
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
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<p>The number of VAT registered companies in 2007 was 5390.</p> <p>Net year on year retail provision throughout the Borough has increased.</p>	Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p> <p>Does the option promote growth in key sectors?</p> <p>Does the option promote growth in key clusters?</p>	<p>+ Schools provide skilled labour for long term economic stability.</p> <p>+ Education will provide skilled labour across many sectors.</p> <p>0</p> <p>+ Education improves the skill base in the Borough.</p> <p>0</p> <p>0</p>			<p>✓</p> <p>✓</p> <p>✓</p>	<p>Schools provide a stable economic function for communities throughout the Borough. Long term benefits are both local and regional.</p>	<p>The designation of these schools in the Borough is recommended as it recognises the existing and continuing benefits of social infrastructure in the Borough. Designation also reduces the possibility of the site being developed for other uses.</p>	<p>0</p> <p>+ the policies support a range of scholastic opportunities that will strengthen local skill levels.</p> <p>+ The policies promote R&D facilities within the Borough.</p> <p>0</p> <p>0</p>			<p>✓</p> <p>✓</p>	<p>The policies have regional and long term impacts on the provision of skilled labour promoting economic stability.</p>	<p>Increases in population is placing pressure on the educational infrastructure and school places need to be monitored.</p>

4: Education

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
		Does the option have a detrimental impact on existing businesses?	0											

4: Education

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Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026	Encourage and promote employment and new enterprises	<p>Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?</p> <p>Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?</p> <p>Does the option enhance employment opportunities and encourage new enterprise?</p>	<p>+ Schools offer a range of employment opportunities.</p> <p>+/-0 The schools allocated are regenerating suitable land although the uses and employment levels are existing.</p> <p>+ Schools offer a range of employment opportunities.</p>			<p>✓</p> <p>✓</p> <p>✓</p>	<p>Schools provide a range of employment opportunities for skilled and unskilled persons. The effects are most likely to be long term, but local to areas around the primary schools. Secondary schools produce wider regional impacts, especially those being upgraded in Regeneration and Growth Areas. During refurbishment short term benefits will also be evident for the building industry these are likely to be regional and local.</p>		<p>+ The policies support the continued functioning of schools and therefore the employment opportunities they offer.</p> <p>0</p> <p>0</p>			<p>✓</p>	<p>The policies have a long term impact across the Borough in providing a range of employment opportunities in a range of skill levels impacting on the local area.</p>	

4: Education

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
		Does the option reduce unemployment and long-term unemployment?	0											
		Does the option provide job opportunities for those in need of employment?	0/+ there is the possibility that the schools allocated could provide some job opportunities, but as they are already in existence these may be limited.	✓				0/+ The policies will provide for the continued functioning of the schools and therefore job opportunities will arise from time to time.			✓			
		Does the option raise the profile of Lewisham as a location for employment and enterprise?	0					0						
		Does the option have a detrimental impact on existing employment and enterprise activities?	0					0						

4: Education

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The waste apportionment figures for Lewisham will allow for only 323 000 tonnes of waste that can be disposed of in 2020.	Minimise waste production and increase recycling	Does the option minimise the production of waste and increase levels of recycling?	+/- recycling will be encouraged but schools do generate large amounts of waste.			✓	The schools will be refurbished in a manner to minimise waste and facilities will be created to encourage the recycling and reuse of waste for the long term, this is likely to produce local, regional and global effects.					The policies have little or no impact in the short or long term on levels of waste produced by schools in the Borough.		
		Does the option encourage the use of recycled, recyclable and durable products?	+/- where possible the use of recycled and durable products will be used.			✓								
		Does the option lead to reduced consumption of materials and resources?	- the option itself will not lead to a reduction in the consumption of materials and resources.			✓								
		Does the option reduce household waste?	0											
		Does the option reduce business waste?	0											
		Does the option reduce hazardous waste?	0											

4: Education

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		Does the option conserve water e.g. does it promote use of SUDs?	+ Renovated schools will incorporate water saving devices.			✓					0				
		Does the option promote renewable and decentralised energy generation?	+ Renovated schools will include renewable and decentralised energy generation.			✓					0				
		Does the option include sustainable design and construction?	+ Any new buildings will be designed in accordance with sustainable design and construction methods.		✓						0				

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Approximately 14% of the borough is covered by open space, with 46 public parks covering 370ha. 20% of the borough is deficient in open space.	Protect and enhance open spaces and biodiversity	<p>Does the option protect or enhance biodiversity or open space provision?</p> <p>Does the option damage features of biodiversity interest?</p> <p>Does the option have an impact on the quantity or quality of open space?</p> <p>Does the option improve access to open space?</p> <p>Does the option impact on sites or features of nature conservation importance?</p>	<p>- Some sites are using public open space to expand the school.</p> <p>- Some sites will remove trees to allow for the school to be expanded.</p> <p>- Some schools are using public open space to expand the school.</p> <p>- Some sites are using public open space to expand the school.</p> <p>0</p>	<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p>	<p>Where open space land is being utilised to enable a school to expand the effects will be very site specific and impact greatest in the long term on residents in the area. While a land swap is occurring there will still be a net loss of public open space.</p>	<p>+ the policies aim to ensure there is no net loss of sports and recreational facilities</p> <p>0</p> <p>0</p> <p>0</p>	<p>0</p> <p>0</p> <p>0</p>	<p>0</p> <p>0</p> <p>0</p>	<p>✓</p>	<p>The policies seek to ensure that there is no net loss of community facilities across the Borough providing long term local benefits.</p>			

4: Education

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				Short term	Medium term	Long term				Short term	Medium term	Long term			
Lewisham has high levels of air and noise pollution due to the level of road traffic. There are five Air Quality Management Areas in the borough.	Improve air quality and reduce noise and vibration	<p>Does the option improve either air quality or the impact of noise and vibration?</p> <p>Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers?</p> <p>Does the option reduce car use and vehicle movements?</p> <p>Will the option generate new air borne pollutants or new noise and vibration?</p>	<p>- Schools sites are noisy in term time.</p> <p>-/+ New buildings in the schools will incorporate technology to reduce noise.</p> <p>+/- the schools have travel plans.</p> <p>0</p>			<p>✓</p> <p>✓</p> <p>✓</p>	<p>School noise impacts on the immediate neighbourhood generally around the schools it will particularly noticeable in, Local Hubs and Area of Stability and Managed Change as these are the more suburban area in the Borough. New buildings can incorporate building materials that absorb some noise however the effects are long term and need to be managed as such.</p>				<p>0</p> <p>0</p> <p>0</p>				<p>The policies have little or no impact in the short or long term on levels of noise or vibration produced by schools in the Borough.</p>

4: Education

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation				Option 2: Reliance on the draft Core Strategy Policy 19 Provision and maintenance of community and recreational facilities and Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles.							
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In the 2001 census 32% of people in Lewisham travel to work by car, motorbike or taxi. However around 40% of households do not own a car, varying from 55.8% in New Cross (north) to 32.8% in Grove Park (south).	Reduce car travel and promote sustainable modes of transport	Does the option encourage the reduction in car travel and/or promote sustainable modes of transport.	+/- Travel plans assist in identifying methods to reduce car travel and encourage sustainable modes of transport.		✓		Schools in Regeneration and Growth Areas, and District Hubs are likely to have greater long term success in achieving this objective as public transport is more readily accessible in these areas of the Borough.		+ the policies advocate facilities be located in areas easily accessible by public transport.			✓	The policies generally advise that community facilities (including schools) should be located close to public transport, other community facilities and town and local centres. This will impact in the long term at a regional and local level.	
		Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools?	+ The schools generally serve local communities.			✓		+ The policies advocate the placement of facilities close to other community facilities and town and local centres.				✓		
		Does the option make provision for walking and cycling?	It will be possible for some children to walk or cycle to school.		✓		0							
		Does the option accessible by public transport?	+/- The majority of the schools are accessible by public transport.		✓			0						

4: Education

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The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO ₂ .	Mitigate and adapt to climate change	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ?	1 This is very much dependent on the individual site. 0	✓		✓	The improved schools will be able to reduce the level of impact on the environment; in the short term the effects will be local, but in the long term they could be global.	0				The policies have little or no impact in the short or long term on the reduction of greenhouse gases by schools in the Borough.		
Approximately 20% of the borough is at some risk of flooding from the Thames and the river Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Reduce and manage flood risk	Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures?	- Some of the schools are in areas at high risk from flooding. - All new buildings will need to incorporate flood protection measures where required.			✓	The allocated schools that are flood susceptible are in the Regeneration and Growth Areas. The effects are likely to be local but the temporal aspect will be determined by the severity of the event.	0				The policies have little or no impact in the short or long term on flood susceptibility of schools in the Borough.		

4: Education

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Lewisham is a dense urban borough punctuated with some significant areas of open space, from the Thames in the north to Beckenham Place Park in the south. Railway lines bisect the landscape and townscape.	Maintain and enhance landscapes and townscapes	<p>Does the option contribute to landscape and townscape quality and character?</p> <p>Does the option reduce the amount of derelict, degraded or underused land?</p> <p>Does the option result in the loss or damage to significant landscape or townscape features?</p> <p>Does the option include public realm improvements?</p>	<p>+ Schools are usually in prominent positions in terms of streetscape.</p> <p>0</p> <p>0</p> <p>+ The schools are being improved.</p>	<p>✓</p> <p>✓</p> <p>✓</p>			<p>✓</p>	<p>For the allocated schools located in Regeneration and Growth Areas there is likely to be greater emphasis on the improvement of the townscape; effects are therefore likely to be long term and the effects could be regional. Local Hubs and Areas of Stability and Managed Change will also benefit for the long term but the effects are more likely to be at a local level and wider landscapes will need to be managed.</p>		<p>0</p> <p>0</p> <p>+ The option supports the improvement of all the schools within the Borough.</p>	<p>✓</p>	<p>The policies have little or no impact in the short or long term on the enhancement of townscapes or landscapes by schools in the Borough.</p>		

4: Education

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The borough includes 26 conservation areas covering 654ha and 516 listed buildings.	To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places.	Does the option impact on conservation areas or sites of archaeological or historic importance?	I This is very much dependent on the individual site.			✓	There are allocated schools which are effected by Conservation Areas and Listed Buildings, these are local impacts but long term.	0				The policies have little or no impact in the short or long term on historic assets that may be effected by schools in the Borough.		
		Does the option impact on potential heritage assets?	I This is very much dependent on the individual site.			✓		0						
The Mayor of London requires Lewisham to build 9750 houses by 2017. The current SAP rating is 46 out of 100 with 29.4% of residents are living in unsuitable housing.	Provide sufficient housing and decent homes	Does the option deliver sufficient decent homes?	0				The allocated schools are likely to be put under increased pressure from the new housing developments it is possible this effect will be local and sub-regional in scope and medium to long term in duration.	0				The policies aim to ensure adequate provision of facilities (including schools) with the assistance of the Infrastructure Delivery Plan.		
		Does the option provide housing of an appropriate mix, tenure and quality?	0					0			+			the policy aims to ensure the needs of future populations arising from development are sufficiently provided for.
		Will the option be sustainable in terms of infrastructure.	Additional housing will place pressure on the nearby schools.			✓								

4: Education

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Lewisham has a significantly poorer quality of health than the rest of England. Some indicators of poor health relate to low income, such as coronary heart disease, cancer and respiratory disease.	Improve health and wellbeing and reduce inequalities in health	Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?	+ Most schools have some open space that can be utilised by the wider community when the school is not utilising it.			✓	The benefits will be mostly local for the allocated schools; but if the facility is big enough it could be of regional significance with at least medium term benefits for the community.				✓	+ The option promotes the protection of health, sports and recreation facilities; and healthy lifestyles.	The policies identify the need to support the provision health and leisure facilities and where possible co – locate facilities to promote healthy lifestyles in the long term in the Borough.	
According to the 2001 Census 24.5% of the borough has no qualification, 14.2% has 1 GCSE subject, 17.4% has 4 GCSE subjects , 9.1% has 2 or more A levels and 29.4% have and undergraduate degree.	Provide for an improvement in education and skills	Does the option provide for an improvement in education and training opportunities for skill attainment. Does the option improve the quality and level of educational infrastructure?	++ All schools aim to provide an improvement in levels of skills attainment. ++ All the schools being allocated are having their infrastructure improved.			✓ ✓	The allocated schools will all be refurbished or have additional buildings added to their campuses; this will provide long term benefits for the quality of the educational experiences that will be regional or global in their nature.				✓ ✓	+ The policy supports a broad range of education and training opportunities to strengthen local skill levels. ++ The policies supports the improvement and rebuilding of all schools within the Borough.	The policies support the improvement and rebuilding of schools in the Borough which will benefit the region and nation in the long term by providing skilled people to assist in economic prosperity.	

4: Education

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There is a 20% deficiency in access to open space in Lewisham. There are 7 leisure centres in the borough.	Improve accessibility to leisure facilities and key local services	<p>Does the option improve accessibility to and investment in local facilities and services?</p> <p>Does the option include new leisure facilities, community infrastructure and/or key local services?</p> <p>Does the option provide good accessibility (on foot) to existing local leisure facilities, community infrastructure and key local services?</p>	<p>+ the school may provide facilities and services to the wider community e.g. night classes</p> <p>+ Some schools will be building new leisure facilities which should be available to the wider community.</p> <p>+/- Most schools are within a reasonable distance from other local services.</p>			✓	Overall the effects on the accessibility of local services should be improved as the new schools will have to consider the wider community in their operation of the schools. The benefits should be medium to long term and local or regional in their scope.				✓	The policies seek to ensure that there is no net loss of community facilities across the Borough providing long term local benefits.		
Cumulative impacts			The combined beneficial impacts on individuals and the community, from access to modern scholastic institutions will have a cumulative positive impact on quality of life and wellbeing in the borough.				The benefits for education in Lewisham will have a cumulative positive impact.							
<p>Conclusion:</p> <p>The designation of schools adds weight to existing, more general, policy for education, as allocation affords greater impetus for renewal of these sites, and ensures schools are provided to meet demand through population growth. Benefits to long term learning capacities, employment, community wellbeing, and economic development are secured through the designation of specific sites.</p>														

5: Waste

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<p>The number of VAT registered companies in 2007 was 5390.</p> <p>Net year on year retail provision throughout the Borough has increased.</p>	Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p> <p>Does the option promote growth in key sectors?</p>	<p>The option supports economic growth by providing a means for businesses within the Borough to have their waste removed and disposed of in a cost effective fashion.</p> <p>+ See above</p> <p>0</p> <p>0</p> <p>+ the waste facilities can assist in waste management for these sectors</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>The allocation is likely to have a positive effect on a local and London level reassuring existing arrangements and giving local businesses confidence of a continuing service in the long term. New businesses will be able to have the service provided as and when necessary.</p>	<p>The designation of these waste sites is recommended as it will maintain the existing benefits of waste infrastructure in the Borough. Designation also affords greater protection from conflicting uses being located on or adjacent to the waste sites.</p>	<p>++ The policy aims to meet the requirements of PPS10 and the London Plan, and break the link between economic growth and the environmental impact of waste.</p> <p>+ The policy allows for economic growth across all sectors without the impact of waste.</p> <p>0</p> <p>0</p> <p>?</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>The policy provides surety that the 3 sites mentioned in the policy meet the requirement of the European Waste Directive and The London Plan and that the link between economic growth and the environmental impact of waste is recognised and unbroken over time.</p>	<p>With increasing pressure from both the regional (London) and central government to handle waste appropriately and limit that going to landfill and increasing numbers of households being created in the Borough the situation needs to be managed.</p>

5: Waste

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		Does the option promote growth in key clusters?	+ the waste management facilities may be able to offer specialised waste disposal options for clusters.			✓				?	✓			
		Does the option have a detrimental impact on existing businesses?	0	✓						0	✓			

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Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026	Encourage and promote employment and new enterprises	Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?	These are established facilities and are not currently being mooted for expansion. The employment opportunities will therefore be limited to the on site employment capacity.		✓		There may be a slight positive effect resulting from allocation as existing employees whether they be locally based or from wider London will be reassured at continued recognition of the need for the sites in the long term.		+ The policy encourages the reduction reuse and recycling of waste, and that waste be dealt with as locally as possible. This may lead to new enterprise opportunities.			✓	This effect is likely to be long term as over time the technology will change to allow for greater resource recovery from waste, this may then create more jobs. However there is no guarantee that these companies would situate themselves in Lewisham.	
		Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?	0	✓				0	✓					
		Does the option enhance employment opportunities and encourage new enterprise?	0	✓				0	✓					

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		Does the option reduce unemployment and long-term unemployment?	0	✓				0	✓					
		Does the option provide job opportunities for those in need of employment?	+ As with any employment there will be staff turnover so from time to time job opportunities will arise.		✓			0	✓					
		Does the option raise the profile of Lewisham as a location for employment and enterprise?	0	✓				0	✓					
		Does the option have a detrimental impact on existing employment and enterprise activities?	0	✓				0	✓					

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The waste apportionment figures for Lewisham will allow for only 323 000 tonnes of waste that can be disposed of in 2020.	Minimise waste production and increase recycling	Does the option minimise the production of waste and increase levels of recycling?	+ The option provides for the recycling to be collected, sorted and distributed to the relevant companies for reprocessing.			✓	The three waste sites provide positive and essential infrastructural services that assists Lewisham in managing and monitoring waste in the Borough. Designation ensures that development proposals around the sites must acknowledge their impacts on prospective development and ensure their ability to continue to function in an efficient manner in the long term.		+ The option supports the objectives of sustainable waste management and promotes the waste hierarchy of prevention through a partnership approach.		✓		The policy has a local and medium to long term impact on the management of waste in the Borough.	
		Does the option encourage the use of recycled, recyclable and durable products?	0 The option does not directly encourage this but is important in allowing the manufacture of recycled products.			✓			+ The option encourages this promoting the waste hierarchy of prevention.		✓			
		Does the option lead to reduced consumption of materials and resources?	0	✓					0					
		Does the option reduce household waste?	0	✓					0					
		Does the option reduce business waste?	0	✓					0					

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		Does the option reduce hazardous waste?	0	✓										

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<p>4 renewable energy developments and 17 renewable energy technology installations completed in 2008/9</p> <p>Good river quality recorded since 2001.</p> <p>No planning permissions have been granted contrary to EA advice on flood defence or water quality.</p>	<p>To consume natural resources in a sustainable manner</p>	<p>Does the option promote the consumption of natural resources in a sustainable manner?</p>	0/+ No but it does promote the sustainable disposal and reuse of natural resources.			✓	<p>Two of the sites act as transfer stations for local recyclable waste. The waste is baled at Hinkcroft and sent to a facility in Greenwich where it is sorted and is taken from there to the relevant processing plants. This is likely to be a long term arrangement that will be beneficial to the environment due to the recycling of materials.</p>		<p>+ The policy states that the Council has a vision of sustainably managing the disposal of the waste through the waste hierarchy and sustainable development.</p>		✓		<p>The policy has a local and medium term impact on the sustainable consumption of natural resources.</p>	
		<p>Does the option use previously developed land as opposed to a greenfield site?</p>	0	✓		0			✓					
		<p>Does the option make use of derelict, under used or vacant land or buildings?</p>	0	✓		0			✓					
		<p>Does the option minimise the need for aggregates?</p>	0	✓		0			✓					
		<p>Does the option include measures for soil decontamination?</p>	0	✓		0	✓		0	✓				

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		Does the option impact on the hydrology of the surrounding area?	0		✓				0	✓				
		Does the option conserve water e.g. does it promote use of SUDs?	0	✓					0	✓				
		Does the option promote renewable and decentralised energy generation?	+/- not currently but SELCHP has the potential			✓			++ The policy supports the recovery of energy from waste.			✓		
		Does the option include sustainable design and construction?	0	✓					+ The policy requires all new developments over a specified size to implement a SWMP and incorporate recycling and reuse in construction, as well as recognise the long term waste and recycling requirements of the development.	✓				

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		Will the option generate new air borne pollutants or new noise and vibration?	- Currently there is unlikely to be any change as a result of this allocation. However it cannot be guaranteed in the long term as waste management practices may change generating new noise and vibration and possibly new air borne pollutants.			✓					0/+ It is not the intention of this policy to generate new air borne pollutants, as this would be against the sustainable disposal of waste.	✓			

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In the 2001 census 32% of people in Lewisham travel to work by car, motorbike or taxi. However around 40% of households do not own a car, varying from 55.8% in New Cross (north) to 32.8% in Grove Park (south).	Reduce car travel and promote sustainable modes of transport	Does the option encourage the reduction in car travel and/or promote sustainable modes of transport.	- No the option is heavily reliant on vehicular movement but there are policies to make the Council fleet more sustainable to run.			✓	The most efficient manner to collect household waste is to use specialised vehicles. New vehicles in the fleet are more sustainable to run as they use sustainably resourced bio-diesel and emit less fumes and green house gases as a result. Other suppliers of transport for waste e.g. those that take the waste to LB Greenwich could also investigate the possibility of using more environmentally responsible vehicles. This would then create a positive long term benefit both for Lewisham and Greenwich.		+ /0 By advocating the proximity principle the policy aims to limit vehicle movements.			✓	The policy has a local and long term impact on promoting sustainable forms of transport.		
		Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools?	0	✓						+ /0 The proximity principle does advocate that the waste is dealt with locally.					✓
		Does the option make provision for walking and cycling?	- /+ People can walk or cycle to their local recycling bank, or the 3 sites in the north of the Borough.		✓					0	✓				
		Is the option accessible by public transport?	-The three sites are currently difficult to access by public transport.		✓				0	✓					

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The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO ₂ .	Mitigate and adapt to climate change	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ?	? The option has the ability to cut greenhouse gas emissions through updating of the fleet and ensuring that scrubbers on SELCHP are functioning efficiently. 0		✓		The new vehicles in the fleet emit less fumes due to their running on sustainably resourced bio diesel. The SELCHP facility has a series of scrubbers installed so the air is as clean as possible. This will reduce the impacts of incineration in the long term locally and globally.				++ The policy relates to implementing Strategic Objective 5 of the Core Strategy on climate change. 0	✓		The policy will have a permanent and global impact on climate change.
Approximately 20% of the borough is at some risk of flooding from the Thames and the river Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Reduce and manage flood risk	Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures?	-The sites are in a flood risk area. However the uses are acceptable. 0 (sites and buildings are in existence)	✓		✓	All three sites are established within an existing flood risk area. Any new development on these sites would need to take this into account. Flooding could have a negative short to medium term impact locally.				0	✓		The policy will have a local and temporary effect on flood risk.

5: Waste

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation				Option 2: Reliance on the draft Core Strategy Policy 13 : Addressing waste management requirements.							
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
Lewisham is a dense urban borough punctuated with some significant areas of open space, from the Thames in the north to Beckenham Place Park in the south. Railway lines bisect the landscape and townscape.	Maintain and enhance landscapes and townscapes	Does the option contribute to landscape and townscape quality and character?	+/-The option contributes to the townscape by locating the uses in an appropriate area.		✓		All three sites are allocated in a cluster in one small area of the borough in an established Strategic Industrial Location. This isolates and limits the negative impact waste sites can have on neighbouring uses. This overall creates a positive long term effect locally.		0			✓	The policy could have a local, long term positive effect on the quality of the townscape.	
		Does the option reduce the amount of derelict, degraded or underused land?	0	✓		0			✓					
		Does the option result in the loss or damage to significant landscape or townscape features?	0	✓		0			✓					
		Does the option include public realm improvements?	0	✓		0			✓					

5: Waste

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation				Option 2: Reliance on the draft Core Strategy Policy 13 : Addressing waste management requirements.							
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
The borough includes 26 conservation areas covering 654ha and 516 listed buildings.	To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places.	Does the option impact on conservation areas or sites of archaeological or historic importance? Does the option impact on potential heritage assets?	+/- The sites are in an Area of Archaeological Priority. ?	✓		✓	The effects are limited to the 3 sites. The designation is an indication that there could be matters of archaeological interest that should be investigated before redevelopment occurs on the site. As the sites are all established there will be little or no effect locally for the short to medium term.				✓	+/-0 The 3 sites that the policy puts forward are in an Area of Archaeological Priority. ?	✓	The policy could have a positive, long term effect on historic assets.

5: Waste

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: Reliance on the draft Core Strategy Policy 13 : Addressing waste management requirements.						
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
Lewisham has a significantly poorer quality of health than the rest of England. Some indicators of poor health relate to low income, such as coronary heart disease, cancer and respiratory disease.	Improve health and wellbeing and reduce inequalities in health	Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?	+ Indirectly the options assist Lewisham in being a healthy Borough by providing sites where rubbish can be managed. Cleaner streets allow for healthier towns and suburbs and assist in keeping vermin under control. Residents living close to the waste sites may experience lower air quality than in other areas of the Borough due to a large amount of heavy vehicle traffic and the operations SELCHP.			✓	The positive effects of regular waste collection are felt borough wide, and as long as the service is operating efficiently are likely to be long term. For people living and working close to the waste cluster there may well be negative effects from the higher level of air pollution from SELCHP and the heavy vehicles traffic, this too will be long term although may be lessened slightly by the new household waste collection fleet.				✓	The policy could have a positive, long term effect on the health and wellbeing of local residents.		

5: Waste

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation				Option 2: Reliance on the draft Core Strategy Policy 13 : Addressing waste management requirements.								
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	
				Short term	Medium term	Long term				Short term	Medium term	Long term			
There is a 20% deficiency in access to open space in Lewisham. There are 7 leisure centres in the borough.	Improve accessibility to leisure facilities and key local services	Does the option improve accessibility to and investment in local facilities and services?	Although the three sites can be classed as key local services Landmann Way is the only one accessible to the public on a permanent basis.			✓	The waste sites are important local services but only the Landmann Way Recycling Centre is open to the public. SELCHP are open to the public either on their official open days or a visit can be organised by appointment				0	✓			The policy will not effect the accessibility of the local service for local residents.
		Does the option include new leisure facilities, community infrastructure and/or key local services?	0	✓			The sites are likely to continue functioning in this manner which will provide positive effects for the local area, in the long term.				0	✓			
Cumulative impacts			The combined beneficial impacts on the built and natural environment, human health and air quality from the allocation of the waste management sites will have a cumulative positive effect on the management of resources within the Borough.				The benefits for waste management in Lewisham on air quality and human health, will have cumulative positive impact on Lewisham and its neighbouring boroughs.								
Conclusion: The designation of waste sites adds weight to the existing, more general, policy for waste management, as allocation affords greater recognition of the sites and their industrial uses. Benefits to human health, air quality, resource recovery, recycling, energy production, and the proximity principle are secured through the designation of specific sites.															

Appendix 6 Appraisal of the site allocation options

Site Ref: Site SA 1	Options: 1: Housing 100%
Ward: New Cross	
Site Name: New Cross Hospital site Avonley Rd, New Cross Gate SE14 5ER	
Site Characteristics: 0.9 hectares remain available. Site no longer active hospital site. Some areas of the original site have already been redeveloped.	
Flood Risk Area : Y	Zone : Flood Zone 2 (5%) & 3a (95%)
Open spaces /Archaeological features/Historic Environment	In Archaeological Priority Area, adjacent to a terraced row of Grade II Listed Buildings
General Assessment/Key Issues The site has been in use as a hospital and then a medical research facility since the 1870's. The redevelopment of the site will likely require some level of decontamination. Design and landscaping of the housing development will need to take into account the potential for the site to be flooded and the Listed Buildings adjacent to the site.	

Option:	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also likely to be contaminated waste that will need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	0	It is not considered that the option will need to consider any impact to biodiversity on the site. Bridge House Meadows is within about 0.5km (0.3 miles). PPG17 Study showed deficiency in provision of District Parks.
Improve air quality and reduce noise pollution	+	This site is in AQMA 1. The discontinuation of the hospital use is likely to improve air quality, and with the new use only residents and their visitors would access the site.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The site is just under a kilometre (around 0.5 miles) from both the Queens Road Peckham Station and the New Cross Gate Station. The site is also close to New Cross Road which features on several bus routes.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	--	Flood Zone 2 (5%) & 3a (95%) which has a high probability of flooding with medium residual risk of flooding
Maintain and enhance landscape and townscape	+/-	This redevelopment of the site will reduce the amount of degraded land in the Borough. It would be expected that the design of the new buildings would meet the appropriate design standards.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of adjacent Grade II Listed Buildings. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing targets of the Borough. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	-/+	The redevelopment of this site for housing will remove any possibility of the site being further utilised for health purposes. Additionally, it could put some pressure on operating health facilities nearby. However new housing development will contribute to this objective by providing healthy affordable homes.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions will provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

This will see the old hospital /medical research site change of use to housing. The NHS does not view this as a loss of community facilities as it has relocated the services that were offered here.

No Development

The site is likely to continue to decline as there is unlikely to be the level of investment required to upgrade the buildings so the site can continue to be used as a medical research facility.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As the site has been used as a hospital since around the 1870s. It is likely the site is contaminated and this will need to be remediated before the site can be used for housing.

The majority of the site is Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the adjacent Listed Buildings.

Site Ref: Site SA2	Options 1: Mixed use B1 employment (offices) live/work units and residential
Site Name: Seager Buildings, Brookmill Rd	
Ward: Brockley	
Site Characteristics: 0.7 hectares This is a disused industrial site.	
Flood Risk Area: Y	Zone 3a: High probability of flooding; medium residual risk of flooding.
Open spaces /Archaeological features/Historic Environment	Adjacent to MOL, edge of Deptford district centre, traversed by proposed pedestrian Waterway Link Way. Adjacent to Deptford High Street and Brookmill Rd Conservation Areas. Carrington House Grade II Listed Building.
General Assessment/Key Issues Development of this site for housing is expected to increase the quantity of housing but a mix of uses would assist the vitality of Deptford District Centre and lead to an overall increase in economic growth and urban quality.	

Option 1	Mixed use - B1 employment (offices) live/work units and residential.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This has the opportunity to be a significant development involving the possible construction of a tall block of flats, with space for commercial and other uses such as restaurants and a gallery. The increase in population (possibly over 160 flats) is expected to add to demand locally and thereby would contribute indirectly to economic growth. The additional commercial floorspace could add directly, and other uses could add to the creative 'hub' of activities at Deptford
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Redevelopment will provide through the S106 the opportunity to increase green elements on what is currently a hard landscaped site and this will both enhance the open space in the area and improve biodiversity. There is a playground next to the site and Brookmill Park is around 200m (0.1 miles) PPG17 Study showed adequate provision. The channel of the Ravensbourne River is managed at this point but there may still be need to monitor the biodiversity of the river during the construction phases.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The construction of this large development will have temporary adverse effects on air quality. The development is situated on a major road in the Borough which already has high levels of traffic. Additional traffic movements from the development are unlikely to be significant locally if traffic management of the ingress and egress to the site is engineered correctly. The site is however well located for public transport which will provide some counterbalance to the traffic issues.

Reduce car travel and promote sustainable modes of transport	+	PTAL 5. Several different public transport options are available including the Docklands Light Railway (station directly adjacent) bus routes, and Deptford Railway Station. The development which has planning permission proposes a footbridge directly linking the site to the DLR station and also 108 car parking spaces with cycle parking. It is likely that the development will generate a number of extra car journeys offset by its closeness to public transport.
Mitigate and adapt to climate change	-/+	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Minimise and mitigate flood risk	-	Fifty percent of this site is found within Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. The remaining 50% of the site is Flood Zone 2 which has a medium probability of flooding. Redevelopment will introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding. The site already has a valid permission for development that predates the introduction of sequential and exception tests for development classified as 'more vulnerable to flood risk'
Maintain and enhance landscape and townscape	-/+	The buildings currently onsite are older industrial buildings of some character that were the former Seager Distillery. Carrington House, which fronts onto Deptford Bridge, is a Grade II Listed Building, this and the other buildings fronting on to Deptford Bridge make a particularly strong contribution to the character of the street scene, inappropriate development could harm this setting. However redevelopment of the site is expected to increase the vitality of the local streetscene.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	The site is adjacent to a Conservation Area, an area of Article 4 and to Metropolitan Open Land. One of the Seager Buildings is Grade II Listed and the others are of local historical interest though of varying quality and age. There is potential of a new development to impact adversely on these elements. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	++	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area. There is also reasonably easy access to open space and recreational opportunities so this should assist in creating positive aspects to their living environment.
Improve education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades. This development will have direct access to Deptford Bridge DLR Station, the MOL and the river. It is also within walking distance of a town centre.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

This site is a previously developed site, it has been in various industrial uses since the mid 1700's. This proposal is unlikely to have any detriment to the site itself or its surrounds. However given that there will be a likely increased usage of the site resulting from the intensification and mixture of uses traffic management will be key in allowing this development to integrate itself into the area. Design of the site and buildings its ability to develop the site while recognising and enhancing the historical aspects of the site is also important

No Development

If no redevelopment of the site occurs it is likely to continue to deteriorate further and become even less attractive to the industrial users of the site until it becomes derelict.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The majority of the site is Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the Listed Buildings on the site; and the adjacent Conservation Area and Article 4.

The air quality, and noise and vibration issues of having housing this close to a significant road will need to be mitigated without limiting the quality of life of the future residents. There may be a need to engineer a traffic management system that will enable an easy ingress and egress of the site by its users

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA3	Options: 1: Mixed use commercial community, leisure, housing and the relocation of Tidemill School. 2: Commercial, leisure, housing, and community use
Site Name: Giffin Street SE8	
Ward: New Cross	
Site Characteristics: 4.01 hectares. A mix of civic uses including a library, pool, and school, with other uses occurring in the railway arches, and residential.	
Flood Risk Area: Y	Zone 3a: High probability of flooding; medium residual risk of flooding
Open spaces /Archaeological features/Historic Environment	Adjacent to Deptford Conservation Area
General Assessment/Key Issues The preferred option creates many good opportunities on an economic and social scale. The environmental objectives in relation to flood risk, waste and air quality will need to be mitigated to satisfy the objectives of the sustainability process	

Option 1	Mixed use commercial community, leisure, housing and the relocation of Tidemill School	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises along side community uses which combined offer a range of employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Maintain and enhance open spaces and biodiversity	0	It is not considered that the option will need to consider any impact to biodiversity on the site. Although there is a market square on the site and another across there road the nearest green space is Margaret Macmillian Park and Sue Godfrey Nature Reserve/ Ferranti Park which both around 200m (0.1 miles) from the site; and the larger Fordham Park is around 1km (0.6 miles). PPG17 Study showed the area to just be with an area of deficiency of provision of district parks.
Improve air quality and reduce noise and vibration	-	This site is in AQMA 1. All development will have some impact on the air quality and the construction of this large development will have temporary adverse effects on air quality. The level and type of development is also likely to increase car journeys in the immediate area, although most of these will be transferred from other sites (relocation of the school). The school will also have a noise impact.
Reduce car travel and promote sustainable modes of transport	+/-	The site is located within PTAL 5-6 and would be found within a town centre close to amenities. While the removal of the car park as part of the redevelopment may reduce the number of car parks available the community uses on the site including the school are likely to still generate car usage.
Mitigate and adapt to the climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the household carbon footprint. However the proposed

		development will intensify uses on this site and increase water and energy use.
Minimise and mitigate flood risk	--	Forty percent of the site is Flood Zone 1 and has a low probability of flooding; 58% of the site is Flood Zone 2 which has a medium probability of flooding. And the remaining 2% percent of this site is found within Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	If designed within the context of the local area, this site will contribute to the improvement of the townscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	The site is partly within a conservation area. As such it is considered that there will be a significant effect on the historic environment. The carriage ramp (railway embankment) is a listed structure which will restrict development. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	++	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	++	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area. It is also considered that the leisure development and other community uses will promote wellbeing.
Improve education and skills	+	The relocation of the school will not necessarily increase capacity but it will provide a new school building that will fulfil modern teaching/learning requirements.
Improve accessibility to leisure facilities and key local services	++	There will be leisure and community uses in the development which will provide benefits to the new residents and to the wider community. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	++	This option for this site is sustainable.

Option 2	Commercial, leisure, housing, and community use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises along side community uses which combined offer a range of employment opportunities.
Minimise waste	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
Efficient use of natural resources	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Maintain and enhance open spaces and biodiversity	0	It is not considered that the option will need to consider any impact to biodiversity on the site. Although there is a market square on the site and another across there road the nearest green space is Margaret Macmillian Park and Sue Godfrey Nature Reserve/ Ferranti Park which both around 200m (0.1 miles) from the site; and the larger Fordham Park is around 1km (0.6 miles). PPG17 Study showed the area to just be with an area of deficiency of provision of district parks.

Improve air quality and reduce noise and vibration	-	This site is in AQMA 1. All development will have some impact on the air quality and the construction of this large development will have temporary adverse effects on air quality. The level and type of development is also likely to increase car journeys in the immediate area.
Reduce car travel and promote sustainable modes of transport	+/-	The site is located within PTAL 4/5 and would be found within a town centre close to amenities. While the removal of the car park as part of the redevelopment may reduce the number of car parks available the community uses on the site are likely to still generate car usage.
Mitigate and adapt to the climate change	+ /-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Minimise and mitigate flood risk	-	Forty percent of the site is Flood Zone 1 and has a low probability of flooding; 58% of the site is Flood Zone 2 which has a medium probability of flooding. The remaining 2% percent of this site is found within Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	If designed within the context of the local area, this site will contribute to the improvement of the townscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	The site is partly within a conservation area. As such it is considered that there will be a significant effect on the historic environment. The carriage ramp (railway embankment) is a listed structure which will restrict development. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	++	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	++	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area. It is also considered that the leisure development and other community uses will promote wellbeing.
Improve education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	++	There will be leisure and community uses in the development which will provide benefits to the new residents and to the wider community. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses**Development**

Development on the site will provide many benefits to the wider community and the new residents on the site. Aside from the range of new and relocated community facilities it will also provide commercial opportunities that will together offer a range of employment opportunities and strengthen the town centre.

No Development

The area will remain uncohesive and the community will not receive the new facilities that are needed in the area. However the car parking will remain as an informal open space.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Part of the site is Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the listed carriage ramp and the features of the Conservation Area will need to be respected in any design of this development.

The management of the traffic on and around the site will need careful consideration in order not to create conflicts between parents and teachers accessing the school and those using other areas of the site.

Site Ref: Site SA4	Options 1: Mixed use commercial and housing development with improvements to Deptford Station and the Listed Carriage Ramp
Site Name: Octavius Street and Deptford Station	
Ward: New Cross	
Site Characteristics: 0.87 hectares Station and surrounds	
Flood Risk Area	Flood Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	Partly within Deptford Conservation area. Carriage Ramp is a Listed Structure
General Assessment/Key Issues The development of this option seeks to address good economic and social objectives of the SA process and makes some improvements with regard to the environmental objectives although Flood Risk, waste minimisation and air quality will all be key factors if this preferred option is to be truly sustainable.	

Option 1	Mixed use commercial and housing development with improvements to Deptford Station and the Listed Carriage Ramp	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+ +	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	+ +	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	- -	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+ / -	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	0	It is not considered that the option will need to consider any impact to biodiversity on the site. Although there is a market square on the site and another across there road the nearest green space is Margaret Macmillian Park around 200m (0.1 miles) and Sue Godfrey Nature Reserve/ Ferranti Park around 550m (0.3 miles) from the site. The larger Fordham Park is around 1km (0.6 miles). PPG17 Study showed the area to just be with an area of deficiency of provision of district parks.
Improve air quality and reduce noise and vibration	-	This site is in AQMA 1. All development will have some impact on the air quality and the construction of this large development will have temporary adverse effects on air quality. The level and type of development is also likely to increase car journeys in the immediate area. The proximity of the railway line will also impact on the air quality and noise pollution. Those parts of the site close to the railway may also experience greater levels of vibration.
Reduce car travel and promote sustainable modes of transport	+	The site is located within PTAL 4 and would be found within a town centre close to amenities. While the removal of the car park as part of the redevelopment may reduce the number of car parks available, the community uses on the site are likely to still generate car usage. However this development also proposes the refurbishment of the Deptford Station which will make this more attractive to users of the rail network.

Mitigate and adapt to climate change	+ / -	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	If designed within the context of the local area, this site could contribute to the townscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	+ / -	The site is found within a conservation area. As such it is considered that there will be a significant effect on the historic environment. The carriage ramp has Grade II Listed status and would need to be preserved. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	++	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Improve education and skills	0	It is considered that this option will not have a significant impact on education.
Improve accessibility to leisure facilities and key local services	++	There will be new leisure and community uses close the development which will provide benefits to the new residents and to the wider community. The redevelopment of the station will make this more attractive for users of public transport. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

Development on the site will provide many benefits to the wider community and the new residents on the site. Aside from the refurbished station it will also provide commercial opportunities that will offer employment opportunities which with the additional housing will strengthen the town centre.

No Development

The area will remain un-cohesive and the station will continue to be underutilised. However the car parking will remain as an informal open space.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Development will need to be sympathetic to the listed carriage ramp and the features of the Conservation Area will need to be respected in any design of this development.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Site Ref: Site SA5	Options 1: Mixed use – retail, business/employment and housing
Ward: New Cross	
Site Name: Site between New Cross Gate Station and 267 New Cross Road and 19-25 Goodwood Road SE14	
Site Characteristics: The site is 0.67 hectares and is on the outskirts of the town centre.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	Deptford Town Hall Conservation Area and Area of Archaeological Priority, adjacent to Green Corridor.
General Assessment/Key Issues Portions of the site appear to have been in industrial use for some time and may need some decontamination. The railway line and busy road provide two issues that will need to be recognised and any possible effects taken into account during the design phases of the proposed development.	

Option: 1	Mixed use – retail, business/employment and housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	++	There will be positive benefits resulting from the provision of commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as being next to this property and across the rail line from it, and therefore enhance biodiversity in the area. Development offers the opportunity to enhance the corridor. Fordham Park is within 300m (0.2 miles) of the site.
Improve air quality and reduce noise and vibration	--	The site shares a boundary with a railway line, and fronts a major road. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution and vibration. This site is in AQMA 1.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 6. Even taken from the furthest point of the site on Goodwood Rd it is less than 300m (around 0.2 miles) to the station and there are several bus routes along New Cross Rd. This amount of development on the site would however inevitably increase vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.

Maintain and enhance landscape and townscape	+	The site is currently underdeveloped and untidy. Development of this site will improve the townscape if the development is in keeping with the design requirements of the Conservation Area that fronts the site.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area which fronts this site and neighbouring properties. The site is also very close to the neighbouring Hatcham Conservation Area which is also an Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing targets of the Borough. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	++	Development contributions will provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades. All are well within walking distance, including the park.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The development of this site with the range of proposed uses will provide an extension the retail available on New Cross Road and new office and residential that once filled would provide an economic benefit to the area.

No Development

A portion of the site is undeveloped and would be unlikely to change with untidy industrial development on the remainder of the site.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Development will need to be sympathetic to the Conservation Area that part of the site is in and the adjoining Hatcham Conservation Area which is also an Article 4.

Site Ref: Site SA6	Options 1. Mixed use – retail, business /employment and housing.
Ward: New Cross	
Site Name: New Cross Gate Retail Park / Sainsbury's New Cross Rd SE14 5UL	
Site Characteristics: The portion of the site being put forward is approximately 2 ha on the edge of the town centre.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Hatcham Conservation Area, Article 4 and Archaeological Priority Area.
General Assessment/Key Issues The site is currently retail park, it fronts onto a busy A road with a railway forming a side boundary part of the site is an Article 4 Conservation Area.	

Option: 1	Mixed use – retail, business /employment and housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor and biodiversity in the area. Fordham Park is around 450m (0.3 miles) and Eckington Park is with around 750m (0.4 miles) from the site. PPG17 Study showed deficiency in provision of District Parks.
Improve air quality and reduce noise and vibration	--	The site is in AQMA 1. The site shares a boundary with a railway line, and fronts a major road. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+	PTAL 6. The site is next door to the New Cross Gate Station and fronts onto New Cross Road which has several bus routes along it. The change of use from predominately retail to business retail and housing may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	--	Overall design of the development will need to be sympathetic to setting of the Conservation Area and Article 4 which cuts through the New Cross Road end; and runs along the western boundary; of this site and neighbouring properties. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing targets of the Borough. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	The site is with reasonable walking distance of two areas of public open space and is within the town centre for easy access to retail and other services.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses	
<p>Development Redevelopment of this area of the retail park will provide a wider range of uses that is currently available on the site which will assist in the revitalisation of this area of the town centre and improvement to the townscape.</p> <p>No Development If the site is not developed further it will continue with its current permitted use as a retail park.</p>	
Mitigation Measures Required	
<p>Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.</p> <p>Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.</p> <p>The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.</p> <p>Development will need to be sympathetic to the Conservation Area and Article 4 that cover part of the site.</p>	

Site Ref: Site SA7	Options Mixed use – housing with community use (including doctor’s surgery, library, gym, community hall, café, crèche and public space).
Ward: Telegraph Hill	
Site Name: Proposed NDC Centre, Kender Estate, New Cross Gate SE14	
Site Characteristics: 1.05 hectares	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Flood Zone :1 Low, 2 Medium & 3a High Probability Article 4 Hatcham Conservation Area, Area of Archaeological Priority
General Assessment/Key Issues	

Option:	Mixed use – housing with community use (including doctor’s surgery, library, gym, community hall, café, crèche and public space.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it.
Encourage and promote employment and new enterprises	++	During the construction process employment will be generated. Once the site is occupied there will be employment from the community uses on the site, and people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	It is not considered that the option will need to consider any impact to biodiversity on the site. Issues. Eckington Gardens public open space is within about 2-300m of the site and the smaller Hatcham Gardens are 150-250 metres from the site. The provision of public open space is also part of the option. PPG17 Study showed deficiency in provision for District Parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. Of the three roads that the site fronts onto two are very busy and will effect the air quality in the area. The site is within around 600 metres (0.4 miles) from Queens Rd Peckham and New Cross Gate Stations and 1.2 kilometres (0.75 miles) from New Cross Station.
Reduce car travel and promote sustainable modes of transport	+	PTAL 5. The site is approximately 0.9km (0.6 miles) from Queens Rd Peckham, 0.5km (0.3 miles) from New Cross Gate and 1.1km (0.67 miles) from New Cross Stations. It is approximately 200m from New Cross Road which has several bus routes along it.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	-	Flood Zones 1 (70%), 2 (20%) & 3a (10%) which indicates that 30% of the site has a medium-high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the adjacent Conservation Area and Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	++	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the major roads. However new housing development will contribute to this objective by providing healthy affordable homes. The development also a doctor's surgery, a gym, and public open space which should all contribute to this objective.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	++	There will be leisure and community uses in the development which will provide benefits to the new residents and to the wider community. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The development of this site will provide the surrounding area and the new residents with a range of community facilities.

No Development

As the site is currently under development to stop development would result in a unusable site.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Thirty percent of the site is in Flood Zones 2 & 3 which has a medium-high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the adjacent Article 4 and Conservation Area.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant road will need to be mitigated without limiting the quality of life of the future residents.

Site Ref: Site SA8	Options: 1: Mixed Use Employment Location – B1 light industrial and offices with housing. 2. Retain in existing employment use
Ward: Evelyn	
Site Name: Childers Street and Arklow Road MEL SE14	
Site Characteristics: The site is 2.94 hectares and is in a variety of industrial uses. It is a long site and can be accessed from several points.	
Flood Risk Area : Y	Zone : Flood Zone 3a
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority
General Assessment/Key Issues The railway line/ junction and depot and the site and its surrounds being in Flood Zone 3a will need to be taken into account of in the design of any redevelopment of this site.	

Option: 1	Mixed Use Employment Location – B1 light industrial and offices with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Green Corridor is shown on a small portion of the site beside the railway line. Development offers the opportunity to enhance the corridor. Due to the size of the site it is difficult to measure the distance to the parks, however the following parks are within walking distance from most points within the site. Fordham Park, Folkestone Gardens, Evelyn Green, the playing courts on the corner of Arklow Rd and Edward St, and Margaret MacMillian Park. PPG17 Study showed deficiency in provision of District Parks in the area. It is not considered that the option will need to consider any impact to biodiversity on the site not covered by the green corridor .
Improve air quality and reduce noise and vibration	--	The site is in AQMA 1. The site shares a boundary with a major railway line/ junction/ depot. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	-	PTAL 1, 2 and 3. The size of the site means that that from certain points in the site a resident would be closer to public transport than at others. The change of use from predominately business/ light industrial to include residential is therefore likely to increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Retain as existing employment use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	-	There could be some demolition and construction waste if parts of the site is redeveloped for specific uses and there is also possible contaminated waste may need to be removed from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-/+	Building new business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	0	Green Corridor is shown on a small portion of the site beside the railway line. Development offers the opportunity to enhance the corridor. Due to the size of the site it is difficult to measure the distance to the parks, however the following parks are within walking distance from most points within the site. Fordham Park, Folkestone Gardens, Evelyn Green, the playing courts on the corner of Arklow Rd and Edward St, and Margaret MacMillian Park. PPG17 Study showed deficiency in provision of District Parks in the area. It is not considered that the option will need to consider any impact to biodiversity on the site not covered by the green corridor .
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. The site shares a boundary with a major railway line/ junction/ depot. This is of detriment to this objective, as there will be air and noise pollution and vibration.

Reduce car travel and promote sustainable modes of transport	-	PTAL 1, 2 and 3. The size of the site means that that from certain points in the site a resident would be closer to public transport than at others. The number of vehicle movements will be dependent on the nature of the industries operating on the site.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding
Maintain and enhance landscape and townscape	0	There is an opportunity for an improvement to the streetscape if any redevelopment of the site took place.
Conserve and enhance the historic and archaeological environment	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

Development

Development on this site would result in a greater range of uses being able to utilise the site and with the residential may provide some workers with the ability to live and work on the site.

No Development

The site is currently an industrial site that could continue in its current use.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents. The type of industrial uses around the housing would also need to be strictly managed.

The majority of the site is Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Access to public transport is very difficult from certain locations on the site. The positioning of the housing will determine the success of lowering the level of vehicle movements/ car ownership on the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped for housing.

Site Ref: Site SA9	Options 1: Mixed use Employment Location – B1(a) office type uses with housing.
Ward: Evelyn	
Site Name: Grinstead Road	
Site Characteristics: The site is 1 hectare in size and is an established industrial site.	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority
General Assessment/Key Issues The site fronts onto Grinstead Road which is predominantly a residential area and is dominated by Deptford Park, to the rear of the site however is a large industrial area. For the redevelopment of the site to be successful there will need to be a balance between these types of use.	

Option:	Mixed use Employment Location – B1(a) office type uses with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Deptford Park is across the road from the site and contains a sports ground and mature trees. PPG17 Study showed adequate provision. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. The site shares a boundary with a railway line and the rear boundary neighbours the Deptford Trading Estate. The combination of these two factors is of detriment to this objective, as there is a high probability of air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The site is 1.2 km (0.8 miles) from Surrey Quarry Station and 1.8 km (1.1 miles) from New Cross Station. It is however only 500m from Evelyn Road which several bus routes along it. The change of use from predominately industrial to office and housing may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor and the industrial estate. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of this site would allow for better design to complement the surrounding residential uses. Office use is more consistent with the area around Deptford Park.

No Development

The current piecemeal industrial uses do not contribute to the overall wellbeing of the area and are unlikely to do so in the future.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor and to an industrial will need to be mitigated without limiting the quality of life of the future residents. The positioning of the housing on the site will be crucial in this mitigation.

As parts of the site are known to be contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA10	Options 1: Mixed use Employment Location – Business uses including creative industries, offices (B1(a)) and workshops with housing. 2: Retain as existing employment use.
Ward: New Cross	
Site Name: Sun and Kent Wharf Mixed use Employment Location	
Site Characteristics: The site is 1.4 hectares that fronts onto a disused canal and is industrial use.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 3a Area of Archaeological Priority adjacent to Grade II Listed Railway Viaduct.
General Assessment/Key Issues The site has been in industrial use for years and likely to be contaminated, and the site is at risk of being flooded.	

Option: 1	Mixed use Employment Location – Business uses including creative industries, offices (B1(a)) and workshops with housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing a range of commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Development offers the opportunity to enhance and extend the landscaping now established around the Laban Centre. Sue Godfrey Nature Reserve/ Ferranti Park is no more than around 250m (0.15 miles) from the site. PPG17 Study showed adequate provision. Development of the site could contribute to the rehabilitation of the creek which could assist with biodiversity in the area.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 1. The loss of the industrial use likely to improve matters in terms of this issue. The design of the development will be crucial in ensuring incompatible uses are given the separation distances required.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is around 600m (0.4 miles) from Deptford Station and around 400m (0.25 miles) from the Greenwich DLR. There are bus routes along Deptford Church St and Creek Road. The change of use from predominately industrial to business and housing may increase the number of vehicle movements and adequate parking should be provided.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.

Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance the historic and archaeological environment	-	Overall design of the development will need to be sympathetic to setting of the Grade II Listed Railway Viaduct adjacent to the site. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and ability to separate incompatible uses. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Retain as existing employment use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	If any redevelopment were to take place demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	0	If the current industrial building were rebuilt for modern requirements, there could be an opportunity to enhance and extend the landscaping now established around the Laban Centre and rehabilitate the creek which could assist with biodiversity in the area. PPG17 Study showed adequate provision.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. The likelihood is that industrial uses would produce air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	-	PTAL 3. The site is around 600m (0.4 miles) from Deptford Station and around 400m (0.25 miles) from the Greenwich DLR. There are bus routes along Deptford Church St and Creek Road. Depending on the number of employees and the nature of the industries on the site parking could continue be an issue.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest

		Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	0	There is an opportunity for an improvement to the streetscape if new buildings were built on the site.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	There is a Grade II Listed Railway Viaduct adjacent to the site. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	--	This is not a sustainable option.

Summary of main impacts and explanation of recommended uses

Development

Would result in a change of use of the site with the employment uses changing from industrial to office and creative uses with the addition of residential. By redeveloping the site it likely the area will be opened up and the canal will become a recreational asset.

No Development

Industrial uses will continue on the site

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the adjacent Listed Buildings.

The air quality, and noise and vibration issues of having mixed uses on the site will need to be mitigated without limiting the quality of life of the future residents or the ability of the employment uses to operate.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA11	Options 1: Mixed Use Employment Location: B1 (business); A1 shops; A3 restaurants and cafés); A4 (pubs and bars); and housing.
Ward: New Cross	
Site Name: Thanet Wharf/ Copperas Depot Mixed Use Employment Locations Copperas St Deptford SE8 3DA	
Site Characteristics: The site is 1.3 hectares of degraded industrial land with access to Deptford Creek.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 3a Area of Archaeological Priority
General Assessment/Key Issues The site is at the edge of the Borough and development of the site will need to be in consultation with London Borough of Greenwich.	

Option: 1	Mixed Use Employment Location: B1 (business); A1 shops; A3 restaurants and cafés); A4 (pubs and bars); and housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Development offers the opportunity to enhance and extend the landscaping now established around the Laban Centre. Sue Godfrey Nature Reserve/ Ferranti Park is no more than around 300m (0.18 miles) from the site. PPG17 Study showed adequate provision. Development of the site could contribute to the rehabilitation of the creek which could assist with biodiversity in the area.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. There is a potential for the pubs bars and restaurants proposed to have a detrimental impact on the proposed housing especially in terms of noise, vibration and air quality.
Reduce car travel and promote sustainable modes of transport	-/+	PTAL 4. The site is around 900m (0.56 miles) from Deptford Station and around 700m (0.4 miles) from the Greenwich DLR. There are bus routes along Deptford Church St and Creek Road. Depending on the number of employees and the nature of the industries on the site parking could continue be an issue.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.

Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape, landscape and canal frontage as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	-/+	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from potentially incompatible uses. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Development of this site would allow for the area to be revitalised, and give impetus to the need to rehabilitate the canal and its surrounds

No Development

The site would continue in its current industrial uses.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

The air quality, and noise and vibration issues of having mixed uses on the site will need to be mitigated without limiting the quality of life of the future residents or the ability of the employment uses to operate.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA12	Option 1. Retain in employment use within the B Use Classes
Ward: Evelyn	
Site Name: Evelyn Street Local Employment Location (LEL)	
Site Characteristics: 1.19 ha. Evelyn Street LEL is a well defined area of relatively modern, good quality commercial and warehousing buildings dating from the 1990s.	
Flood Risk Area : Y	Zone 3a: High Probability of Flooding
Open spaces /Archaeological features/Historic Environment	Within Area of Archaeological Priority
General Assessment/Key Issues. The site has direct access onto the main road network (A200 Evelyn Street), and has good servicing capable of handling lorries. The warehouse buildings are arranged around the boundaries of the site which shields much of the surrounding residential development from vehicle noise. Drive in retail uses are on the north western boundaries.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	The site will contribute to Lewisham's economy by providing local employment opportunities. The units appear sufficiently flexible in order to potentially provide a variety
Encourage and promote employment and new enterprises	+	The site will provide employment opportunities.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	Business and warehousing uses will consume natural resources.
Protect and enhance open spaces and biodiversity	0	It is 350 metres to the nearest entrance to Deptford Park. There are no appreciable biodiversity features on the site.
Improve air quality and reduce noise and vibration	+/-	This site is in AQMA 1. These units provide a modern warehousing facility close to central London markets which should act to reduce long distance car and lorry journeys. The uses on this site are however housed in relatively large warehouse buildings which are used by Heavy Goods Vehicles which will manoeuvre within the site.
Reduce car travel and promote sustainable modes of transport	+	Surrey Quays Station (East London Overground Line) is just over 600 metres away from the western site entrance, and Evelyn Street is well populated by bus routes. The site is currently PTAL 3. Provision of local business and employment should reduce car travel.
Mitigate and adapt to climate change	-	These buildings were not designed to the latest energy efficient BREEAM standards and there are currently no proposals to redevelop them during the lifetime of the Core Strategy.
Reduce and manage flood risk	--	The site is in Flood Risk Zone 3a which means that there is a high probability of flooding. The site is largely hard surfaced with virtually no soft landscaping which will increase surface water run off, and the buildings have not been designed to be flood resistant. The uses on the site are however categorised as less vulnerable in PPS 25.
Maintain and enhance landscape and townscape	0	The frontage of the site on Evelyn Street is relatively good quality and materials and provides a reasonable street feature which is at least more coherent than the drive-in fast food restaurant which is the neighbouring development to the west. The buildings on the south western boundary of the site within

		the Strategic Viewing Corridor between Blackheath Point and St. Paul's Cathedral.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is within an Area of Archaeological Priority. The buildings on the south western boundary of the site within the Strategic Viewing Corridor between Blackheath Point and St. Paul's Cathedral. Assuming that no new development takes place during the lifetime of the Core Strategy this site will have no effect on the historic and archaeological environment.
Provide sufficient housing and decent homes	-	No new homes will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	It is possible that the provision of local job opportunities will act to improve health and wellbeing.
Provide for an improvement in education and skills	?	It is possible that the provision of local job opportunities will provide possible training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	The retention of the existing employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area on a main road close to the centre of London and as such is considered to perform an important local function in the economy of Lewisham. Positive impacts on job creation and supporting the local economy were therefore recorded. Positive impacts were recorded on reducing the need to travel by car and sustainable transport. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

The site is within Flood Risk Zone 3a which means that there is a high probability of flooding. Most of the site is hard surfaced which means that the site will not retain water to minimise the effect of flooding elsewhere.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA13	Option 1. Retain in employment use within the B Use Classes
Ward:	
Site Name: Creekside Local Employment Location (LEL)	
Site Characteristics: 3.11 ha. This is an area of older workshop, industrial and warehousing buildings adjacent to Deptford Creek.	
Flood Risk Area : Y	Zone 3a: High Probability of Flooding
Open spaces /Archaeological features/Historic Environment	Within Area of Archaeological Priority The northern boundary of the site is comprised of a Grade II Listed Railway Viaduct.
General Assessment/Key Issues. These buildings, which include multi occupied workshop, warehousing and industrial buildings (Faircharm Studios), a former wharf building now used as an art gallery, refurbished railway arches and a mix of other older buildings perform a valuable function in the Council's strategy to attract and retain creative industries to the Deptford area. The site is adjacent to Deptford Creek which is a Site of Importance for Nature Conservation of Metropolitan Importance. The creek walls themselves provide valuable habitats There is also a Site of Importance for Nature Conservation on the northern boundary of the site (British Gas site Creekside). The area is serviced via Creekside which also services the adjacent social housing estate. The uses at Faircharm have the potential to disturb residential occupiers but this is considered to be minimal as the estate is self contained and activities take place within the multi-occupied buildings. There is a long term aim to locate the long distance Waterlink Way pedestrian and cycle route along the Creek at this location which could result in greater disturbance to wildlife on the Creek edge.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This site will provide local employment opportunities. Faircharm Studios and other buildings in this area provide cheaper premises that can be used by the creative industries and provide the core for the development of a cluster of creative industries at Deptford.
Encourage and promote employment and new enterprises	++	This site will provide local employment opportunities. Faircharm Studios and other buildings in this area provide cheaper premises that can be used by the creative industries and provide the core for the development of a cluster of creative industries at Deptford.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses consume natural resources. Most buildings in this area are older and do not have energy saving features.
Protect and enhance open spaces and biodiversity	+	The northern part of the Site is the British Gas Site Creekside Site of Nature Conservation Importance. This site is not developable as it has underground gas supply pipes. Deptford Creek, which includes the Creek walls is a Site of Nature Conservation Importance of Metropolitan Importance. Retention of commercial and business uses as opposed to a more intensively populated use as residential development might reduce pressure on and disturbance to the wildlife on the Creek. Ferranti Park is a new public open space 225 metres away from the entrance to the Faircharm Studios.
Improve air quality and reduce noise and vibration	-	This site is in AQMA 1. The Faircharm Estate is multi occupied and intensively used which will result in traffic movements and noise. Other uses in the area (e.g. art gallery) are not so intensive.

		The site has close connections with the Strategic Road Network which means that vehicles travelling to the site do not need to pass through residential areas. The social housing estate on Creekside may however be affected by traffic movements to the site.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. This area has several public transport possibilities. It is 760 metres to Greenwich rail and DLR station via a pedestrian footbridge across the Creek from the entrance to the Faircharm Estate. It is 460 metres to Deptford Bridge DLR station and, depending on the route taken just over 500 metres to Deptford Rail Station.. Bus routes pass along Deptford Church Street, Deptford Broadway (A2), and slightly further away Evelyn Street (A200).
Mitigate and adapt to climate change	-	The business uses in this area are housed in older buildings either from the late Victorian era, or built in the 1940s/50s. They do not meet modern energy standards and might not be redeveloped to higher standards during the lifetime of the Core Strategy.
Reduce and manage flood risk	--	The site is in Flood Zone 3a which has a high probability of flooding. The employment sites in the area are largely hard surfaced with no landscaping which will increase water run-off and the buildings have not been designed to be flood resistant. The uses in these areas are however categorised as less vulnerable.
Maintain and enhance landscape and townscape	+	This area, assuming no redevelopment occurs during the lifetime of the Core Strategy comprises older style buildings and other features which give a feeling for what old Creekside may have been like as an industrial area in the eighteenth and nineteenth centuries which provides a good quality, interesting townscape. The Strategic View from Blackheath Point to St Pauls passes over the site (Faircharm Estate). This means that redevelopment would be restricted in height to preserve this view and development around the viewing corridor has to enhance a wider London panorama as seen from Blackheath Point.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	+	This area, assuming no redevelopment occurs during the lifetime of the Core Strategy comprises older style buildings and other features which give a feeling for what old Creekside may have been like as an industrial area in the eighteenth and nineteenth centuries which provides a good quality, interesting and historic townscape. The Strategic View from Blackheath Point to St Pauls passes over the site (Faircharm Estate). This means that redevelopment would be restricted in height to preserve this view and development around the viewing corridor has to enhance a wider London panorama as seen from Blackheath Point. The northern boundary of the area is formed by a Grade II listed railway viaduct. The arches within the viaduct have recently been converted to business use.
Provide sufficient housing and decent homes	-	No new homes will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	There is a possibility that the retention of local employment uses will improve health and wellbeing.
Provide for an improvement in education and skills	+	This area, in particular the Faircharm Studios, provides cheaper workspaces for the Creative Industries. The outcome of the availability of this space will result in the creation of small businesses and improve the skills of those undertaking them as well as possible training opportunities.

Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	++	Retention of employment uses in this area is sustainable.

Summary of main impacts and explanation of recommended uses

This area recorded positive impacts in respect of job creation and supporting the economy. The area provides premises which are attractive to the Creative Industries and which form a cluster in Deptford. It is therefore considered to perform an important local function in the economy of Lewisham providing easily accessible and flexible business space and employment opportunities.. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is also well located in respect to public transport. Positive impacts on traffic issues were therefore recorded.

Positive impacts were recorded on open space and biodiversity objectives as the site contains within it a site of nature conservation importance, as is the Creek and Creek walls adjacent to the site. Positive impacts were recorded on the landscape and townscape and the historic and archaeological environment. The area is reminiscent of older industrial users on Creekside and provides an appropriate visual environment for creative industries to flourish.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, air quality, noise and vibration, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

The site is within Flood Risk Zone 3a which means that there is a high probability of flooding. Most of the site is hard surfaced which means that the site will not retain water to minimise the effect of flooding elsewhere.

An unquantifiable impacts was noted on health improvement which could possibly result from the provision of local employment opportunities. The buildings in this area provide spaces for many firms to start up requiring different skills and therefore a positive impact on skills improvement was recorded.

Mitigation Measures

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA14	Option 1. Retain in employment use within the B Use Classes
Ward: Brockley	
Site Name: Lewisham Way Local Employment Location (LEL)	
Site Characteristics: 0.50 ha. A small business park with 10 relatively modern purpose built warehouse/industrial units.	
Flood Risk Area : Y	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	Brockley Conservation Area and a Grade II Listed Library Building are directly opposite the site across the A2.
General Assessment/Key Issues. The site has direct access onto the main road network (A21 Lewisham), and self contained parking and servicing which will minimise the impact of road traffic from the business uses on site. The uses on the site are categorised within the B1 and B8 Use Classes which should be compatible with residential uses adjacent to the site.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	The site will contribute to Lewisham's economy by providing local employment opportunities and services. The units appear sufficiently flexible in order to potentially provide a variety. A recent planning permission that was granted for the demolition of a number of the individual units and the construction of a self storage facility which, if implemented, while providing a valuable service to local businesses and others who require storage will most likely provide fewer job opportunities.
Encourage and promote employment and new enterprises	+	These units will provide local employment opportunities. A recent planning permission that was granted for the demolition of a number of the individual units and the construction of a self storage facility which, if implemented, while providing a valuable service to local businesses and others who require storage will most likely provide fewer job opportunities.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-/+	All businesses involve the consumption of natural resources. The buildings constructed according to the recent planning permission will secure 20% of their energy from renewable resources. The units currently on the site will not have been constructed according to modern energy efficient standards.
Protect and enhance open spaces and biodiversity	0	There is no open space on this site, and very limited biodiversity. The nearest open spaces are at Luxmore Gardens (140 metres) and Friendly Gardens (300 metres).
Improve air quality and reduce noise and vibration	+	This site is in AQMA 3. The site currently comprises 10 business units which would have a limited impact on noise and vibration. The provision of local business facilities should act to reduce the number of car and lorry journeys and improve air quality.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The provision of local business facilities should act to reduce the number of car and lorry journeys made. A number of bus routes running along Lewisham Way and the area is 650 metres away from New Cross Rail and Overground Station.
Mitigate and adapt to climate change	0/+	The current buildings in the Employment Area were constructed in the 1980s and so do not meet modern environmental standards. The recent planning permission requires the buildings to secure 20% renewable energy.

Reduce and manage flood risk	0	This site is in Flood Risk Zone 1 where there is a low probability of flooding.
Maintain and enhance landscape and townscape	0/+	This site is modern and relatively discreet in appearance although it does not form a positive element in the street scene opposite to a Conservation Area and a listed building. Part of the site on the Lewisham Way frontage has planning permission for redevelopment as a self storage facility. The report in to the planning application considered that the current industrial units appear very insignificant in the street scene and rather at odds with the width of Lewisham Way and scale of nearby buildings. The proposed building was considered acceptable in terms of height and massing and a significant improvement in urban design terms to the existing industrial units which have virtually no street presence.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-/+	The current buildings are considered to be rather incongruous in scale and style Compared to the existing industrial estate, which currently detracts from the streetscene, the proposed building by virtue of its greater scale and more attractive contemporary facade is considered likely to enhance the character and appearance of the Brockley Conservation Area and the setting of the Grade II listed Art House.
Provide sufficient housing and decent homes	-	No new homes will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	There is a possibility that the provision of employment opportunities closer to home could improve health and well being for some people.
Provide for an improvement in education and skills	?	There is a possibility that this site could provide training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	Retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a small good quality industrial/warehousing area on a main road close to the centre of London and as such is considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport. Positive impacts were therefore recorded in respect of supporting the economy and provision of job opportunities, and promotion of sustainable transport. The uses on this site are small scale and therefore should have limited impacts on traffic noise and vibration which led to a positive impact being recorded.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets. There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities. The site is within Flood Risk Zone 3a which means that there is a high probability of flooding. Most of the site is hard surfaced which means that the site will not retain water to minimise the effect of flooding elsewhere. Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA15	Options 1: Safeguard for education proposals : amalgamate upper and lower school facilities into a new school on the Edward Street Annex. The new boundary to include a small section of the north –east corner of Fordham Park. Redevelop Amersham Vale (upper school) facilities to provide residential and new public open space to compensate for that lost at Fordham Park
Ward: New Cross	
Site Name: Deptford Green Secondary School	
Site Characteristics: The school currently operates off two sites the Main School site (1.1ha) on Amersham Vale and the Annexe (0.3ha & sports field) on Edward Street.	
Flood Risk Area : Y	Zone : 1, 2 & 3
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority
General Assessment/Key Issues The school is looking to expand the Edward St Annexe and operate the school off the one site. However this requires the expansion of the school into the neighbouring Fordham Park.	

Option: 1	Safeguard for education proposals	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the sites are completed there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	+	During the construction process employment will be generated. Once the site is occupied there will be employment at the school (this is existing), and people may work from home
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and school premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	--	There are mature trees on the school property and on Fordham Park where the proposed new MUGA is proposed. The school redevelopment includes using the existing sports field currently identified as open space and extending into Fordham Park. There will be a loss of approximately 7400m ² of open space in total. It is proposed that this is off set by the conversion of the a portion of the upper school site to open space. However this site is only 5700 m ² . Housing is proposed for the remainder of this site. There will therefore be a loss in open space in the area. PPG17 Study showed deficiency in provision for District Parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. The site shares fronts a major road, and schools by their very nature are noisy. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4/5. The Lower School site is about 700m from both the New Cross and New Cross Gate Stations and 900 metres from the Deptford DLR Station. The Upper School is around 550m from New Cross and 1.2km from New Cross Gate Station and 650m from Deptford DLR Station. The nearest bus routes for both sites would be along New Cross Road. The change of use from school to open space/residential may lower the number of vehicle movements, depending on the type and number of homes provided.

Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new school buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	+/-	The Lower School site is 97% Flood Zone 1 and has a low probability of flooding and 3% Flood Zone 2 which has a medium probability of flooding.
	--	The upper School site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	++	There is an opportunity for an improvement to the streetscape as a result of this option. Particularly on the Upper School site.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-/+	The redevelopment of the Lower School site will result in the loss of another traditional school building, however it has not been listed. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The areas open space close housing will provide some health benefits. New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	++	The new secondary school will meet modern education standards.
Improve accessibility to leisure facilities and key local services	+	The new school will have improved leisure facilities, which will be available on a limited basis to the community, and there will be another area of open space. The increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

Development

The new school will result in an improved and modern educational facility that will provide a more cohesive educational service due to the whole school being housed on one site. The use of the vacated school site for housing and open space will provide an improved streetscape for the area.

No Development

The school will remain on two sites and will have to refurbish the sites in an incremental manner in order to meet modern educational standards and requirements.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. The Upper School site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding. The Lower School site has a very small percentage of Flood Zone 2 this should be taken into account in designing the school buildings.

The noise issues of having a school in this area should be minimal as it is an existing use on the site although the use will be intensified on the site. Sound proofing of buildings, especially the sports hall should provide a sufficient level of mitigation for surrounding residents.

The loss of open space can only be properly mitigated by ensuring provision on other developments nearby. Trees on the school properties and on the effected area of Fordham Park will also need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA16	Options 1: Safeguard for new through-school under the Building Schools for the Future Programme (BSF). Site currently a primary school.
Ward: Lewisham Central	
Site Name: Lewisham Bridge School Site, Loampit Vale, Lewisham	
Site Characteristics: The site is 1.03ha and is currently a primary school.	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	Part of site in Area of Archaeological Priority and Lewisham Bridge Primary School Building is Grade II Listed. Adjacent to a Green Corridor.
General Assessment/Key Issues The redevelopment of the school to accommodate a wider age range will require greater density of building coverage of the site and may impact on the setting of the Listed Building.	

Option:	Safeguard for new through-school under the Building Schools for the Future Programme (BSF). Site currently a primary school.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects.
Encourage and promote employment and new enterprises	+	During the construction process employment will be generated. Once the site is occupied there will be employment at the school (some of this is existing – but the school is expanding).
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building a new school premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are mature trees on the site and a Green Corridor in shown on the planning maps as running down beside the railway line at the rear of the property. Development offers the opportunity to enhance the corridor. It is across the road from Cornmill Gardens. The PPG17 Study showed adequate provision. There may be a need to consider impact on biodiversity on the site if the development is going to impact of the Green Corridor.
Improve air quality and reduce noise and vibration	--	The site is in AQMA 3. The site shares a boundary with a railway line. The school is on a very compact site and there is a proposal for housing on two boundaries. There is therefore the possibility of the railway impacting on any classrooms built too close to the railway (there is currently trees and a set back acting as a buffer), and the impact of noise from the school impacting on nearby residents. The combination of these factors is of detriment to this objective.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 6. The site is around 250m (0.15 miles) to the Lewisham DLR Station and is close to several major bus routes. The change from primary school to through school may increase the number of vehicle movements, as the catchment area may broaden accordingly.
Mitigate and adapt to climate change	+/-	Any new school buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.

Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the overall landscape of the area as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Listed Building. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	A new school will include some sports facilities which will contribute positively to this objectives.
Provide for an improvement in education and skills	++	The new school will meet modern education standards.
Improve accessibility to leisure facilities and key local services	+	The new school will have improved leisure facilities, which will be available on a limited basis to the community.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Development of the school will result in a modern school that caters for ages 3-16.

No Development

The school will continue to operate as a primary school.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the Listed Building on site.

There could be air quality, and noise and vibration issues of having a school this close to a reasonably significant railway corridor and noise issues for residents of neighbouring residential developments. These matters will need to be mitigated without limiting the quality of life of the future residents or the ability of the school to operate.

Site Ref: Site SA17	Options: 1: Mixed use retail, business/employment with housing
Ward: Perry Vale	
Site Name: Sites to the east of the railway line at Waldram Place Perry Vale including timber yard	
Site Characteristics: 0.42 hectares (part site implemented hence size map adjustment needed) Forest Hill Station and surrounding low rise development	
Flood Risk Area: N	Flood Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	NA
General Assessment/Key Issues. The option is sustainable in its approach by being located within the town centre and proposing a variety of uses. The negative impacts of the SA process will need to be mitigated against in order to build a sustainable community.	

Option 1	Mixed use retail, business/employment with housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	The construction of the development with the associated demolition of buildings on site will have temporary adverse effects on the generation of waste. Future commercial, community, and other uses will generate waste as will the residential uses on site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-/+	Building new homes and business/ retail premises will consume natural resources, but all materials should be from sustainable sources
Protect and enhance open spaces and biodiversity	+	The site has a stand of trees and vegetation which is identified as being part of a green corridor and is in between Sites of Importance to Nature Conservation. As such the redevelopment of this site offers the opportunity to strengthen the green corridor link between the two SINCS which is currently a little sparse. The site is about 750m (0.45 miles) from Horniman Gardens and approximately 1.6km (1 mile) from the Dulwich and Sydenham Hill Golf Course. PPG17 Study showed a deficiency in provision for Local and District Parks.
Improve air quality and reduce noise and vibration	--	The site is very close to the south circular and shares a boundary with a railway line. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution and vibration. This site is recognised as being affected by a Ribbon Road AQMA.
Reduce car travel and promote sustainable modes of transport	+	The site is located within PTAL 4. This site has good pedestrian access to Forest Hill Station (around 150m) and several bus routes. Traffic management could be an issue if there is an increase in vehicles accessing the site.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding

Maintain and enhance landscape and townscape	+	If designed within the context of the local area, this site could contribute to the townscape
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is adjacent to a conservation area, however the railway line is between the edge of the conversation area and the site. As such it is considered that there would be little effect on the historic environment.
Provide sufficient housing and decent homes	+	This development would contribute towards the housing targets for the Borough. All the homes would be built to a Lifetime Homes standard. A portion of Affordable Housing will be supplied.
Improve health and wellbeing and reduce inequalities in health.	-	This proposal will need to take into account the possible negative effects that living so close to the railway line and south circular could have on human health. However new housing development will contribute to this objective by providing healthy affordable homes.
Improve education and skills	0	This proposal will have no direct or indirect effect on education
Improve accessibility to leisure facilities and key local services	+	Development contributions will provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Development of this site will result in a tidier site and more attractive street frontages. It will also offer a realisation of an extended town centre that is already depicted on planning maps. Housing would also be placed on the site which should assist in increasing the robustness of the town centre in providing living opportunities within the town centre.

No Development

The site is a small light industrial site and would be likely to continue to operate as such, providing little towards the cohesiveness of the town centre.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor and major roads will need to be mitigated without limiting the quality of life of the future residents.

There may need to be some thought put into traffic management as the access to the site off Perry Vale may have some site line issues and there is likely to be an increase in vehicles accessing the site with retail and residential uses.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, along the railway line.

Site Ref: Site SA18	Options: 1: Mixed use- retail, business/employment with housing. 2: Business /employment
Ward: Forest Hill	
Site Name: Forest Hill Station, including car park and storage yard.	
Site Characteristics: About 0.45 hectares includes the railway station and the forecourt. Shares a boundary with the railway.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Forest Hill Conservation Area
General Assessment/Key Issues The site includes the station and the forecourt that provides space for pick up and drop off there are also some street frontage properties and although the pub is not included the area behind it is used for parking.	

Option: 1	Mixed use- retail, business/employment with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	There are reasonably mature trees on the adjacent properties and in the Green Corridor shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. Horniman Gardens is around 650m (0.4 miles) and Dulwich & Sydenham Hill Golf Course is with around 1.2km (0.7 miles) from the site. PPG17 Study showed deficiency in the provision of Local and District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in the ribbon road AQMA. The site shares a boundary with a railway line, and is on the South Circular. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site contains the Forest Hill Station and has frontages on two main roads which has several bus routes along them. There may be an increase in the number of vehicle movements depending on the number of homes provided in the proposal.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Business /employment	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the adjacent properties and in the Green Corridor shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. Horniman Gardens is around 650m (0.4 miles) and Dulwich & Sydenham Hill Golf Course is with around 1.2km (0.7 miles) from the site. PPG17 Study showed deficiency in the provision of Local and District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in the ribbon road AQMA. The site shares a boundary with a railway line, and is on the South Circular. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution and vibration.

Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site contains the Forest Hill Station and has frontages on two main roads which has several bus routes along them. There may be an increase in the number of vehicle movements depending on the types of business provided in the proposal.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However employment uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

Development

Development will encourage the revitalisation of the area

No Development

The site would continue to be an underutilised area of the town centre.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Development will need to be sympathetic to the Conservation Area.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

It is possible parts of the site have been used for industrial purposes and therefore the site could be contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA19	Options 1: Mixed Use- retail business/employment with housing. 2: Business /employment
Ward: Forest Hill	
Site Name: Fairway House	
Site Characteristics: 0.16 hectares. This is a back land site, the access is beside the rail line.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	Forest Hill Conservation Area
General Assessment/Key Issues The site is a back land site with new residential development on an adjacent site. Access to the site will need to be managed.	

Option:1	Mixed Use- retail business/employment with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. There is a small piece of Urban Open Space around 150m from the site. Larger areas of open space nearby are; Dulwich and Sydenham Hill Golf Course is about 1 km (0.6 miles) and Sydenham Wells Park is around 1.3km (0.8 miles) from the site. PPG17 Study showed deficiency in provision Of Local and District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	+/-	The site is not in a AQMA. The site shares a boundary with a railway line. Uses around the residential portion of the development will influence this.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is about 400 metres from the Forest Hill Station; and Dartmouth Road has bus routes along it. The change of use from predominately business to mixed use may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding.
Maintain and enhance landscape and townscape	0	Redevelopment of this site is unlikely to impact on the townscape.

Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor and other uses that may have a negative impact for residents. However new housing will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Business /employment	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building or refurbishing business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. There is a small piece of Urban Open Space around 150m from the site. Larger areas of open space nearby are; Dulwich and Sydenham Hill Golf Course is about 1 km (0.6 miles) and Sydenham Wells Park is around 1.3km (0.8 miles) from the site. PPG17 Study showed deficiency in provision Of Local and District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	+	The site is not in a AQMA. The site shares a boundary with a railway line.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is about 400 metres from the Forest Hill Station; and Dartmouth Road has bus routes along it. The number of vehicle movements will be dependent on the nature of the businesses operating from the site.

Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However, business uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	0	Redevelopment of this site is unlikely to impact on the townscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

Development

Development would provide an opportunity to allow a greater variety of businesses into the area. However it is questionable as to how successful retail uses would be on this site, given that it is tucked away; unless it only forms part of the business e.g. a gymnasium/fitness centre that sells equipment and supplements. Given the recent housing development of the adjacent site and the immediate surrounds housing is a viable option if the housing can be accessed safely and can be designed so as to be of minimal impact on neighbouring properties.

No Development

The site is currently being used as B1 and B8 uses so this would be likely to continue unless a change of use was sought.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Development will need to be sympathetic to the Conservation Area.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA20	Options 1: Mixed use business/ employment with housing. 2: Retain as 100% employment.
Ward: Sydenham	
Site Name: O'Rourke Transport/ Sivyer Transport Site 154-160 Sydenham Road.	
Site Characteristics: 0.52 hectares. The site has a small area of street front, the majority of the land is to the rear and is surrounded by other business and residential uses.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority
General Assessment/Key Issues The site access is off a busy road and any redevelopment will need to take the numerous surrounding properties into account.	

Option: 1	Mixed use business/ employment with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. Home Park is around 400m (0.25 miles), Mayow Park is 550m (0.3 miles), Crystal Palace Park is 2 km (1.2 miles) and New Beckenham and Cator Park are around 1.5km (0.9 miles) from the site. PPG17 Study showed deficiency in provision of District Parks. Due to the number and maturity of the trees on site there is a need to consider any impacts to biodiversity when developing the site.
Improve air quality and reduce noise and vibration	+/-	The site is in a Ribbon Road AQMA . The site fronts, and is accessed from a major road. The rear of the site is however most likely insulated from the noise by the surrounding properties.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is approximately 700m from Sydenham Station, (0.4 miles) and 1.3 km (0.8 miles) from Lower Sydenham Station, and fronts onto Sydenham Road which has several bus routes along it. The change of use from predominately light industrial to business and housing may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the

		proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and the type of business that operates from the site. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Retain as 100% Employment	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. Home Park is around 400m (0.25 miles), Mayow Park is 550m (0.3 miles), Crystal Palace Park is 2 km (1.2 miles) and New Beckenham and Cator Park are around 1.5km (0.9 miles) from the site. PPG17 Study showed deficiency in provision of District Parks. Due to the number and maturity of the trees on site there is a need to consider any impacts to biodiversity when developing the site.

Improve air quality and reduce noise and vibration	+/-	The site is in a Ribbon Road AQMA . The site fronts, and is accessed from a major road. The rear of the site is however most likely insulated from the noise by the surrounding properties.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is approximately 700m from Sydenham Station, (0.4 miles) and 1.3 km (0.8 miles) from Lower Sydenham Station, and fronts onto Sydenham Road which has several bus routes along it. The change of use from predominately light industrial to business may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of this site offers an opportunity to utilise it more efficiently and to improve the frontage which is at the east end of the identified town centre. In designing the redevelopment of the site the impact of proposed uses on surrounding businesses and residents will need to be taken into consideration including their privacy.

No Development

The site will most likely continue in its current uses

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA21	Options: 1: Mixed use – retail, business/ employment and housing.
Ward: Sydenham	
Site Name: 113-157 Sydenham Road SE26 5HB	
Site Characteristics: 0.85 hectares. The site has substantial amounts of street front in a District Centre.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	Adjacent to the Sydenham Thorpes Conservation/ Article 4 Area and Area of Archaeological Priority
General Assessment/Key Issues The placement of the various uses proposed for this site will be crucial for the successful redevelopment.	

Option: 1	Mixed use – retail, business/ employment and housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are several reasonably mature trees on the site, namely on the area of land occupied by the pub. There is also an area of grass behind the pub building which provides an area of green in an otherwise built up site. Mayow Park is around 400m (0.25 miles), Home Park approximately 650m (0.4 miles), Sydenham Wells Park is about 1.5km (0.9 miles) and Crystal Palace Park is around 1.7km (1.01 miles) from the site. PPG17 Study showed deficiency/adequate provision. Aside from possibly the pub garden it is not considered that the option will need to consider any impact to site biodiversity
Improve air quality and reduce noise and vibration	-	The site is in Ribbon Road AQMA. The site fronts a major road. There will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is around 500m (0.3 miles) from Sydenham Station, 1.3km (0.8 miles) from Penge East Station and 1.4km (0.9 miles) from lower Sydenham Station and fronts onto Sydenham Road which has several bus routes along it. The change of use from predominately service industries to business, retail and housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding.

Maintain and enhance landscape and townscape	++	There is an opportunity for an improvement to the streetscape as a result of this option, specifically the land fronting Sydenham Road.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the adjacent Conservation Area and Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing and the road. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of this site, if done sensitively, could enhance this end of Sydenham Road and the Town Centre.

No Development

The site is likely to remain in its current condition.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Development will need to be sympathetic to the adjacent Conservation/ Article 4 Area.

The air quality, and noise and vibration issues of having housing this close to a significant road will need to be mitigated through the careful placement and design of the residential portion of the development.

Design/ landscape aspects of the development should incorporate trees on the site and neighbouring properties and be mindful of them during construction.

Site Ref: Site SA22	Options: 1: Retail led mixed use including housing, business / employment and a hotel.
Ward: Lee Green	
Site Name: Leegate Centre Lee Green	
Site Characteristics: Dependent on whether the boundaries are extended the site is either 1.53 or 1.95 hectares of retail /business in Lee Green District Centre.	
Flood Risk Area : Y	Flood Zone : 1 (30%), 2 (10%), 3a (60%)
Open spaces /Archaeological features/Historic Environment	Adjacent to Area of Archaeological Priority and Conservations Areas/Article 4 nearby.
General Assessment/Key Issues This is a prominent site in the Lee Green District Centre; design of the overall site and the building are therefore extremely important. Traffic, its management and the pollution from it, will be major considerations for future residents and the proposed hotel.	

Option: 1	Retail led mixed use including housing, business / employment and a hotel	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Edith Nesbit Gardens are around 250m (0.16 miles) the Sports Ground is with around 300m (0.18 miles) and Manor House Gardens are around 450m (0.28miles) from the site. PPG17 Study showed deficiency in provision of District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 4. The site is on the corner of two main roads. These two roads and the air and noise pollution and vibration generated on this corner is of detriment to this objective.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site has bus stops serving the centre right outside, and the Lee Station approximately 750m (0.5 miles) to the south and Blackheath Station around 1.1km (0.7 miles) to the north. The change of use from predominately retail and business to retail/ business/ housing and a hotel may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office/ retail / hotel buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	--	Thirty percent of the site is found within Flood Zone 1 and has a low probability of flooding; 10% of the site is Flood Zone 2 and has a medium risk of flooding; and 60% of the site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	++	There is an opportunity for an improvement to the townscape and streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is not inside a Conservation Area but it is very close to a large Conservation Area/ Article 4 area and is adjacent to a large Area of Archaeological Priority so some note should be taken of these aspects in design and construction.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shops.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The site will be redeveloped to provide new retail and office space as well as a hotel and housing.

No Development

The site will continue as it is, although refurbishment could be an option to make the centre more attractive.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The majority of the site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development should be sympathetic to the nearby Conservation Area/ Article 4.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Site Ref: Site SA23 & SA24	Option 1. Retain in employment use within the B Use Classes
Ward: Forest Hill and Perry Vale	
Site Name: Clyde Vale/Perry Vale Local Employment Location (LEL)	
Site Characteristics: Clyde Vale 0.44 ha. Perry Vale 0.46 ha.	
Flood Risk Area :Y	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	The Clyde Vale Area (Forest Hill Business Centre) is adjacent to Sydenham Park Conservation Area on its southern boundary. The Perry Vale Area is on the eastern side of the railway line in Forest Hill and comprises a modern two storey business estate. the Forest Hill and Sydenham Postal Sorting Office is also located here.
General Assessment/Key Issues. The Clyde Vale area is a small low rise business centre with self contained servicing on the edge of Forest Hill District Centre. Access is via Clyde Terrace from the A2216 Dartmouth Road which is a short distance from the South Circular. It is small scale, self contained with servicing and parking and appropriate to its edge of town centre location. The Perry Vale area is located to the rear of a public car park and is accessed via Perry Vale which is a short distance from the South Circular. This site is also small scale, appropriate to its location and houses an essential local services (Postal Sorting Office).	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	These sites provides valuable modern business space adjacent to Forest Hill District Centre which will support economic growth by providing local business opportunities and provide services.
Encourage and promote employment and new enterprises	++	These areas will provide local employment opportunities. The units in the Forest Hill Business Centre are small and would provide valuable starter accommodation.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. Although the units in these estates are relatively modern they have not been constructed according to modern energy efficient standards.
Protect and enhance open spaces and biodiversity	0	There is no open space or provision for biodiversity on these sites. The Clyde Vale area is immediately adjoined to the south by Albion Villas Millennium Green which is a Site of Nature Conservation Importance of Local Importance. The railway line that separates the sites is designated as a green corridor..
Improve air quality and reduce noise and vibration	+/-	This site is not within an AQMA. Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However, local deliveries and traffic movements, and industrial activities may have local effects of air quality, although the small size of these estates mean that this will be quite limited.
Reduce car travel and promote sustainable modes of transport	++	Provision of local business and industrial areas will reduce the need to travel by car. These sites are close to good public transport – bus, rail and Overground at Forest Hill Station. The Clyde Vale Sites is 400 metres away from the station, while Perry Vale is 260 metres away. Forest Hill District Centre is well served by bus routes.

Mitigate and adapt to climate change	-	Although the units in these estates are relatively modern they have not been constructed according to modern energy efficient standards.
Reduce and manage flood risk	0	This site is in Flood Risk Zone 1 where there is a low probability of flooding.
Maintain and enhance landscape and townscape	0	These sites comprise industrial warehousing units that are relatively modern. The units in the Forest Hill business centre are low rise, brick built and therefore unobtrusive in relation to the adjacent Conservation Area. The units in the Forest Hill Industrial estate are located unobtrusively at the rear of a public car park..
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	None of the buildings in these areas are of historic merit. The sites are not within Areas of Archaeological Priority.
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	The provision of jobs and services closer to home will have possible impact on health and wellbeing.
Provide for an improvement in education and skills	?	Business uses on this site have the potential to provide training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	++	Retention of employment uses on these sites is sustainable.

Summary of main impacts and explanation of recommended uses

These sites are small good quality industrial/warehousing area close to a District Town Centre and as such are considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA25	Options: 1: Phase II: Business, industrial or warehouse (Use Class B1/B2/B8), non food retail and associated garden centre (Use Class A1) restaurant (Use Class A3), use of Livesley Memorial Hall as a social club (Use Class D2) Phase III: Residential, retail floor space (Use Class A1 and/or A3). 2: Mixed use - residential and commercial with retention of Livesley Memorial Hall as a social club.
Ward: Bellingham	
Site Name: Former Bell Green Gasworks, Sydenham	
Site Characteristics: The site is a vacant reasonably level 9.67 ha of land in the middle of Bell Green adjacent to the large supermarket site, and two gas holders.	
Flood Risk Area : Y	Flood Zone : 1 (80%); 2 (18%), 3a (2%)
Open spaces /Archaeological features/Historic Environment	Partly in: Area of Archaeological Priority; MOL; and SINC
General Assessment/Key Issues The key issues for this site will be the relationship of the uses and how the design of the site can manage the prevention of conflicts between uses. The other key issue is the gas holders and the constraints that these present.	

Option: 1	Phase II: Business, industrial or warehouse (Use Class B1/B2/B8), non food retail and associated garden centre (Use Class A1) restaurant (Use Class A3), use of Livesley Memorial Hall as a social club (Use Class D2) Phase III: Residential, retail floor space (Use Class A1 and/or A3)	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as employment opportunities will arise from this
Minimise waste production and increase recycling	--	Spoil and construction waste is often very high and it is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the site boundaries that act as screening between the existing residential properties and the Gas Holders. At the rear of the site access can be gained to the MOL and the walkway along the river which links to larger areas of MOL, playing fields, and a SINC. PPG17 Study showed deficiency in provision of District Parks. Given the proximity to a SINC and large areas of MOL nearby there is a possibility that this development could impact on biodiversity.
Improve air quality and reduce noise and vibration	-	The site is not in a AQMA . The site is buffered from the railway line by the MOL, and although the site is accessed from a major road it is set back. However the two gas holders that are on the adjacent site do pose an issue in terms air quality and a possible explosion risk.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next door to a major bus stop for the area, Lower Sydenham Station is approximately 1.25km (0.77 miles) from the site. The change of use from currently vacant to retail, business, and housing will increase the number of vehicle movements.

Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	-	The site is predominantly within Flood Zone 1 (80%0 and has a low probability of flooding, however 18% of the site is Flood Zone 2 with a medium risk of flooding and 2% is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	Part of the site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the gas holders. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable..

Option: 2	Mixed use - residential and commercial with retention of Livesley Memorial Hall as a social club.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this
Minimise waste production and increase recycling	--	Spoil and construction waste is often very high and it is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.

Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the site boundaries that act as screening between the existing residential properties and the Gas Holders. At the rear of the site access can be gained to the MOL and the walkway along the river which links to larger areas of MOL, playing fields, and a SINC. PPG17 Study showed deficiency in provision of District Parks. Given the proximity to a SINC and large areas of MOL nearby there is a possibility that this development could impact on biodiversity.
Improve air quality and reduce noise and vibration	-	The site is not in a AQMA . The site is buffered from the railway line by the MOL, and although the site is accessed from a major road it is set back. However the two gas holders that are on the adjacent site do pose an issue in terms air quality and a possible explosion risk.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next door to a major bus stop for the area, Lower Sydenham Station is approximately 1.25km (0.77 miles) from the site. The change of use from currently vacant to business park, and housing will increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	-	The site is predominantly within Flood Zone 1 (80%0 and has a low probability of flooding, however 18% of the site is Flood Zone 2 with a medium risk of flooding and 2% is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	Part of the site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the gas holders. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Option 1

The site together with the supermarket on the adjacent site will form a hub for retail and light industry supported by the surrounding residential. However this creates issues in the wider policy context regarding the creation of an out of town centre and could therefore impact negatively on the established town centres in the area. So while the site assessment may look sustainable further research would need to be undertaken to better understand the impact on the wider area.

Option 2

The site as a business park with limited food and retail e.g. cafes and a newsagent, would still create a commercial/ light industrial hub but is less likely to impact on town centres.

No Development

The site will remain vacant land and if not mown occasionally turn into a scrubland.

Mitigation Measures Required

Recycling of construction and spoil waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Parts of the site are Flood Zone 2, with a medium probability of flooding, and Flood Zone 3a, which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Mitigation measures will need to be included in the design of the development to manage the possible effects of the Gas Holders.

Design/ landscape aspects of the development should incorporate the MOL/SINC and ensure the quality of biodiversity is either maintained or enhanced. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA26	Options: 1: Mixed use- housing with business/employment and retention of existing of existing Coulgate Street cottages. 2: Housing 100%
Ward: Brockley	
Site Name: Site at Coulgate Street, Brockley Cross	
Site Characteristics: 0.19ha triangular site surrounded on all sides by road.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Conservation Area, Article 4
General Assessment/Key Issues Design of the site, its appearance and materials used will be a very important in ensuring the Conservation Area / Article 4 and the retained cottages are not materially harmed by this development.	

Option: 1	Mixed use- housing with business/employment and retention of existing of existing Coulgate Street cottages.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	Hilly Fields Park is approximately 700m (0.43 miles); Crofton Park is around 670m (0.41 miles); and the Nunhead Playing Field is 880m (0.55 miles). PPG17 Study showed deficiency in provision of District and Local Parks. It is not considered that the option will need to consider any impact to biodiversity on the site, although there is a SINC across the road.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 3. The site is across the road from the station and railway line, so there may be some noise and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3 . The site is across the road from to the Brockley Station and about 1.1km (0.68 miles) from Crofton Park Station. There are also bus routes along Brockley Road. The intensification of use on the site could increase vehicles.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area and Article 4.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development.. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Housing 100%	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	+	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	Hilly Fields Park is approximately 700m (0.43 miles); Crofton Park is around 670m (0.41 miles); and the Nunhead Playing Field is 880m (0.55 miles). PPG17 Study showed deficiency in provision of District and Local Parks. It is not considered that the option will need to consider any impact to biodiversity on the site, although there is a SINC across the road.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 3. The site is across the road from the train station and railway line, so there may be some noise and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3 . The site is across the road from to the Brockley Station and about 1.1km (0.68 miles) from Crofton Park Station. There are also bus routes along Brockley Road. The intensification of use on the site could increase the number of vehicle movements.

Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area and Article 4.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development.. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Will intensify the site use and allow for the visual appearance of the area to be improved.

No Development

The site will continue to be underutilised, however the visual appearance of the area could still be improved via alternative means.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Development will need to be sympathetic to the Conservation Area/Article 4.

Site Ref: Site SA27	Options 1: Mixed Use – housing with business and employment. 2. Housing 100%
Ward: Telegraph Hill	
Site Name: Mantle Road (Scaffolding Yard)	
Site Characteristics: The site is 0.12 ha on the western side of the railway close to the station.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC
General Assessment/Key Issues Design of the development will be important in mitigating the impacts of having housing close to the railway.	

Option: 1	Mixed Use – housing with business and employment.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	Hilly Fields Park is approximately 1km (0.6 miles); Crofton Park is around 950m (0.59 miles); and the Haberdasher Aske's Playing Field is 680m (0.42 miles). PPG17 Study showed deficiency in provision of District and Local Parks. The option will need to consider impact to biodiversity on the site, as this site is within a larger SINC. The design of the development and its construction will therefore need to consider the impact on the SINC and how it can be conserved and enhanced.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line and Brockley Station, and a viaduct passes close to the site. This could be of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3 . The site is next to the Brockley Station and about 1.2km (0.74 miles) from Crofton Park Station. There are also bus routes along Brockley Road. The intensification of use on the site could increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation. There is a Conservation Area on the other side of the railway which should be taken note of during the design of the development.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Option: 2	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	Hilly Fields Park is approximately 1km (0.6 miles); Crofton Park is around 950m (0.59 miles); and the Nunhead Playing Field is 680m (0.42 miles). PPG17 Study showed deficiency in provision of District and Local Parks. The option will need to consider impact to biodiversity on the site, as this site is within a larger SINC. The design of the development and its construction will therefore need to consider the impact on the SINC and how it can be conserved and enhanced.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line and Brockley Station, and a viaduct passes close to the site. This could be of detriment to this objective, as there will be air and noise pollution and vibration.

Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next to the Brockley Station and about 1.2km (0.74 miles) from Crofton Park Station. There are also bus routes along Brockley Road. The intensification of use on the site could increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation. There is a Conservation Area on the other side of the railway which should be taken note of during the design of the development.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Development on this site would allow and encourage for the continued viability of the Local Hub.

No Development

The site is likely to remain in a light industrial use.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. Design/ landscape aspects of the development should incorporate the SINC and examine methods for enhancing it.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

As the site has been used for industrial purposes for some time the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA28	Options: 1: Mixed use – housing with business/employment. 2: Housing 100%
Ward: Telegraph Hill	
Site Name: Site at St Norberts Road	
Site Characteristics: The site is 0.29ha and is situated between the rear gardens of dwelling houses and the railway line.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues The site is partly designated as SINC and there are allotments at the far end of the site that share the access to the site. A railway line is also adjacent to the site.	

Option: 1	Mixed use – housing with business/employment.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	--	There are mature trees along the rear of the buildings currently on site and in some the rear gardens on some the houses that form the western boundary of the property. Further along and using the same access point as the site are Allotment Gardens. Redevelopment of the site would therefore need to consider access, security, and parking for the allotment gardeners. Haberdasher Askes Playing Field is around 680m (0.42 miles) and Honor Oak and Crofton Park are approximately 1km (0.62 miles) away. PPG17 Study showed deficiency in provision of District and Local Parks. Parts of the site are included in SINC site, so the design of the development and its construction will need to consider the impact on the SINC and how it can be conserved and enhanced.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line,. This is unlikely to achieve the objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is less than 150m from Brockley Station and around 1.4km from Crofton Park. There are also bus routes along Brockley Road. The change of use from predominately business to business and housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape, especially when viewed from the railway, as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Housing 100%	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	--	There are mature trees along the rear of the buildings currently on site and in some the rear gardens on some the houses that form the western boundary of the property. Further along and using the same access point as the site are Allotment Gardens. Redevelopment of the site would therefore need to consider access, security, and parking for the allotment gardeners. Haberdasher Askes Playing Field is around 680m (0.42 miles) and Honor Oak and Crofton Park are approximately 1km (0.62

		miles) away. PPG17 Study showed deficiency in provision of District and Local Parks. Parts of the site are included in SINC site, so the design of the development and its construction will need to consider the impact on the SINC and how it can be conserved and enhanced.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line,. This is unlikely to achieve the objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is less than 150m from Brockley Station and around 1.4km from Crofton Park. There are also bus routes along Brockley Road. The change of use from predominately business to business and housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses and increase water/ energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape, especially when viewed from the railway, as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	--	This is not a sustainable option.

Summary of main impacts and explanation of recommended uses

Development - Development on this site would allow and encourage for the continued viability of the Local Hub.

No Development - The site would be likely to remain in light industrial use.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. Design/ landscape aspects of the development should incorporate the SINC and examine methods for enhancing it. The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents. As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA29	Options: 1: Mixed use – housing with business /employment and retention of Church. 2: Housing with retention of Church
Ward: Brockley	
Site Name: 111 & 115 Endwell Road (Timber yard and Community College), Brockley Cross	
Site Characteristics: The site is 0.36 ha. It is currently being used for a mix of community uses.	
Flood Risk Area : N	Flood Zone: 1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues A decision will need to be made regarding the loss of the community facilities on the site (other than the church) if housing with the retention of the church were to be the preferred option.	

Option: 1	Mixed use – housing with business /employment and retention of Church.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the adjacent site along the side and rear boundaries and are part of a SINC. They also form a screen and a buffer from the railway line. The design of the development and its construction will need to consider the impact on the SINC and its biodiversity. Telegraph Hill Park is around 830m (0.5 miles); Crofton Park is with around 870m (0.54 miles); and Hilly Fields Park is around 1km (0.62 miles) from the site. PPG17 Study showed deficiency in provision of District and Local Parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 3. The site shares a boundary with a railway line, while this is buffered slightly by some of trees the benefits could be seasonal.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is around 150m from Brockley Station and 1.3km from Crofton Park Station. There are several bus routes in the area with bus stops close by. The intensification of use of the site by adding housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.

Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation. There is however a Conservation Area/ Article 4 Area across the road, this should be taken into account in designing new development.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	-	There is currently a nursery on the site, redevelopment of the site could result in the loss of this facility.
Improve accessibility to leisure facilities and key local services	-	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. However there are community services operating from this site currently so this option could result in a loss of facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Housing with retention of Church	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the adjacent site along the side and rear boundaries and are part of a SINC. They also form a screen and a buffer from the railway line. The design of the development and its construction will need to consider the impact on the SINC and its biodiversity. Telegraph Hill Park is around 830m (0.5 miles); Crofton Park is with around 870m (0.54 miles); and Hilly Fields Park is around 1km (0.62 miles) from the site. PPG17 Study showed deficiency in provision of District and Local Parks.

Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 3. The site shares a boundary with a railway line, while this is buffered slightly by some of trees the benefits could be seasonal.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is around 150m from Brockley Station and 1.3km from Crofton Park Station. There are several bus routes in the area with bus stops close by. The intensification of use of the site by adding housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation. There is however a Conservation Area/ Article 4 Area across the road, this should be taken into account in designing new development.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	-	There is currently a nursery on the site, redevelopment of the site could result in the loss of this facility.
Improve accessibility to leisure facilities and key local services	-	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. However there are community services operating from this site currently so this option could result in a loss of facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Development on this site would allow and encourage for the continued viability of the Local Hub.

No Development

If no redevelopment occurs the community facilities currently operating on the site will continue.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Design/ landscape aspects of the development should incorporate the SINC. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

The intrinsic value of the community facilities will need to be understood and if required either accommodated in the new development or relocated nearby.

Site Ref: Site SA30	Options: 1: Mixed use- housing with business 2: Retain as existing mixed use comprising commercial and industrial.
Ward: Lewisham Central	
Site Name: 72-78 Nightingale Grove, Hither Green, SE13 6DZ	
Site Characteristics: 0.32 ha industrial site	
Flood Risk Area : Y	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues Predominately industrial area	

Option: 1	Mixed use- housing with business	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+/-	Commercial development at this site will be beneficial to the local economy, however as the site is currently industrial /commercial so placing housing on the site will decrease the amount of business land available and limit the types of business that will be appropriate to operate from the site.
Encourage and promote employment and new enterprises	+/-	Commercial units will provide employment opportunities. However the amount of employment offered on the site is likely to decrease as a result of the loss of land to housing.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the Green Corridor that runs along the railway which is over the road from the site. There are other trees on the property at the rear of the site, many of which are close to the boundary. It is not considered however that the option will need to consider any impact to biodiversity on the site. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site is over the road from a well utilised railway corridor, which may produce some air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes also serve the immediate area and another runs along Fernbrook Road. The nature of business will determine the number of vehicle movements, but it is unlikely to change markedly.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The loss in employment land could result in a negative impact in terms of job availability, and also the surrounding land is still predominately in industrial use which may impact negatively on new residents. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Retain as existing mixed use comprising commercial and industrial.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Retaining commercial development at this site will allow a local economy be stable and possibly expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	-	If rebuilding were to take place demolition and construction waste would be very high and it would also be likely to be contaminated waste which would need to be removed from the site. In any event business/ industrial waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new business premises would consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the Green Corridor that runs along the railway which is over the road from the site. There are other trees on the property at the rear of the site, many of which are close to the boundary. It is not considered however that the option will need to consider any impact to biodiversity on the site. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site has operating industrial workshops on it which may produce some air and noise pollution and vibration. However given the location amongst other industrial sites the level of harm caused will be minimal.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes also serve the immediate area and another runs along Fernbrook Road. The nature of business will determine the number of vehicle movements, but it is unlikely to change markedly.

Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	If new buildings were constructed it would be an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The redevelopment of this site would be the first site in the area to be converted from commercial/industrial uses to a housing commercial mix.

No Development

Would result in no change in the area and the site would remain a commercial/ industrial mixed use site.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Trees on the neighbouring properties will need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA31	Options: 1: Mixed use- housing with business 2: Retain as existing mixed use comprising commercial and industrial.
Ward: Lewisham Central	
Site Name: 80-84 Nightingale Grove	
Site Characteristics: The site is 0.25ha of industrial/commercial land in a predominately industrial/ commercial location.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues The loss of small areas of industrial land around the Borough could place greater pressure on the demand for the areas of SIL in the Borough, also by placing housing in the mix of uses permitted on the site the level and type of commercial use becomes limited.	

Option: 1	Mixed use- housing with business	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+/-	Commercial development at this site will be beneficial to the local economy, however as the site is currently industrial /commercial placing housing on the site will decrease the amount of business land available and limit the types of business that will be appropriate to operate from the site.
Encourage and promote employment and new enterprises	+/-	Commercial units will provide employment opportunities. However the amount of employment opportunities offered on the site are likely to decrease as a result of the loss of land to housing.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-/+	There are a few reasonably mature trees along part of the rear boundary. It is not considered however that the option will need to consider any impact to biodiversity on the site. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 4. The site is in a mixed use area with residential and industry there may be industrial uses in the area that produce noise and air pollution.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes also serve the immediate area. A mixture of business and housing may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	0	The site has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be affordable housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The loss in employment land could result in a negative impact in terms of job availability, and also the surrounding land is still predominately in industrial use which may impact negatively on new residents. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Retain as existing mixed use comprising commercial and industrial.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Retaining commercial development at this site will allow a local economy be stable and possibly expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	-	If rebuilding were to take place demolition and construction waste would be very high and it would also be likely to be contaminated waste which would need to be removed from the site. In any event business/ industrial waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new business premises would consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are a few reasonably mature trees along part of the rear boundary. It is not considered however that the option will need to consider any impact to biodiversity on the site. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site has operating industrial workshops on it which may produce some air and noise pollution and vibration. However given the location, amongst other industrial sites, the level of harm caused will be minimal.

Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes serve the immediate area. The nature of business will determine the number of vehicle movements, but it is unlikely to change.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	If new buildings were constructed it would be an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The redevelopment of this site would be the first site in the area to be converted from commercial/industrial uses to a housing commercial mix.

No Development

Would result in no change in the area and the site would remain a commercial/ industrial mixed use site.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Trees on the neighbouring properties will need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA32	Options: 1: Mixed use- housing with business employment 2: Retain as existing commercial use
Ward: Lewisham Central	
Site Name: Driving Test Centre, Nightingale Grove, Hither Green SE13 6DZ	
Site Characteristics: The site is a 0.41ha back land site, that is accessed off Ennersdale Road via a reasonably long driveway.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues	

Option: 1	Mixed use- housing with business employment	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There is already commercial development on this site and this is unlikely to intensify, however retaining commercial development at this site will allow for stable local economy.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the adjacent property and lining the driveway to the driving centre. These trees and their value to biodiversity in the area needs to be assessed. Mountsfield Park is around 725m (0.45 miles), Manor Park is about 735m (0.46 miles) and Manor House Gardens is around 750m (0.47 miles) from the site. PPG17 Study showed adequate provision.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 4. Any commercial activities that set up in the area will have to be aware of the residential properties around them so there is unlikely to cause undue concern.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is around 300m (0.19 miles) from the Hither Green Station. There are also a couple of bus routes which are accessible from Hither Green Lane and another from Fernbrook Road. Given the nature of the current use (driving test centre) the vehicle movements are likely to be reasonable for this size of business. A decrease in vehicle movements would therefore be dependent on the use being relocated. If the business is not relocated then there is likely to be an increase in vehicle movements is likely.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	0	This is a back land site so is unlikely to impact on street scene.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from commercial development. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+/-	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. In this case however development could result in the loss of a community service.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Option: 2	Retain as existing commercial use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Retaining commercial development at this site will allow a local economy be stable and possibly expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	-	If rebuilding were to take place demolition and construction waste would be very high and it would also be likely to be contaminated waste which would need to be removed from the site. In any event business/ industrial waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new business premises would consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent property and lining the driveway to the driving centre. These trees and their value to biodiversity in the area assessed. Mountsfield Park is around 725m (0.45 miles), Manor Park is about 735m (0.46 miles) and Manor House Gardens is around 750m (0.47 miles) from the site. PPG17 Study showed adequate provision.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. Any commercial activities that set up in the area will have to be aware of the residential properties around them so there is unlikely to cause undue concern.

Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is around 300m (0.19 miles) from the Hither Green Station. There are also a couple of bus routes which are accessible from Hither Green Lane and another from Fernbrook Road. Given the nature of the current use (driving test centre) the vehicle movements are likely to be reasonable for this size of business. A decrease in vehicle movements would therefore be dependent on the use being relocated.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	0	This is a back land site so is unlikely to impact on street scene.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of the site could result in the loss of the current use on the site which although as business offers a social service that would need to be relocated if there is no other driving testing centre within a reasonable distance.

No Development

The current use is likely to continue.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Trees on the site and neighbouring properties will need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA33	Options: 1: Mixed use housing with business/employment. 2: Retain as existing industrial use.
Ward: Lewisham Central	
Site Name: 35 (and surrounds) Nightingale Grove, Hither Green, SE13 6HE	
Site Characteristics: The site is 0.20 ha triangular shaped site one the eastern side of Nightingale Road	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 Green Corridor and SINC
General Assessment/Key Issues The site is a slightly irregular triangle in shape, so get progressively narrower along its length; and it has the railway along one of the long boundaries	

Option: 1	Mixed use housing with business/employment	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+/-	Commercial development at this site will be beneficial to the local economy, however as the site is currently industrial /commercial placing housing on the site will decrease the amount of business land available and limit the types of business that will be appropriate to operate from the site.
Encourage and promote employment and new enterprises	+/-	Commercial units will provide employment opportunities. However the amount of employment opportunities offered on the site are likely to decrease as a result of the loss of land to housing.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the boundary shared with the railway. These trees and their value to biodiversity in the area needs to be assessed as parts of the site are a SINC. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 4. The site shares a boundary with a railway line, and a road that could receive a fair amount of heavy vehicle traffic. This combination of factors together with the shape and narrowness of the site is of detriment to this objective, as there is likely to be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes also serve the immediate area and another runs along Fernbrook Road. The nature of business will determine the number of vehicle movements, but it is unlikely to change markedly.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and

		increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2		
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Retaining commercial development at this site will allow a local economy to be stable and possibly expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	-	If rebuilding were to take place demolition and construction waste would be very high and it would also be likely to be contaminated waste which would need to be removed from the site. In any event business/ industrial waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+	Building new business premises would consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the boundary shared with the railway. These trees and their value to biodiversity in the area needs to be assessed as parts of the site is a SINC. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site shares a boundary with a railway line, and a road that could receive a fair amount of heavy vehicle traffic. This combination of factors together with the shape and narrowness of the site is of detriment to this

		objective, as there is likely to be air and noise pollution and vibration. However this is unlikely to have a great impact if the site is being used for industrial purposes.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes also serve the immediate area and another runs along Fernbrook Road. The nature of business will determine the number of vehicle movements, but it is unlikely to change markedly.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	If new buildings were constructed it would be an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The redevelopment of this site for mixed use will improve the streetscape, however housing on the site will limit the types of business uses that are appropriate on the site.

No Development

No development is likely to result in the site remaining as it is in terms of use and appearance.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Design/ landscape aspects of the development should incorporate the Green Corridor and SINC.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA34	Options: 1: Mixed use- housing with business/employment and retention of existing nursery facility. 2: Retain as existing mixed use industrial and nursery facility
Ward: Lewisham Central	
Site Name: 37 to 43 Nightingale Grove Hither Green SE13 6 HE	
Site Characteristics: The site is 0.22ha square shaped site and is currently in industrial use.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Adjacent to Green Corridor and a SINC.
General Assessment/Key Issues The site is reasonably close to the railway line and station, depending on the design of the development this could impact on future residents. The proximity to a Green Corridor and a SINC should also be incorporated into the design. Decontamination of the site may also be required, especially if the houses were to have gardens.	

Option: 1	Mixed use- housing with business/employment and retention of existing nursery facility.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+/-	Commercial development at this site will be beneficial to the local economy, however as the site is currently industrial /commercial placing housing on the site will decrease the amount of business land available and limit the types of business that will be appropriate to operate from the site.
Encourage and promote employment and new enterprises	+/-	Commercial units will provide employment opportunities. However the amount of employment opportunities offered on the site are likely to decrease as a result of the loss of land to housing.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are mature trees a Green Corridor and a SINC on the railway land that is across the walkway that is at the rear of the site. The option should therefore consider any impact to biodiversity from the redevelopment. Mountsfield Park is about 550m (0.34 miles), Manor Park is around 570m (0.35 miles), and Manor House Gardens are about 770m (0.48 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site does not share a boundary with the railway line, however it is very close to the site, as is the station. There is the possibility of air and noise pollution, and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next door to Hither Green Station and is close to three bus routes. The change of use from predominately industry to commercial and housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses and increase water/energy use.

Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Retain as existing mixed use industrial and nursery facility	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Retaining commercial development at this site will allow a local economy to be stable and possibly expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	-	If rebuilding were to take place demolition and construction waste would be very high and it would also be likely to be contaminated waste which would need to be removed from the site. In any event business/ industrial waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+	Building new business premises would consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	There are mature trees a Green Corridor and a SINC on the railway land that is across the walkway that is at the rear of the site. The option should therefore consider any impact to biodiversity from the redevelopment. Mountsfield Park is about 550m (0.34 miles), Manor Park is with around 570m (0.35 miles), and Manor House Gardens are about 770m (0.48 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site does not share a boundary with the railway line, however it is very close to the site, as is the station. Although this could be of detriment to this objective, it is unlikely to impact unduly on the site if the site is in industrial use.

Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The site is next door to Hither Green Station and is close to three bus routes. The number of vehicle movements are likely to remain constant.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	If new buildings were constructed it would be an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The redevelopment of this site for mixed use will improve the streetscape, however housing on the site will limit the types of business uses that are appropriate on the site.

No Development

No development is likely to result in the site remaining as it is in terms of use and appearance.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Design/ landscape aspects of the development should take into account the Green Corridor and the SINC on the railway land.

As the site has been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA35	Options: 1: Mixed use – housing with business
Ward: Lee Green	
Site Name: 9 Staplehurst Road	
Site Characteristics: The site is been partially developed already the remaining undeveloped portion is approximately 0.32ha in a rough oblong shape accessed off Staplehurst Rd.	
Flood Risk Area : Y	Flood Zones : 1, 2 and 3a
Open spaces /Archaeological features/Historic Environment	Adjacent to Green Corridor and a SINC
General Assessment/Key Issues The success of the redevelopment will be determined by the placement of the business in relation to the housing and the management of the flooding risks.	

Option: 1	Mixed use – housing with business	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will be beneficial to the local economy, however as the site is currently industrial /commercial placing housing on the site will decrease the amount of business land available and limit the types of business that will be appropriate to operate from the site.
Encourage and promote employment and new enterprises	+	Commercial units will provide employment opportunities. However the amount of employment opportunities offered on the site are likely to decrease as a result of the loss of land to housing.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the adjacent railway land which is a Green Corridor and a SINC any development should therefore assess how it will impact on biodiversity. Manor Park is around 450m (0.28 miles), Manor House Gardens Park is with around 500m (0.3 miles) and Mountsfield Park is around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site shares a boundary with a railway line, but is buffered by a substantial stand of trees.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next door to the Hither Green Station and reasonable access to three bus routes. The change of use from business to business and housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	--	Forty percent of the site is found within Flood Zone 1 and has a low probability of flooding; however 30% of the site is Flood Zone 2 with a medium risk of flooding and; the remaining 30% is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, the nature of the business uses and separation distances of the housing from the business. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

The redevelopment of this site for mixed use will improve the streetscape, however housing on the site will limit the types of business uses that are appropriate on the site.

No Development

No development is likely to result in the site remaining as it is in terms of use and appearance.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

A reasonably large area of the site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Design/ landscape aspects of the development should acknowledge the Green Corridor and SINC Trees which are growing on the boundary will also need to be accommodated in the design of the development and during its construction.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA36	Option 1. Retain in employment use within the B Use Classes
Ward: Telegraph Hill	
Site Name: Endwell Road Local Employment Location (LEL)	
Site Characteristics: 1.36 ha. This is a narrow site adjacent to a railway line that houses a modern multi-occupied business centre and a building/scaffolding yard.	
Flood Risk Area : Y	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	The western portion of the site falls within the Telegraph Hill Conservation Area.
General Assessment/Key Issues. The uses in the business centre are unlikely to cause disturbance to residential uses as the centre is adjacent to the railway line, the uses are largely small scale office based. The building/scaffolding yard which is to the rear of residential properties is more likely to cause disturbance to adjacent residents and has done so in the past. New commercial development on the western end of the site would have a potential impact on the Telegraph Hill Conservation Area. The inclusion of the western end of the site within the Conservation Area will ensure that new development there does not have a negative impact on the Conservation Area.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	The site will contribute to Lewisham's economy by providing local employment opportunities and services and contribute to the commercial and retail hub at Brockley Cross.
Encourage and promote employment and new enterprises	++	The business centre provides small businesses with economical premises and so is likely to encourage employment and new enterprises.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. The buildings on this site were not constructed according to modern energy efficiency standards.
Protect and enhance open spaces and biodiversity	0	There is no open space or biodiversity resources within this site. The nearest public open space is at Telegraph Hill Park (700 metres measured from the entrance to the Brockley Cross Business Centre).
Improve air quality and reduce noise and vibration	+/-	This site is in AQMA 3. Air Quality and noise and vibration reduction will be achieved by the provision of businesses that remove the need to travel and the need for lorries to transport goods (and in the case of this site scaffolding) long distances. However the presence of a scaffolding yard at this location has caused noise disturbance to local residents.
Reduce car travel and promote sustainable modes of transport	++	PTAL 3. The site is close to good public transport served by buses and a mainline/Overground Station within 5 minutes walk of the site (200 metres).
Mitigate and adapt to climate change	-	The buildings on this site were not constructed to modern energy efficiency standards. There are currently no proposals to replace them within the lifetime of the Core Strategy.
Reduce and manage flood risk	0	This site is in Flood Risk Zone 1 where there is a low probability of flooding.
Maintain and enhance landscape and townscape	-	This site has a very narrow frontage on Endwell Road and has a minimal impact on the public realm. The scaffolding yard in the northern half of this site does directly adjoin the gardens of residential dwellings on Drakefell Road which has a locally negative impact.

Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	The commercial buildings at the western end of the employment area do not make a positive enhancement to the Telegraph Hill Conservation Area, however as this is a backland site the overall impact on the Conservation Area is limited. The fact that the western part of the site is included in the Conservation Area would ensure that any new development would preserve or enhance the Conservation Area.
Provide sufficient housing and decent homes	-	No new homes will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	It is possible that the provision of local employment opportunities
Provide for an improvement in education and skills	?	There is a possibility that this site could prove training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	Retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site provides a good quality business centre close to public transport and near to a local centre (Brockley Cross) and as such is considered to perform an important local function in the economy of Lewisham. This type of use within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

Negative impacts were recorded over indicators relating to the physical environment connected with the fact that the site is adjacent to a residential area and a Conservation Area.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities. Negative results were recorded in respect of noise pollution due to a scaffolding/builders yard on site.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA37	Options 1: Retain existing use 2: 100% Housing
Ward: Ladywell	
Site Name: 16a Algernon Road, Lewisham	
Site Characteristics: 0.52 hectares backland site surrounded by residential development. Existing use as a MOT Testing Station and rented garages.	
Flood Risk Area	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues Being surrounded by residential development, retaining as existing MOT testing station and garages, could have some noise and air quality issues for the residents.	

Option 1	Retain existing use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Continuing the commercial operation at this site will contribute the local economy by providing local employment. The levels of economic multiplier effects are likely to be minimal due to the small size of the business.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing a commercial unit as local employment opportunities will arise from this
Minimise waste production and increase recycling	-	Likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	0	The option to retain the current use on the site means that there is likely to have limited impact on the efficient use of natural resources.
Protect and enhance open spaces and biodiversity	+	There are several mature trees and other vegetation on the boundaries of the site which contribute to biodiversity. Hilly Fields Park is within about 600m (0.4 miles) and Ladywell Fields is within about 1km (0.6 miles). PPG17 Study showed adequate provision.
Improve air quality and reduce noise and vibration	-/+	The site is in AQMA 3 . A MOT service can reduce the number of longer car journeys residents have to make. The size and layout of the operations mean that they have a limited impact on the surrounding residents.
Reduce car travel and promote sustainable modes of transport	+	The site is PTAL 4. The site is just under a kilometre (around 0.6 miles) from both the Lewisham DLR Station and the Ladywell train Station. Retention of a local service will reduce car trips overall.
Mitigate and adapt to climate change	-/+	The MOT facility uses energy therefore contributes to CO ₂ emissions. However the MOT service contributes to vehicle efficiency.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	-	A MOT use may not contribute positively to the existing townscape. However it is a backland site and does not impact on the current streetscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	There are no historic buildings or archaeological features on this site.

Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health	-	There is a possibility that this type of use in a residential area could have some negative impacts on the health of the residents as MOT use is likely to have an effect on noise and air quality. However the use is well established and this does not seem to have been an issue to date.
Improve education and skills	0	It is considered that this option will not have a significant impact on education. However could be limited apprentice opportunities available on this site.
Improve accessibility to leisure facilities and key local services	+	A local service such as a garage is likely to provide some positive effects to the local community. This would however be improved if the use was part of a local parade and not a solitary commercial site in a residential area.
Cumulative Effect	+	The current use on this site is considered sustainable.

Option: 2	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-/+	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	If the trees that are currently on site are retained then the local biodiversity will be able to be retained. However if the trees are removed as a result of the redevelopment of the site and no gardens provided a loss will result even if lawns are put down. PPG17 Study showed adequate provision. Hilly Fields Park is within about 600m (0.4 miles) and Ladywell Fields is within about 1km (0.6 miles).
Improve air quality and reduce noise and vibration	+	The site is in AQMA 3. The removal of a light industrial use from a predominantly residential area is likely to have positive effects as the levels noise and air pollution should be reduced.
Reduce car travel and promote sustainable modes of transport	+	PTAL 4. The site is just under a kilometre (around 0.6 miles) from both the Lewisham DLR Station and the Ladywell train Station. There is unlikely to be too greater an increase in the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.

Maintain and enhance landscape and townscape	+	Residential development on this site is consistent with the surrounding properties.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site allocation
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing targets of the Borough. Homes will be built to the Lifetime Homes standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions will provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	++	Housing on this site is a sustainable option.

Summary of main impacts and explanation of recommended uses

Development

Development of this site would require the demolition of the existing buildings and the redevelopment of the site. The option put forward for 100% housing would not be incongruous with the surrounding area as the predominant use in the immediate area around the site is residential.

Density levels of any proposed development should be in keeping with that of the surrounding area.

No Development

No development in this instance would mean that the existing use of a MOT garage and separate garages continues on the site. The use has existing use rights and while may not be considered the most appropriate place for such a use is well established in the area.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Design/ landscape aspects of the development should incorporate trees on site and on the neighbouring properties. As the site is surrounded by terraced dwellings development design and proposed density would need to be mindful of the character of the area..

Site Ref: Site SA38	Options 1: 100% Housing 2: Mixed use housing, employment and community use.
Ward: Grove Park	
Site Name: Former United Dairies	
Site Characteristics: The site is situated on a corner of two major roads and is approximately 0.6 ha.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues The site is on the corner of a major road junction; also as the site was used previously for industrial purposes investigations into levels of contamination will need to occur.	

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home. (0)
Minimise waste production and increase recycling	-	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal. While the site has already been cleared, there may still be some contaminated spoil that needs to be removed.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the adjacent properties. Despite this however it is not considered that the option will need to consider any impact to biodiversity on the site. Northbrook Park is around 320m (0.2 miles). PPG17 Study showed deficiency in provision of District Parks.
Improve air quality and reduce noise and vibration	-	The site is on the border of AQMA 4 and is also part of a Ribbon Road AQMA. The site is on the corner of two A roads. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is 530m (0.33 miles) from Lee Station and Blackheath DLR Station is around 2.3km (1.43miles). Both St Mildreds Road and Baring Road have bus routes along them. The change of use from vacant derelict business land to housing the number of vehicle movements is likely to increase.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Mixed use housing, employment and community use.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	-	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal. While the site has already been cleared, there may still be some contaminated spoil that needs to be removed.
To consume natural resources in a sustainable manner	+	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the adjacent properties. Despite this however it is not considered that the option will need to consider any impact to biodiversity on the site. Northbrook Park is around 320m (0.2 miles). PPG17 Study showed deficiency in provision of District Parks.
Improve air quality and reduce noise and vibration	-	The site is on the border of AQMA 4 and is also part of a Ribbon Road AQMA. The site is on the corner of two A roads. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is 530m (0.33 miles) from Lee Station and Blackheath DLR Station is around 2.3km (1.43miles). Both St Mildreds Road and Baring Road have bus routes along them. The change of use from vacant derelict business land to housing the number of vehicle movements is likely to increase.

Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design and the type of other uses in the development; the relationship of the other uses to the housing; and the separation distances of the housing from the roads. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The site is vacant and wasteland there are no buildings currently on the site. Development of the site will improve the streetscape and bring this brownfield land back into use.

No Development

If no development were to take place on this land then it will remain as urban wasteland until a succession of plants establish, then it may become a SINC.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

The air quality, and noise and vibration issues of having housing this close to a significant road junction will need to be mitigated without limiting the quality of life of the future residents.

Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA39	Options: 1: 100% Housing
Ward: Forest Hill	
Site Name: Rear of Christian Fellowship Centre (Tyson Road) 15-17a Tyson Road and 39-53 Honor Oak Road SE23.	
Site Characteristics: Majority of the site is backland that is accessed either off Honor Oak Road or Tyson Road	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues The site is a large garden area in grass and trees that forms the centre area of a suburban residential street block. The access is currently limited.	

Option:		
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the site and adjacent properties. Development offers the opportunity to enhance the corridor. Due to the number and density of trees in the area the option should consider any impact to biodiversity on the site. Honor Oak Park is around 350m (0.21 miles) and Horniman Park is with around 780m (0.48 miles) from the site. PPG17 Study showed a deficiency in provision of Local and Small Local Parks.
Improve air quality and reduce noise and vibration	+	The site is not in a AQMA. The site is in a reasonably quiet suburban neighbourhood. New development should be built to a level that respects the air and noise levels that the area currently enjoys.
Reduce car travel and promote sustainable modes of transport	-	PTAL 1. The site is around 800m (0.5 miles) from the Honor Oak Park Station and 850m (0.53 miles) from Forest Hill Station there are several bus routes in the area but only one goes past Tyson Road. The change of use from garden to housing will increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	0	This is a back land site so is unlikely to impact on street scene.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

Development

Will lead to the loss of a large green area and several trees. Depending on the design and type of housing built there may also be a loss of privacy/amenity for existing residents in their back gardens.

No Development

The site is likely to remain as a large garden.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Trees on the site and the neighbouring properties will need to be assessed in term of their value for local biodiversity and where possible accommodated in the design of the development and cared for during its construction.

Site Ref: Site SA40	Options: 1: 100% Housing
Ward: Brockley	
Site Name: 120, 122a, 136, & 136a Tanners Hill, St Johns	
Site Characteristics: The site is 0.56 ha of previously developed land next to the railway.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Adjacent to a SINC and reasonably close to two Conservation Areas (Brockley also an Article 4 and St Johns)
General Assessment/Key Issues	

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent properties and on the site. The majority are part of a SINC situated on railway land that protrudes into the site. Due to the adjacent SINC the option will need to consider the impact of development on biodiversity. Development offers the opportunity to enhance the SINC. Friendly Gardens is around 200m (0.12 miles) and Luxmore Gardens is with around 370m (0.23 miles) from the site. PPG17 Study showed deficiency in provision of district parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line, therefore there is the possibility for air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 6. The site is around 680m (0.42 miles) to Deptford Bridge DLR; about 770m (0.48 miles) to St Johns Station; and around 780m (0.49 miles) from New Cross Station. The site is also close to Lewisham Way has several bus routes along it. The change of use from derelict industrial to housing will increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding.

Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on the site, although there are two conservation areas nearby Brockley (also Article 4) and St Johns.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Will result in the utilisation of a currently disused brownfield site reasonably close to a town centre.

No Development

The site will continue to be a derelict brownfield site.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Trees and the SINC on the neighbouring properties will also need to be accommodated in the design of the development, and during its construction.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Site Ref: Site SA41	Options; 1: 100% Housing
Ward: Whitefoot	
Site Name: Former Green Man Public House 355-357 and surrounding land Bromley Rd SE6 2RZ	
Site Characteristics: The site is approximately 0.63ha if the car park, Radley Court to the rear and 359 Bromley Rd included – as shown on map.	
Flood Risk Area : Y	Flood Zone : 1 (90%), 2 (5%), 3a (5%)
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority, close to two Grade II Listed Buildings
General Assessment/Key Issues The old pub buildings are relatively large and with the car park cover a reasonable area of the site, and although slightly dilapidated have some character, however they are not on the Local List. The remainder of the site has a car show room, and there is a block of flats at the rear that are accessed off Beachborough Road.	

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are a number of mature trees on the site and adjacent property. As there is two SINC sites and public open space across Bromley Rd opposite the site and another area of public open space to the rear of the site, so the impacts on biodiversity should be taken into account. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	-	The site is on a Ribbon Road AQMA . The site fronts a major road and there is a major junction controlled by traffic lights in front of the site. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution, and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is 600m (0.37 miles) from the Beckenham Hill Station and fronts onto Bromley Road/ Beckenham Hill Road junction both of which have several bus routes along them. The change of use from predominately business and housing to housing may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. The proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	-	Ninety percent of the site is found within Flood Zone 1 and has a low probability of flooding; 5% of the site is with Flood Zone 2 and has a medium probability of flooding; 5% of the site is in Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+/-	The streetscape would not necessarily improve as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	+/-	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site. There are two Grade II Listed Buildings adjacent to the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment will result in housing dominating this section of Bromley Rd

No Development

The buildings would remain and could be refurbished.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Small portions of the site Flood Zone 3a; which has a high probability of flooding with medium residual risk of flooding; and Flood Zone 2 which has a medium risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the adjacent Listed Buildings.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant road and managed junction, will need to be mitigated without limiting the quality of life of the future residents.

Trees on the site and neighbouring properties will need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA42	Options: 1: 100% Housing
Ward: Whitefoot	
Site Name: Former Tigers Head Public House, 350 Bromley Rd SE6 2RZ	
Site Characteristics: The site approximately 0.21ha and is on the corner of two major A roads, and was previously a Public House.	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority
General Assessment/Key Issues Planning permission was granted in March 2010 and the building has already been demolished.	

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	-	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal. (Demolition has already occurred)
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the adjacent properties and street trees close to the site. There is a sports field within 86m (0.053 miles) and Forster Memorial Park is around 390m (0.24 miles) from the site. PPG17 Study showed a deficiency in provision of small and local parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in Ribbon Road AQMA. The site is on the corner of two major roads. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is 540m (0.34 miles) from the Beckenham Hill Station and fronts onto Bromley Road/ Southend Lane junction both of which have several bus routes along them. The change of use from business and housing to housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.

Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road junction. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of the site will result in more housing in the area.

No Development

Given that the Public House has already been demolished the site would have a derelict appearance and become urban waste land.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is in Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Trees on the neighbouring properties and street trees will also need to be accommodated in the design of the development and during its construction.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant road junction will need to be mitigated without limiting the quality of life of the future residents.

Site Ref: Site SA43	Options: 1: Mixed use – housing, community facilities (adventure playground) and retail uses
Ward: Telegraph Hill	
Site Name: Sommerville Adventure Playground, Queens Road, New Cross Gate	
Site Characteristics: The site is 0.42 ha and oblong in shape the shops are situated at one end and the playground utilises the remainder of the site.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority, Telegraph Hill Conservation Area/ Article 4
General Assessment/Key Issues The most important aspect of the designing the development will be ensuring the playground does not lose too much space.	

Option: 1	Mixed use – housing, community facilities (adventure playground) and retail uses	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are mature trees on the site and adjacent properties, including street trees. Due to the number of trees around the impact of any redevelopment on biodiversity should be considered. There is new playground planned for the site but another park in the area is Telegraph Hill Park is around 670m (0.42 miles) from the site. PPG17 Study showed a deficiency of provision of District Parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. The site fronts a major road, this could be of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is approximately 570m (0.35 miles) to Queens Road (Peckham) Station and 700m (0.43 miles) to New Cross Gate Station and fronts onto Queens Road which has several bus routes along it. The change of use from retail and recreation to retail, recreation and housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	0	The redevelopment of this site may tidy the appearance of the street scene up a little but it is not in great need of improvement.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area and Article 4 on the eastern boundary of this site. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and the size and accessibility of the new playground. However new housing development will contribute to this objective by providing healthy affordable homes, and the playground is an important asset for the younger members of the community. There could also be a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. The playground would also be an important local asset.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

The development of the site would result in additional housing in the area.

No Development

The playground and shops will remain as they are on the site.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Trees on the site and neighbouring properties, including street trees, will need to be accommodated in the design of the development and during its construction.

Development will need to be sympathetic to the adjacent Conservation Area/ Article 4.

Site Ref: Site SA44	Options: 1: Mixed use housing and retail
Ward: Whitefoot	
Site Name: Former Courts Site 335-337 Bromley Road	
Site Characteristics: A 0.53ha corner site, that has the majority of the area taken up by a large retail store surrounded by sealed parking and minimal planting.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 (90%), 2 (8%), 3a (2%) Area of Archaeological Priority
General Assessment/Key Issues The site is in a very prominent position on the junction of two busy roads and is currently utilised for sales and clearance retail.	

Option: 1	Mixed use housing and retail	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are a couple of reasonably mature trees on the front of the site, and street trees but no other vegetation of note. There is a sports field around 160m (0.1 miles) and Forster Memorial Park is around 340m (0.21 miles) from the site. PPG17 Study showed adequate provision of park. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in Ribbon Road AQMA. The site is on the corner of two major roads. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is 600m (0.37 miles) from the Beckenham Hill Station and fronts onto Bromley Road/ Southend Lane/Whitefoot Lane junction all of which have bus routes along them. The change of use from retail to retail and housing may increase the number of vehicle movements although is dependent on the type of retail.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Very Good Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Reduce and manage flood risk	-	Ninety percent of the site is found within Flood Zone 1 and has a low probability of flooding; 8% of the site is with Flood Zone 2 and has a medium probability of flooding; 2% of the site is in Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road junction. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of the site will result in more housing in the area.

No Development

The site will remain as a large available retail space.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Small portions of the site are Flood Zone 3a; which has a high probability of flooding with medium residual risk of flooding; and Flood Zone 2 which has a medium risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Trees on the front of the property and neighbouring properties will also need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA45	Option 1. Retain in employment use within the B Use Classes
Ward: Blackheath	
Site Name: Blackheath Hill Local Employment Location (LEL)	
Site Characteristics: 0.32 ha. This is a small self contained estate of low rise business units.	
Flood Risk Area : Y	Zone 1: Low Probability of Flooding
Open spaces /Archaeological features/Historic Environment	The northern tip of the site adjacent to the A2 road is within an Area of Archaeological Priority. The southern boundary of the site is formed by a Site of Nature Conservation Importance.
General Assessment/Key Issues. The site has its own direct access from the Strategic Road Network (A2). The business units are small and activities relatively low key confined largely to office and small scale storage uses which should be compatible with adjacent residential development. The site is in an area of the borough which has no other purpose built employment space.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	The site will contribute to Lewisham's economy by providing local employment opportunities and services. The units appear sufficiently flexible in order to potentially provide a variety
Encourage and promote employment and new enterprises	++	This site will provide local employment opportunities and has small units suitable for starter businesses.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses consume natural resources. These commercial buildings were not constructed to current energy efficiency standards
Protect and enhance open spaces and biodiversity	0	The site has no open space or biodiversity assets. These uses on this site should have no effect on the Site of Nature Conservation Importance directly to the south. It is about 250 metres to the nearest point of access to Blackheath Open Space (Metropolitan Open Land).
Improve air quality and reduce noise and vibration	+	The site is in AQMA 2. This is a very small scale estate and it likely that businesses will cause little or no disturbance to local residents. The presence of local businesses should reduce the need for longer journeys and therefore improve air quality.
Reduce car travel and promote sustainable modes of transport	+	The retention of a local supply of employment land should act to reduce the number and length of car journeys made. Bus routes pass on the A2. the area is not well placed in respect of other forms of public transport. The nearest station is at Deptford Broadway (DLR).
Mitigate and adapt to climate change	-	It is unlikely that these business units will be redeveloped to higher environmental standards within the lifetime of the Core Strategy.
Reduce and manage flood risk	0	This site is within Flood Risk Zone 1 which means that there is a low probability of flooding.
Maintain and enhance landscape and townscape	0	This site has a very narrow frontage on to the public realm at Blackheath Hill, is low rise and has a very limited visual impact .
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	A small part of the site adjacent to the A2 is within an area of archaeological priority, and no other features have been identified. As it expected that this area will not be redeveloped during the lifetime of the Core Strategy the opportunity to examine any archaeological remains will not be presented.

Provide sufficient housing and decent homes	-	No new homes will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	The presence of local businesses and therefore job opportunities closer to home will possible have a possible positive effect on health and well being.
Provide for an improvement in education and skills	?	The presence of local businesses will possibly provide training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	Retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area on a main road close to the centre of London and as such is considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

The site is within Flood Risk Zone 3a which means that there is a high probability of flooding. Most of the site is hard surfaced which means that the site will not retain water to minimise the effect of flooding elsewhere.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA46	Option 1. Retain in employment use within the B Use Classes
Ward: Grove Park	
Site Name: Manor Lane Local Employment Location (LEL)	
Site Characteristics: 2.75 ha. This site offers 34 modern purpose built warehousing/light industrial estate with ancillary offices (Chiltonian Industrial Estate), and a separate builder's merchants yard and associated office building.	
Flood Risk Area : Y	Zone 1: Low probability of flooding.
Open spaces /Archaeological features/Historic Environment	The railway line that forms the northern boundary of the site is designated as a Green Corridor.
General Assessment/Key Issues. The site is shielded from residential properties to the north by the mainline railway and to the south by the configuration of the industrial units which shield the directly adjoining back gardens. Access is via Manor Lane which is residential in character to the Strategic Road Network (South Circular).	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This site provides the only substantial area in employment use in the eastern part of the borough and provides a valuable reservoir of land valuable for serving the local markets.
Encourage and promote employment and new enterprises	++	This site will provide local employment opportunities.
Minimise waste production and increase recycling	-	The industrial and warehouse uses are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. These buildings were not required to fit energy saving measures due to the time of their construction and are not expected to be redeveloped during the lifetime of the Core Strategy.
Protect and enhance open spaces and biodiversity	0	This site has no open space and limited or no landscaping features. The railway line to the north is a designated green corridor. The nearest formal public open space is at Manor House Gardens which is 520 metres to the north.
Improve air quality and reduce noise and vibration	-	This site is in AQMA 4. Many of the units on this estate are relatively large warehouse/trade counter uses, and are intended for HGV usage. The provision of local storage facilities may act to reduce the overall length of lorry trips, but overall the effect is judged to be negative.
Reduce car travel and promote sustainable modes of transport	+	Chiltonian Industrial Estate PTAL 2. Builders Yard PTAL 3. The area is close to bus routes on Burnt Ash Hill and the Lee railway station is 620 metres from the entrance to the Chiltonian Industrial Estate.
Mitigate and adapt to climate change	-	The units on this estate (with the exception of the builders yard with an entrance on Holme Lacey Road) were built in two phases. Both phases will not meet modern energy standards for commercial buildings. The estate is not proposed for redevelopment during the lifetime of the Core Strategy.
Reduce and manage flood risk	0	This site has a low probability of flooding.

Maintain and enhance landscape and townscape	0	This area has a narrow frontage onto Manor Lane. it will have a limited local impact on properties in Holme Lacey Road due to the rear of relatively newly built housing units backing on to gardens. Properties to the north are shielded from any effect by a railway line.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	There are no identified features on historic and archaeological importance on this site. The properties in the Lee Manor Conservation Area to the north of the site are separated from the estate by a railway line which is a designated green corridor.
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	The provision of local employment opportunities will possibly act to improve health and well being.
Provide for an improvement in education and skills	?	The retention of business uses on this site will possible provide some training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	The retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area in an area of Lewisham where such facilities are in short supply. It is therefore considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA47	Option 1. Retain in employment use within the B Use Classes
Ward: Bellingham	
Site Name: Stanton Square Local Employment Location (LEL)	
Site Characteristics: 0.97 ha. This is a small industrial area in the south of the borough surrounded by busy roads comprising a modern purpose built warehousing/industrial estate and some older industrial buildings.	
Flood Risk Area : Y	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	Western part of the site including the Stanton Square Industrial Estate and 65 Bell Green is within an Area of Archaeological Priority
General Assessment/Key Issues. The area is an island site surrounded by busy roads. The warehousing and industrial uses on the site will therefore have very minor extra impacts on the surrounding environment.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This site will contribute to Lewisham's economy by providing premises for businesses and local job opportunities.
Encourage and promote employment and new enterprises	++	The site will encourage and promote employment. The older buildings on the site might provide cheaper premises that could be used by start-up businesses or those uses that do not require a high quality environment such as a scaffolding or builders yard.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses consume natural resources. The buildings on this site were constructed prior to the formulation of modern energy efficient standards..
Protect and enhance open spaces and biodiversity	0	There are no open spaces or biodiversity resources on the site. The site is 309 metres away from the entrance to Pool River Linear Park, which is also a Site of Nature Conservation Importance, and 270 metres from Home Park.
Improve air quality and reduce noise and vibration	? +/-	This site is on a Ribbon Road AQMA. The uses on this site involve heavy goods vehicles and traffic movements which will cause noise and vibration. However the location of warehouse and commercial uses within the locality will act to reduce the overall length of lorry journeys.
Reduce car travel and promote sustainable modes of transport	+	The site is 580 metres to Lower Sydenham Rail Station measured from the entrance to the Stanton Square Industrial Estate. Bell Green is the focus for a number of bus routes. The provision of premises providing local jobs and services will act to reduce the overall length and number of car and lorry journeys.
Mitigate and adapt to climate change	-	The buildings on this site which are not expected to be redeveloped during the lifetime of the Core Strategy are not constructed according to modern energy efficient standards.
Reduce and manage flood risk	0	The site is in Flood Risk Zone 1 which means that there is a low probability of flooding.
Maintain and enhance landscape and townscape	0	This site is an island site surrounded by busy roads and adjacent to the large car parking areas on the superstore at Bell Green. The overall environment is quite harsh.

Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site will not be redeveloped to the best of the Council's knowledge during the lifetime of the Core Strategy which will mean that no opportunities will be presented to investigate remains within the Area of Archaeological Priority.
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	It is possible that the provision of local job opportunities on this site will act to improve health and wellbeing.
Provide for an improvement in education and skills	?	It is possible that the site might provide some training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	-	The retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area on a main road close to the centre of London and as such is considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA48	Option 1. Retain in employment use within the B Use Classes
Ward: Forest Hill	
Site Name: Willow Way Local Employment Location (LEL)	
Site Characteristics: 0.86 ha. This small area on a side road houses a variety of industrial and commercial buildings.	
Flood Risk Area : Y	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	It is adjacent to Sydenham Park Conservation Area on the western boundary.
General Assessment/Key Issues. This is a small area of business and commercial premises located down a side road to the rear of a small shopping parade in a mixed commercial and residential area. The uses taking place on site are generally low in impact. Although many of the buildings do not have dedicated parking and service areas.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This area will provide for business opportunities and will support economic growth.
Encourage and promote employment and new enterprises	++	This area provides a variety of buildings likely to be suitable for various types of business and will promote local employment opportunities.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. The buildings and business units in this area will not have been constructed to modern energy efficiency standards.
Protect and enhance open spaces and biodiversity	0	There is no open space in this site and limited or no value for biodiversity.
Improve air quality and reduce noise and vibration	+	This site is not within an AQMA. The provision of local business units which can provide local services and job opportunities should act to improve air quality and reduce noise by reducing the need for longer car journeys.
Reduce car travel and promote sustainable modes of transport	+	This area is located about half way between Forest Hill (870 metres) and Sydenham (750 metres) (Rail and London Overground Stations and is on a number of bus routes. The site provides a variety of premises for local businesses and will provide local job opportunities thereby reducing the number of car journeys made.
Mitigate and adapt to climate change	-	All the buildings within this site will not have been constructed to meet modern energy efficient standards.
Reduce and manage flood risk	0	This site is within Flood Risk Zone 1 where there is a low probability of flooding.
Maintain and enhance landscape and townscape	0	This area is relatively discreetly located down a side road and so has little effect on the public realm. The buildings are of relatively good quality. Although the area is bordered directly to the west by the Sydenham Park Conservation Area, the building directly on the boundary is a modern block of flats with a car parking area so the impact of this site is minimal.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	Although the area is bordered directly to the west by the Sydenham Park Conservation Area, the building directly on the boundary is a modern block of flats with a car parking area so the impact of this site is minimal. The area is not within an Area of Archaeological Priority,

Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	The provision of jobs and services locally will possibly act to improve health and well being.
Provide for an improvement in education and skills	?	The provision of local jobs may possibly lead to a number of training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	Retention of employment uses is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area near to town District Centres within Lewisham and as such is considered to perform an important local function in the local economy. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA49	Option 1. Retain in employment use within the B Use Classes
Ward: Bellingham	
Site Name: Worsley Bridge Road Local Employment Location (LEL)	
Site Characteristics: 1.2 ha. This is an area of commercial and industrial land near the southern boundary of the borough forming part of a larger industrial area within the London borough of Bromley. It comprises an office building from the 1970's and a relatively modern purpose built development of warehouse/industrial units and small offices.	
Flood Risk Area : Y	Part of the site fronting Worsley Bridge Road falls within Zone 2: Medium probability of flooding
Open spaces /Archaeological features/Historic Environment	The railway line adjacent to the site is designated as a Green Corridor
General Assessment/Key Issues. This is a relatively modern high quality industrial area that presents an office style frontage on to Worsley Bridge Road. Uses such as a car repairs can be carried on within the estate due to self contained servicing areas. Disturbance to residential properties on Worsley Bridge Road will be minimal.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This area forms part of wider area of business and industrial units in the London Borough of Bromley which provides a considerable reservoir of commercial space. This will attract a number of businesses to the area expecting to find floorspace in a recognised business location and contribute to the economic growth of the borough.
Encourage and promote employment and new enterprises	++	The site will provide local employment units. Some of the units are small which could encourage starter businesses.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. These buildings have not been constructed to modern energy efficiency standards and are not programmed to be redeveloped during the lifetime of the Core Strategy.
Protect and enhance open spaces and biodiversity	0	There are no open spaces within this site. The railway line which forms the western boundary of the site is designated as a green corridor. The area is 200 metres from the Pool River Linear Park and 140 metres from the entrance to Southend Park.
Improve air quality and reduce noise and vibration	-	This site is not within an AQMA. This area will generate traffic movements which will have an impact on air quality and produce noise and vibration.
Reduce car travel and promote sustainable modes of transport	++	PTAL 3. This area is close to good public transport with Lower Sydenham Station directly on the southern edge of the site. Southend Lane and Bell Green are well served by bus routes. The location of this site should act to reduce the overall number of car journeys and promote sustainable modes of transport.

Mitigate and adapt to climate change	-	The buildings on this site which are not expected to be redeveloped during the lifetime of the Core Strategy are not constructed according to modern energy efficient standards.
Reduce and manage flood risk	-	The frontage of the site onto Worsley Bridge Road fall with Zone 2 for Flood Risk where there is a medium probability of flooding. The rest of the site falls within Flood Risk Zone 1 where there is a low probability of flooding. The uses in this site are however considered to be less vulnerable to flooding.
Maintain and enhance landscape and townscape	0	This site comprises relatively modern buildings with a good environmental quality. It has a minimal impact on the townscape at this location.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	There are no identified features of historic and archaeological importance at this site.
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	This area, by providing the possibility of local job opportunities may act to improve health and well being.
Provide for an improvement in education and skills	?	This area will possibly provide training opportunities for local people.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	The retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area close to the strategic road network and as such is considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport. A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

A small part of the sites is within Flood Risk Zone 2 which means that there is a medium probability of flooding. Most of the site is hard surfaced which means that the site will not retain water to minimise the effect of flooding elsewhere.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA50	Option 1. Retain in employment use within the B Use Classes
Ward: Crofton Park	
Site Name: Malham Road Local Employment Location (LEL)	
Site Characteristics: .3.63 ha. An area of industrial and commercial buildings, with a mix of purpose built estates and buildings and older stand alone commercial buildings.	
Flood Risk Area : Y	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	Within Area of Archaeological Priority
General Assessment/Key Issues. This is a fairly extensive industrial area adjacent to the South Circular. The main noise generating activities such as car repairs have the space to operate in the central areas of the site along Malham Road which protects local residential areas from noise. The area has the capacity to take larger lorries which might cause disturbance to housing on Wastdale Road.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	The site will contribute to Lewisham's economy by providing local employment opportunities. This site provides a variety of good quality premises which provide a number of business opportunities.
Encourage and promote employment and new enterprises	++	The site will contribute to Lewisham's economy by providing local employment opportunities. This site provides a variety of good quality premises which provide a number of business opportunities.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. The buildings on this site which are not expected to be redeveloped during the lifetime of the Core Strategy are not constructed according to modern energy efficient standards.
Protect and enhance open spaces and biodiversity	0	The area has no open space within it and limited biodiversity value. There are no public open spaces close by. The railway embankment to the rear of Beadnell Road which forms the west boundary of the area is a Site of Nature Conservation Importance of Metropolitan Importance.
Improve air quality and reduce noise and vibration	?	This site is on a Ribbon Road AQMA. The effect of this site on air quality is difficult to assess. It offers a relatively high number of business premises some of which are capable of handling HGVs. A site within the borough should act to reduce the number of lorry and car journeys made overall, and the fact that it is located directly on the Strategic Road Network means that additional quantifiable impact from traffic movements on the site is limited.
Reduce car travel and promote sustainable modes of transport	+	The area is in PTAL 3. This site is served by a number of bus routes. Forest Hill Rail and Overground Station is 550 metres away. This area provides a relatively large number of business units, employment opportunities and can handle HGV deliveries. The provision of this site locally should therefore reduce the number of car journeys made, and shorten lorry journeys.

Mitigate and adapt to climate change	-	The buildings on this site which are not expected to be redeveloped during the lifetime of the Core Strategy are not constructed according to modern energy efficient standards.
Reduce and manage flood risk	0	The site is in Flood Risk Zone 1 which means that there is a low probability of flooding
Maintain and enhance landscape and townscape	0	The commercial and industrial units in this area are largely located behind late Victorian/Edwardian three storey terraced buildings. The impact on the public realm on Stanstead Road and Wastdale Road is limited. Frontages of the site on Dalmain Road and Beadnell Road which are otherwise residential are of good quality.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site has no identified historic or archaeological features.
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	The provision of employment and business opportunities locally will possibly act to improve health and wellbeing.
Provide for an improvement in education and skills	?	The provision of buildings that can house a variety of enterprises will possibly provide a number of training opportunities.
Improve accessibility to leisure facilities and key local services	?	This objective is not relevant to this site.
Cumulative Effect	+	Retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area on a main road close to the centre of London and as such is considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA51	Options: 1: Safeguard sites for current educational use.
Ward: Whitefoot and Downham	
Site Name: Bonus Pastor Catholic College/ Secondary School, Winlaton Road BR1 5PZ and Churchdown Road Downham.	
Site Characteristics: The school is split across the two sites with Years 7, 8 and 9 are taught on the Churchdown site; Years 10 and 11 on the Winlaton site	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Both school sites have public open space and a SINC site on their rear boundaries.
General Assessment/Key Issues The following planning application was recently received: The construction of a two to three storey new college building at both Winlaton and Churchdown Road sites with associated facilities, followed by the demolition of existing adjacent school buildings at each site to be replaced with landscaped amenity space including the provision of a Muga at the Churchdown site) and a total of 32 car parking spaces and cycle storage facilities.	

Option: 1	Safeguard sites for current educational use.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	If the redevelopment goes ahead, There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it.
Encourage and promote employment and new enterprises	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it, and due to the additional pupils more teaching and /or administration staff may be required.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building a new school buildings will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Plans for redevelopment of the sites provide for the provision of amenity space and a MUGA. There is a possibility that the public open space or the SINC sites will be impacted during the redevelopment. The PPG17 Study showed adequate provision of parks. The Churchdown Rd site has some grassed playing fields already and there are also public playing fields close to this site
Improve air quality and reduce noise and vibration	+/-	The site is not in a AQMA. The school itself will generate noise but it is well established in the area, and although the school intends to increase the pupil numbers by 25 this is unlikely to increase any negative impacts markedly.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The schools are 270m apart and it is 1200m (0.76 miles) from the Winlaton site to the Beckenham Hill Station, and 1870m (1.16 miles) from the Churchdown site to the Grove Park Station. The increase in pupil numbers may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	Any new school buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.

Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the overall landscape of the area.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	The redeveloped school will include some sports facilities which will contribute positively to this objectives.
Provide for an improvement in education and skills	++	The redeveloped school will meet modern education standards.
Improve accessibility to leisure facilities and key local services	+	The new school will have improved leisure facilities, which will be available on a limited basis to the community.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of this site will allow for the school to update its facilities and meet modern educational standards

No Development

The school building will remain as they are.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The noise issues of having several school sites within a residential area should be taken into account when choosing materials for the new buildings to assist in mitigating the effects for the immediate neighbours.

Trees on the site and neighbouring properties will need to be accommodated in the design of the redevelopment and during its construction.

Site Ref: Site SA52	Options: 1: Gypsy and Travellers Site (5 pitches)
Ward: Lewisham Central	
Site Name: Former Watergate School	
Site Characteristics: The site area is 0.34ha and is situated at the end of Church Grove, it is a disused school site. The buildings have been demolished.	
Flood Risk Area : Y	Zone 3a: High probability of flooding; medium residual risk of flooding.
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority, Adjacent to St Mary's Conservation Area/ Article 4, Adjacent to Green Corridor
General Assessment/Key Issues The design of the site will be important in mitigating the flood risk and the noise and vibration of the railway.	

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Creating new pitches will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	There are reasonably mature trees on the site and a Green Corridor in shown on the planning maps as running down beside the adjacent railway line. Development offers the opportunity to enhance the corridor. PPG17 Study showed adequate provision. It is not considered that the option will need to consider any impact to biodiversity on the site. Hilly Fields Park is approximately 560m (0.348 miles); and Ladywell Fields is around 250m (0.155 miles) from the site.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line. The two factors is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+	PTAL 6. The site is approximately 260m (0.16 miles) from Ladywell Station and is close to Ladywell Road and Lewisham High Street both of which have bus routes along them. The change of use from education to residential may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.

Maintain and enhance landscape and townscape	+/-	The land is currently a disused backland site and is not highly visible from the road. However it is visible from the railway so development may improve the landscape as viewed from the train.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	+/-	Overall design of the development will need to be sympathetic to setting of the adjacent Conservation Area and Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new pitches created on the site would contribute to need identified in the South East London SHMA sub group report for Gypsies and Travellers, and in the targets set by the Mayor of London in the Minor Alteration - Proposed pitch provision for gypsies and travellers, transit sites and travelling show people.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of land for Gypsy and Traveller pitches will contribute to this objective by providing places where they can live close to amenities which may provide opportunities for employment and increase their overall wellbeing.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+/-	The site is unlikely to result in increased pressure on existing facilities in the area. The increase in residents in the area may marginally increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

The development of this site will increase the number of Gypsy and Traveller pitches in Lewisham

No Development

The site will remain vacant.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. The entire site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

The air quality, and noise and vibration issues of having residential this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line.

Development will need to be sympathetic to the adjacent Conservation Area/ Article 4.

SINC SITES

Site Ref: Site SINC1	Options 1: Deletion and addition to the SINC
Ward: Whitefoot	
Site Name: Hither Green Cemetery	
Site Characteristics: Small area of vegetation next to railway and housing with Hither Green Cemetery adjacent	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of importance – Borough Grade I
General Assessment/Key Issues A sliver of the current SINC is being removed and a small piece of land is being added in a different area.	

Option:1	Deletion and addition to the SINC	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough. The area if deletion was at the time of assessment in 2006 derelict land, it has since become vegetated, the area of addition remains well vegetated.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway and fencing public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Change

The change in boundaries for the SINC will have little impact on the overall effectiveness of the conservation capabilities of the site, as it has links to other nearby SINCS. The area being added to the SINC is also larger than the area being removed, which at the time of reassessment was not vegetated.

No Change

If the boundaries of the SINC were not changed then the additional area would not be recognised for its conservation value.

Mitigation Measures Required

No mitigation measures are required.

Site Ref: Site SINC2	Options: 1: Addition of an area to an existing SINC
Ward: Bellingham	
Site Name: Pool River Linear Park	
Site Characteristics: The land identified for inclusion is a area of disused allotments.	
Flood Risk Area : Y	Flood Zone : 3a?
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level 1
General Assessment/Key Issues	

Option:		
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+/-	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, designating this site a SINC presents an opportunity to preserve this site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	Walks through this SINC offer a leisure activity that can enhance peoples knowledge and enjoyment of local habitats and provide links to public open space.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change - The change to the SINC boundaries acknowledges the value of fallow land to different plant and animal species. Succession will eventually create an extension of the existing vegetation types present in the rest of the SINC unless the site is managed to deliberately maintain the current habitat. No Change - If no change were to occur the SINC boundaries; the site could either be cleared and re-instated as allotments; or grassed and used as an extension to the cricket ground; or left alone.
Mitigation Measures Required
No mitigation measures are required.

Site Ref: Site SINC3	Options: 1: Addition to Existing SINC
Ward: Sydenham	
Site Name: Hillcrest Estate Woodlands	
Site Characteristics:	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level I
General Assessment/Key Issues	

Option:		
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	++	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	++	Trees are an important living link to the past providing both social context and scientific information.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	+	There is at least one walk through this SINC which is a leisure activity that can enhance peoples knowledge and enjoyment of local habitats and provide short cuts to other parts of the Borough and public open space.
Cumulative Effect	++	This option for this site is sustainable.

<p>Summary of main impacts and explanation of recommended uses</p> <p>Change - By including this area into the SINC the value of amenity grassland and scattered trees is being acknowledged as having significance in terms of contributing to the health and wellbeing of the remainder of the SINC and surrounding habitats.</p> <p>No Change - There is unlikely to be an impact however the site could be vulnerable as SINC designation provides some level of protection against the area being developed.</p> <p>Mitigation Measures Required No mitigation measures are required</p>

Site Ref: Site SINC4	Options: 1: Addition to Existing SINC
Ward: Grove Park	
Site Name: Grove Park Nature Reserve	
Site Characteristics: The sites is to the south of Hither Green Nature Reserve which is directly over the railway fro Hither Green Cemetery.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level I
General Assessment/Key Issues The site is an amalgamation of the Hither Green Nature Reserve and the Hither Green Sidings with an additional area.	

Option: 1	Addition to Existing SINC	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	++	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	+	Due to the configuration of the railway, housing and allotments around the site, public access to much of the larger site is not particularly easy.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change The amalgamation of the two sites recognises the continuity of habitat between them, the additional area is more densely vegetated than the area that is already identified as a SINC and supports a similar range of plants and animals.
No Change The site is unlikely to be developed due to the access issues but the area of allotments could theoretically be expanded to include parts of the area being nominated for the SINC extension.
Mitigation Measures Required No mitigation measures are required.

Site Ref: Site SINC5	Options: 1: Upgrade level of importance
Ward: Whitefoot	
Site Name: Forster Memorial Park	
Site Characteristics: The site is a large area of public open space that contains aspects of a historic woodland and ancient trees	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	SINC : level of importance: Borough Level II (current); Public Open Space; Ancient Trees
General Assessment/Key Issues The assessment recommends the upgrading of the park from Grade II to Grade I.	

Option:	Upgrade level of importance	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	++	Trees are an important living link to the past providing both social context and scientific information.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	The SINC is additional to the open space designation and therefore provides opportunities for people to enhance their knowledge of local habitats and enjoy leisure activities.
Cumulative Effect	++	This option for this site is sustainable.

<p>Summary of main impacts and explanation of recommended uses</p> <p>Change The change in status of this SINC from Borough Level II to Borough Level I signifies a recognition of the improvement in the quality of the SINC and the contribution it makes towards the enhancement of biodiversity in the Borough.</p> <p>No Change To not change the status of the SINC would be ignoring the improvement in the quality of the SINC and any work undertaken by the Council and community to improve the park and its biodiversity.</p> <p>Mitigation Measures Required No mitigation measures are required.</p>
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Site Ref: Site SINC6	Options: 1: Addition of habitat to north of site
Ward: Blackheath	
Site Name: Loats Pitt	
Site Characteristics: The are reasonably thick stands of a variety of trees, and some grassland.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; adjacent to a Conservation Area and an Area of Archaeological Priority
General Assessment/Key Issues The small area recommended for addition to this site is at the northern tip of the existing site and contains similar habitat to the existing site.	

Option: 1	Addition of habitat to north of site	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 2. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is adjacent to Blackheath Conservation Area and an Area of Archaeological Priority.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	+	No official walks are indicated on maps however there doesn't appear to be physical barriers preventing access. Walks through SINC's are a leisure activity that can enhance peoples knowledge and enjoyment of local habitats and provide links to public open space.
Cumulative Effect	++	This option for this site is sustainable.

<p>Summary of main impacts and explanation of recommended uses</p> <p>Change By changing the site boundary to include the area at the northern tip of the site the SINC will be more rational in that the area that is not currently included has the same habitat as that which is included. Given that there are bird species inhabiting the SINC that are UK Biodiversity Action Plan priority species the inclusion would also assist in the conservation of this species.</p> <p>No Change If no change were to occur to the boundary of the SINC the area at the northern tip of the SINC would continue to be excluded from the SINC.</p> <p>Mitigation Measures Required No mitigation measure are required.</p>
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Site Ref: Site SINC7	Options: 1: Remove an area from this SINC and include it in another
Ward: Grove Park	
Site Name: Grove Park Cemetery	
Site Characteristics: As a cemetery the site is comprised mainly of grass species and a reasonable number of trees across the site.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Metropolitan Open Land
General Assessment/Key Issues The assessment of this site concluded that the orchard and Green Chain walk were more contiguous with the Chinbrook Allotments than the cemetery.	

Option: 1	Remove an area from this SINC and include it in another	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA . It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. The roots of vegetation can assist in flood risk management by soaking up water and vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	The SINC is additional to the open space designation and therefore provides opportunities for people to enhance their knowledge of local habitats and enjoy leisure activities.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change The assessments of the SINC sites showed that the orchards and Green Chain walk complement and augment the habitats of the Chinbrook Allotments more than the habitats of the cemetery this allows for a better assessment of the importance of the site.
No Change In terms of the habitats and their protection and management not changing the site boundaries would make no difference. The assessments would continue to assess the sites in terms of two different habitats.
Mitigation Measures Required No mitigation measures required.

Site Ref: Site SINC8	Options: 1: Include area of habitat to the south and east.
Ward: Telegraph Hill	
Site Name: Nunhead Cutting	
Site Characteristics: The cutting has a diverse range of plants and provides important habitats for a range of animals and insects.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Telegraph Hill Conservation and Article 4, Green Corridor
General Assessment/Key Issues The areas to be added are identified currently as Green Corridors which over time have created a contiguous habitat from the Nunhead cutting.	

Option: 1	Include area of habitat to the south and east.	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 3. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	Partially in Telegraph Hill Conservation Area and Article 4.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the importance of the railside Green Corridors in enhancing the biodiversity of the Borough.
No Change The areas would continue to be recognised as Green Corridors but not for their contributions to habitats and biodiversity.
Mitigation Measures Required No mitigation measure are required

Site Ref: Site SINC9	Options: 1: Include area of Habitat to the south-east
Ward: Lewisham Central	
Site Name: St John's to Lewisham Railsides	
Site Characteristics: The area is largely covered in woodland with some scrub.	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Green Corridor. Partially in St John's Conservation Area and adjacent to Brookmill Conservation Area/Article. Adjacent to Area of Archaeological Priority (although there is a very small area of the site included)
General Assessment/Key Issues The areas to be added are identified currently as Green Corridors which over time have created a contiguous habitat from the area around St John's Station.	

Option:	Include area of Habitat to the south-east	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 3. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+/-	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The upper portion of the site is sandwiched between Brookmill Conservation Area / Article 4 and St John's Conservation Area (there is a small area of the site included in the St John's Conservation Area). The northern side of the site is partially within but mainly adjacent to an Area of Archaeological Priority.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses Change This will recognise the importance of the railside Green Corridors in enhancing the biodiversity of the Borough. No Change The areas would continue to be recognised as Green Corridors but not for their contributions to habitats and biodiversity.
Mitigation Measures Required No mitigation is required.

Site Ref: Site SINC10	Options: 1: Include area of habitat to the north-east
Ward: Lewisham Central	
Site Name: Lewisham Railway Triangles.	
Site Characteristics: The triangles are mixture of wooded habitat and grassland.	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II, Area of Archaeological Priority
General Assessment/Key Issues The areas to be added are identified currently as Green Corridors which over time have created a contiguous habitat from the area around the triangles.	

Option: 1	Include area of habitat to the north-east	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 3. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+/-	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is partially within an Area of Archaeological Priority, designating this site a SINC presents an opportunity to preserve this site.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the importance of the railside Green Corridors in enhancing the biodiversity of the Borough.
No Change The areas would continue to be recognised as Green Corridors but not for their contributions to habitats and biodiversity.
Mitigation Measures Required No mitigation required

Site Ref: Site SINC11	Options: 1: Add new areas of track between Lewisham High Street and St Mildreds Road
Ward: Lee Green	
Site Name: Hither Green Railsides	
Site Characteristics: Area contains a range of habitats including secondary woodland, scrub and grass.	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 SINC : Level of Importance: Borough Level II; Green Corridor
General Assessment/Key Issues The areas to be added are identified currently as Green Corridors which over time have created a contiguous habitat from the area around the main area around Hither Green Station..	

Option: 1	Add new areas of track between Lewisham High Street and St Mildreds Road	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 4. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding (although it is very close to a flood prone area). Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	Lee Manor Conservation Area and Article 4 is adjacent to the track between Manor lane and Burnt Ash Road.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the importance of the railside Green Corridors in enhancing the biodiversity of the Borough.
No Change The areas would continue to be recognised as Green Corridors but not for their contributions to habitats and biodiversity.
Mitigation Measures Required No mitigation measure area required.

Site Ref: Site SINC12	Options: 1: Amend boundary and add strip of land on south side of the railway
Ward: Grove Park	
Site Name: Hither Green Sidings	
Site Characteristics: The site is wooded with some shrubs. Part of the site consists of old allotments.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Green Corridor
General Assessment/Key Issues The areas to be deleted are no longer vegetated the area to added is, so the boundary has been amended to match the current distribution of habitat on and around the sidings..	

Option:	Amend boundary and add strip of land on south side of the railway	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the current distribution of habitat over the area
No Change The majority of the SINC will be recognised but the boundaries will not be accurate.
Mitigation Measures Required No mitigation measures are required.

Site Ref: Site SINC13	Options: 1: New Site Proposed (<i>Level of Importance: Borough Level II</i>)
Ward: New Cross	
Site Name: New Cross and New Cross Gate Railsides	
Site Characteristics: The site has a range of trees and scrub.	
Flood Risk Area : Y	Flood Zone :3a
Open spaces /Archaeological features/Historic Environment	SINC : (Not current); Green Corridor; Area of Archaeological Priority.
General Assessment/Key Issues The areas to be added are identified currently as Green Corridors which over time have created a contiguous habitat that are important refuges for wildlife in this area of the borough.	

Option:		
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 1. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+/-	The majority of the area is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, designating this site a SINC presents an opportunity to preserve this site.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the importance of the railside Green Corridors in enhancing the biodiversity of the Borough.
No Change The areas would continue to be recognised as Green Corridors but not for their contributions to habitats and biodiversity
Mitigation Measures Required No mitigation measures are required.

Site Ref: SINC14	Options: 1: Upgrade from Local Importance to Borough Importance Grade II
Ward: Rushey Green	
Site Name: Mountsfield Park	
Site Characteristics: The area of public open space has a number of mature trees and since the last assessment has new nature areas which are developing into important habitats for the area.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Local Level; Public Open Space
General Assessment/Key Issues Site upgraded from Local Importance to Borough Importance because of great improvements in good wildlife habitat available.	

Option:	Upgrade from Local Importance to Borough Importance Grade II	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 4. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	The SINC is additional to the open space designation and therefore provides opportunities for people to enhance their knowledge of local habitats and enjoy leisure activities.
Cumulative Effect	++	This option for this site is sustainable.

<p>Summary of main impacts and explanation of recommended uses</p> <p>Change The change in the status of this SINC reflects the efforts that have been made to increase the habitats available in this park. There are no changes to makes to the boundaries of the site.</p> <p>No Change There would be no recognition of the change in importance to the local wildlife, there would be no effect on the boundaries.</p> <p>Mitigation Measures Required No mitigation measures are required,</p>
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Site Ref: Site SINC15	Options: 1: Combine the orchard (split from LeBII07) and the allotments
Ward: Grove Park	
Site Name: Chinbrook Allotments	
Site Characteristics: The site provides a variety of habitats but is dominated by domestic organic horticulture.	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 SINC : Level of Importance: Borough Level II
General Assessment/Key Issues The separation of the orchards and green chain from the cemetery and then adding the allotments increases the amount of land recognised for its importance to nature in the area and also recognises the two distinct habitats types in the area.	

Option:	Combine the orchard (split from LeBII07) and the allotments	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	+	Walks through SINC's are a leisure activity that can enhance peoples knowledge and enjoyment of local habitats and provide links to public open space.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change The change recognises the value that allotments can provide to the availability of wildlife habitats and the contiguous nature between the orchard/ Green Chain and the allotments.
No Change If no changes were to occur the orchard/Green Chain would remain attached to Grove Park and the allotments would not be recognised as a valuable habitat.
Mitigation Measures Required No mitigation measure are required.

Site Ref: Site SINC16	Options: 1: New site proposal including the existing site Amblecote Wood
Ward: Grove Park	
Site Name: Chinbrook Meadows	
Site Characteristics: The site can be assessed as having three distinct habitats and offers a range of habitats	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Open Space
General Assessment/Key Issues Nature areas around the re-profiled River Quaggy, and an abundance of fine mature trees provide the main conservation interest of Chinbrook Meadows. This site can be split into three distinct areas: the Cricket Field (including Amblecote Wood), the Wildlife Area (and River Quaggy) and Chinbrook Meadows South.	

Option: 1	New site proposal including the existing site Amblecote Wood	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+/-	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	The SINC is additional to the open space designation and therefore provides opportunities for people to enhance their knowledge of local habitats and enjoy leisure activities.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the value to local habitats the efforts made to re-profile the Rive Quaggy, and recreate natural habitats along this portion of the river. Efforts have also been made in managing the Chinbrook Meadows South area in a manner that is beneficial to wildlife and provide a different open space experience for users of the site.
No Change The site would remain public open space with a small area beside the cricket ground being identified as Amblecote Wood SINC.
Mitigation Measures Required No mitigation measures are required.

Site Ref: Site SINC17	Options: 1: New site proposal
Ward: Downham	
Site Name: Bromley Hill Cemetery	
Site Characteristics: The site has a range of tree species, many of which are exotic, and grass land.	
Flood Risk Area :N	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 SINC : Level of Importance: Local
General Assessment/Key Issues The site has a number of trees on it that provide habitats for a range of common bird species, there is also grassland that contains several different species of grass and herb.	

Option:	Effects	Commentary
Assessment against the SA objectives		
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services.	+	Walks through SINC's are a leisure activity that can enhance peoples knowledge and enjoyment of local habitats.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change Identifying this site as a area of Local Importance to nature conservation recognises that it supports wildlife albeit common species, which are themselves good indicator of the health of local wildlife populations.
No Change The site would continue to be recognised as Public Open Space, but not for its value to wildlife.
Mitigation Measures Required No mitigation measures are required.

Site Ref: Site SINC18	Options: 1: New site proposal
Ward: Lewisham Central	
Site Name: Gilmore Road Triangle	
Site Characteristics: The site has many well established trees on the site including the remnants of an old orchard. There are also area of scrub.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Local; majority of the site is also Public Open Space.
General Assessment/Key Issues The site is a well established green enclave, most of which is identified as public open space. The remnants of the old orchard is unusual in an urban setting and can support specialist invertebrates, there are also plenty of nesting possibilities for small birds.	

Option: 1	New site proposal	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 4. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	The SINC is additional to the open space designation and therefore provides opportunities for people to enhance their knowledge of local habitats and enjoy leisure activities.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change The addition of the SINC designation on this site will acknowledge the importance of this area for local wildlife, and the unusual orchard remnants.
No Change The majority of the site is designated public open space, however it doesn't cover all of the site identified in the SINC report, so some of the site could be vulnerable.
Mitigation Measures Required No mitigation measures are required

Site Ref: Sites - Waste	Options: 1: Safeguard the three sites within the SIL
Ward: New Cross	
Site Name: Waste Sites	
Site Characteristics: There are three waste management sites clustered together SELCHP (2.3 ha), Hinkcroft (0.63 ha), Landmann Way Recycling Centre (0.24ha).	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority, Strategic Industrial Location.
General Assessment/Key Issues These sites are existing and are important for the functioning of an important Council service. As technology changes these sites can be adapted to mitigate the negative effects of waste management further.	

Option: 1	Safeguard the three sites within the SIL	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Retention of the waste management sites will have both direct and indirect economic multiplier effects, across the Borough that will assist the local economy to thrive.
Encourage and promote employment and new enterprises	+	There will be positive benefits from retaining these waste sites as they provide employment opportunities.
Minimise waste production and increase recycling	+/-	Current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal. The Hinkcroft Transport Ltd and Landmann Way Recycling Centre both promote recycling and have sufficient capacity to allow for a increase in recycling levels across the Borough. None of the three sites however promote the minimisation of waste production.
To consume natural resources in a sustainable manner	+/-	Waste management premises and their functioning will consume natural resources, it may not be possible to obtain all materials from sustainable sources.
Protect and enhance open spaces and biodiversity	0	A Green Corridor is shown on the planning maps as running down parts of the railway line and on the north eastern end of SELCHP. Retention of these sites offers the opportunity to enhance the corridor. PPG17 Study showed deficiency of provision of District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	--	The site is in AQMA 1. The site shares a boundary with a railway line, and fronts a major road. SELCHP also releases fumes as a results of the incineration process. The combination of these three factors is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	-	The waste sites generate vehicle movements for the area, however a new refuse vehicle fleet is being purchased in stages, and these are engineered to reduce noise and gas emissions and run on bio-diesel
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Very Good Standard and Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. SELCHP as a combined heat and power facility can assist in the provision of energy from a more sustainable source. However SELCHP does release greenhouse gases into the atmosphere.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.

Maintain and enhance landscape and townscape	+	The three sites are clustered within very short distances from each other, in a relatively small area of an existing Strategic Industrial Location. This isolates and limits the negative visual and amenity matters to this area, thereby preventing other areas of the Borough being impacted.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, any redevelopment would provide an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	The continued provision of this safeguarded land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

The sites are existing and are not intended for redevelopment the continued safeguarding of these sites will provide continued certainty for waste disposal in the Borough and ensure that London Plan apportionment figures can be achieved.

Mitigation Measures Required

The majority of the site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

The air quality, and noise and vibration issues of having waste sites in the area and SELCHP releasing green house gases into the atmosphere need to be monitored and technology used to lessen impacts of the sites when it becomes available.

Appendix 7 Monitoring framework and baseline information and trends

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
1	To encourage sustained economic growth across a variety of sectors	<ul style="list-style-type: none"> Support sustained economic growth? Provide for economic growth across a range of sectors? Promote growth in key sectors? Promote growth in key clusters? 	Percentage of small businesses in an area showing employment growth	2006/07 10.6%	London England	Annually	2009/10: 9.5% 2010/11: 9.5%	LAA, NI 172	Support a range of local business opportunities
			New business registration rate	2007: 5,390 Registration: 850 Deregistration: 450	2004: 4,595 2006: 5,065	Annually	Year on year increase	Companies House http://www.companieshouse.gov.uk/	Support a range of local business opportunities
			Amount of completed employment floor space for B1, B2 & B8 uses	2008/09 Gross B1: 1,775 m ² B2: 0 m ² B8: 0 m ² Total: 1,775 m ² Net B1: -114 m ² B2: -1,683 m ² B8: -1,851 m ² Total: -3,648 m ²	2005/06: Gross: B1: 1,223 m ² B2: 0 m ² B8: 1,717 m ² Total: 2,940 m ² 2006/07: Gross: B1: 3,892 m ² B2: 0 m ² B8: 0 m ² Total: 3,892 m ² 2007/08 Gross B1: 1,209 m ² B2: 1,399 m ² B8: 2,631 m ² Total: 5,239 m ² Net B1: -5,127 m ² B2: 1,129 m ² B8: -3,616 m ² Total: -7,614 m ²	Annually	Annual completion	Annual Monitoring Report - Core BD1	Protection of B uses to provide local employment opportunities Review of land allocated for industrial and commercial use

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
			Area (ha) of land within: <ul style="list-style-type: none"> • Strategic Industrial Locations • Mixed Use Employment Locations • Local Employment Locations 	2008 SIL: 34.9 ha MEL: 33.33 ha LEL: 18.11 ha	London SE London	Annual	No loss of designated employment land	Lewisham Employment Land Study, 2008	Review of land allocated for industrial and commercial use Allocations of employment sites to ensure pool of local job opportunities Take advantage of development opportunities (mixed use employment)
			Amount of completed retail, office and leisure development	2008/09 Gross B1(a): 508 m ² A1: 2,940 m ² A2: 269 m ² A3: 716 m ² A4: 0 m ² A5: 243 m ² D2: 803 m ² Net B1(a): 458 m ² A1: 1,263 m ² A2: 189 m ² A3: 180 m ² A4: -1,265 m ² A5: 243 m ² D2: 61 m ²	2005/06: Gross: B1(a): 1,223 m ² A1: 1,189 m ² A2: 967m ² A3: 539 m ² A4: 0 m ² A5: 224 m ² D2: 77 m ² Net B1(a): no data A1: -65 m ² A2: 810 m ² A3: - 171 m ² A4: -870 m ² A5: 224 m ² D2: 77 m ² 2006/07: Gross B1(a): 3,892 m ² A1: 635 m ² A2: 169 m ² A3: no data	Annually	40,000 sq. m by 2026	Annual Monitoring Report - Core Indicator 4a	Protection of A1 shops Role and function of centre Role of evening economy

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
					A4: no data A5: no data D2: 1,000 m ² Net B1(a): 3,102 m ² A1: 236 m ² A2: -390 m ² A3: -171 m ² A4: no data A5: 381 m ² D2: 885 m ² 2007/08 Gross B1(a): 665 m ² A1: 2,163 m ² A2: 500 m ² A3: 633 m ² A4: 340 m ² A5: 381 m ² D2: 7,103 m ² Net B1(a): 459 m ² A1: 265 m ² A2: -165 m ² A3: - 623 m ² A4: -70 m ² A5: 381 m ² D2: 5,218 m ²				
			Proportion of employment in creative industries (LQ)	2006: 0.75%	2004: 0.75%	Annually	0.85	Annual Business Inquiry, ONS http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=15361	Take advantage of development opportunities (mixed use employment sites)
			Employee jobs in Lewisham	2008 Employee Jobs in Lewisham: 61,100 <ul style="list-style-type: none"> Full- time 62.2% (38,000) Part-time 37.8% (23,100) 	Lewisham London GB		Increase in employment rate	ONS	Maximise and provide a range of local employment opportunities

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
				By industry Manufacturing 2.8% (1,700) Construction 5.2% (3,100) Services 91.7% (56,000) <ul style="list-style-type: none"> Distribution, hotels and restaurants 22.0% (13,500) Transport & communications 4.2% (2,600) Finance, IT, other business activities 21.5% (13,100) Public admin, education & health 38.8% (23,700) Other Services 5.1% (3,100) Tourism related 6.8% (4,100)	4.3% 2.9% 92.4% 21.0% 7.4% 34.7% 22.2% 7.2% 8.3%	10.2% 4.8% 83.5% 23.4% 5.8% 22.0% 27.0% 5.3% 8.2%			Allocation of employment sites to ensure pool of local job opportunities
2	To encourage and promote employment and new enterprises in Lewisham	<ul style="list-style-type: none"> Enhance employment opportunities and encourage new enterprise? Reduce unemployment and long-term unemployment? Provide job opportunities for those in need of employment? Raise profile of Lewisham as a location of employment and enterprise? 	Job density in Lewisham	2008 Density: 0.43 (77,000 jobs)	2008 London: 0.94 GB: 0.83	Annually	No reduction	ONS/ NOMIS	Maximise and provide a range of local employment opportunities Take advantage of development opportunities Allocation of employment sites to ensure local job opportunities
			Employment and unemployment	10/2008- 9/2009 Economically Active: 145,400 (77.9%) Unemployed: 12,700 (8.7%)	10/2008- 9/2009 Economically Active London: 75.8% GB: 78.9% Unemployed: London: 8.4% GB: 7.4%	Annually	Increase in employment rate By June (Q2 data) narrow gap to the GB average rate to no more than 3	ONS/ NOMIS	Take advantage of development opportunities Allocation of employment sites to ensure

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
							percentage points		local job opportunities
			Number of workers in Lewisham (employees in employment)	2008 Full-time: 62.2% (38,000) Part-time: 37.8% (23,100)	2008 London Full-time: 73.9% Part-time: 26.1% GB Full-time: 68.8% Part-time: 31.2%	Annually	Increase in employment rate	ONS/ NOMIS	Allocation of employment sites to ensure local job opportunities
			16 to 18 year old who are not in education, training or employment (NEET)	6.1% (Nov – Jan 2008)	London England	Quarterly	2009/10: 5.8% 2010/11: 5.7%	LAA, NI 117	Take advantage of development opportunities Allocation of employment sites to ensure local job opportunities
3	To minimise the production of waste and increase waste across all sectors recovery and increase reuse, waste recovery and recycling rates	<ul style="list-style-type: none"> Lead to reduced consumption of materials and resources? Reduce household waste? Increase waste recovery and recycling? Reduce hazardous waste? Reduce waste in the construction industry? 	Residual household waste per household	2009/10: 777kg	2008/09: 767.75kg	Annually	2009/10: 754kg 2010/11: 716kg	LAA, NI 191 Strategic Waste and Management , LBL	Provision of waste management sites in suitable locations
			Percentage of household waste sent for reuse, recycling or composting	2009/10: 16.8%	2008/09: 20.55%	Annually	25% waste recycled by 2012	Strategic Waste and Management , LBL	Provision of waste management sites in suitable locations
			Percentage of municipal waste sent to landfill	2009/10: 10.9%	2008/09: 3.72% 2007/08: 4.84% 2006/07: 9.47% 2005/06: 10.04% 2004/05: 10.46% 2003/04: 11.79%	Annually	Year on year reduction	Strategic Waste and Management , LBL	Provision of waste management sites in suitable locations
4	To use and manage the consumption of natural resources in a sustainable manner	<ul style="list-style-type: none"> Promote consumption of natural resources in a sustainable manner? Use previously 	New and converted dwellings (gross) on previously developed land	2008/09: 99% (1,097 dwellings out of 1,108 dwellings)	2007/08: 96.58% (1,045 out of 1,082)	Annually	To exceed 90% of dwellings provided on previously developed land	Annual Monitoring Report – Core H3	Allocation of land for housing

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
		<p>developed land as opposed to a greenfield site?</p> <ul style="list-style-type: none"> • Include sustainable design and construction? • Promote renewable and decentralised energy? • Improve the quality of river water or ground water? • Conserve water? • SUDS? 	Development density of new dwellings per ha	2008/09	2007/08: Less than 30 dwellings/ha.: 4 (0.37%) 30-50 dwellings: 11 (1.02%) Greater than 50 dwellings: 1,067 (98.61%)	Annually	Greater than 50 dwellings per ha	Annual Monitoring Report – Core 2c	Optimise the use of land
			Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	2008/09: 0	2005/06: 0 2006/07: 0 2007/08: 0	Annually	2006/07: 0 2007/08: 0 2008/09: 0	Annual Monitoring Report – Core Indicator 7 & E1C	Use and allocation of land in accordance with SFRA and the sequential and exceptions tests
			Change in biological river quality (Good)	A and B (Good or better) Thames Region: 2008: -2.8%	A and B (Good or better) Thames Region 2001: 73.8% 2002: 75.7% 2003: 72.4% 2004: 67.5% 2005: 66.2% 2006: 65.8% 2007: 64.5% 2008: 61.7%	Annually	No decrease in quality	Environment Agency	Protection of environmental assets River naturalisation Requirements for SUDS
			Change in chemical river quality (Good)	A and B (Good or better) Thames Region: 2008: 3.8%		Annually	No decrease in quality	Environment Agency	Protection of environmental assets River naturalisation Requirements for SUDS
			Chemical river water quality (Good) as a percentage of total river length	A and B (Good or better) Thames Region: 2008: 80.1%	A and B (Good or better) Thames Region 2001: 76.6% 2002: 80.5%	Annually	No decrease in quality	Environment Agency	Protection of environmental assets

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
					2003: 72.9% 2004: 77.8% 2005: 75.0% 2006: 71.5% 2007: 76.3%				River naturalisation Requirements for SUDS
			No. of Code of Sustainable Homes (CSH) granted and completed	No data This is a new indicator and data will be collected from the 2010/11 AMR	No data	Annually	All housing built to CSH Level 4	Annual Monitoring Report	CO2 reduction, energy and water efficiency
			No. of BREEAM buildings granted and completed	2008-09 Excellent Standard: 1	No data	Annually	All non-residential development built to BREEAM 'Very Good' standard	Annual Monitoring Report	CO2 reduction, energy and water efficiency
			No. and capacity of renewable energy granted and completed	2008/09 Completed: 4 Granted: 17 Photovoltaic Panel: 3 Solar: 11 Wind turbine: 3 Biomass boiler: 3 Other sustainable design measures: 13 Other renewable energy measures	2007/08: No. of permission: 19 Types: Photovoltaic Panel: 3 Solar: 11 Wind turbine: 3 Biomass boiler: 3 Other sustainable design measures: 13 Other renewable energy measures: 9	Annually	Maximise renewable energy by type	Annual Monitoring Report Core E3	CO2 reduction and energy efficiency
			No. and size of living roofs granted and completed	2008-09 Granted: 6 Completed: no data	No data	Annually	Increase in the number of completed living roofs and walls	Annual Monitoring Report	Biodiversity Water management / SUDS
			Ecological footprint of Lewisham	2008 5.34tonnes per capita	Lewisham ranked 20 th out of 33 London Boroughs	Annually	Year on year reduction	Environment Agency and Stockholm Environment Institute	Efficient use of natural resources
			Carbon footprint of Lewisham	2008 11.84 tonnes CO2 per capita	Lewisham ranked 20 th out of 33 London Boroughs	Annually	Year on year reduction	Environment Agency and Stockholm Environment	Efficient use of natural resources CO2 reduction

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
								Institute	Urban food growing
5	To protect and enhance the borough's open spaces and biodiversity, flora and fauna and increase opportunities for people to access nature	<ul style="list-style-type: none"> Protect existing open space? Provision of new open space? Improve quality of existing open space? Improve accessibility and connectivity to open space? Conserve and enhance natural/semi-natural habitats? Enhance river environments and water quality of local rivers? River restoration? Conserve and enhance species diversity, and in particular avoid harm to protected species? Maintain and enhance sites designated for their nature conservation interest? Maintain and enhance woodland cover and management? 	Number of applications granted or refused on designated open space	2008-09: 0	2007-08: 0	Annually	No net loss of open space	Annual Monitoring Report – Local 2a	Protect and enhance open space and linkages to them
			Number of applications within SINCs granted or refused planning permission	2008-09: 0	2007-08: 0	Annually	No net loss of SINCs	Annual Monitoring Report – Local 2b	Maintain and enhance Biodiversity Action Plan habitats and species in line with targets
			Amount of new open space provided as part of a new development	This is a new indicator and data will be collected from 2010/11	No data	Annually	Annual completion	Annual Monitoring Report – Local Indicator	Provision of open space and enhance links to them and other open space in vicinity
			Length of local river restored/ naturalised	2008: 200m Ladywell Fields		Annually	Annual completion and contribution towards London Plan's biodiversity target to restore 15km of river by 2015	Annual Monitoring Report – Local Indicator	Naturalisation wherever possible to increase biodiversity
			Change in biodiversity	2008/09 No Change	2007/08 Lowland beech and yew woodland: 0.00 ha Wet Woodland: 0.09 ha Lowland mixed deciduous woodland: 38.46ha Traditional orchards: 0.69 ha Wood-pasture and parkland: no data available Hedgerows: 0.42ha Lowland meadows:	Annually	Maintain and enhance the current population of biodiversity importance	Annual Monitoring Report - Core Indicator 8	Maintain and enhance Biodiversity Action Plan habitats and species in line with targets

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
					1.40 ha Lowland calcareous grassland: 0.00ha Lowland dry acid grassland: 40.66ha Reedbeds: 0.00ha Coastal saltmarsh: 0.03ha Intertidal mudflats: 2.55ha Rivers: 19.39ha Eutrophic standard waters Ponds: 1.96ha Open mosaic habitats on previously developed land				
			Changes in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, or sub-regional significance	2008/09 (i) no data (ii) no change	2005/06: (i) not currently monitored (ii) 0% change 2006/07 (i) no data (ii) Site of Metropolitan importance: 4 sites: 215.55ha Borough Importance (Grade 1): 8 sites:88.94ha (Grade 2): 32 sites:1240.3ha Local Importance: -(26 sites: 100.66ha) 2007/08: (i) no data (ii) Site of Metropolitan importance: 0% (4 sites: 215.55ha) Borough importance (Grade 1): 0% (8 sites: 88.94ha) (Grade 2): 0.38% (33 sites: 137.44ha)	Annually	Maintain and enhance the current population of biodiversity importance	Annual Monitoring Report - Core Indicator 8	Maintain and enhance Biodiversity Action Plan habitats and species in line with targets

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA																																								
					Local Importance: -0.38% (25 sites: 87.25ha)																																												
			No. of people participated in Nature's gym conservation events and volunteering	2008-09: 391 volunteers (1,173 volunteer hours) participated in 46 Nature's Gym sessions in 20 open spaces	No data	Annually	Year on year increase	Green Scene/ Annual Monitoring Report	Enhance recreational, health and well-being opportunities and linkages to them																																								
			Percentage of eligible open space managed to Green Flag award standard	2008-09: 9 Green Flag Parks – 40.98 ha out of 373.0 ha (11.54%)	2007-08 2008-09: 8 Green Flag Parks – 39.61 ha out of 358.0 ha (11.06%)	Annually	1 Green Flag Award per year	Green Scene/ Annual Monitoring	Enhance public open space																																								
			No. of new allotments and community gardens	Sept 2009: 898 allotments plots are Council managed	898 allotments	Annually	Area of land allocated for allotments	Check with Katy Delany, Allotment Officer	Allocation of land for allotments and urban food growing																																								
			No. of people on allotment waiting list	Sept 2009: 662	No data	Annually	Year on year reduction in waiting list	LB Lewisham	Allocation of land for allotments and urban food growing																																								
6	To improve air quality and/or reduce noise and vibration	<ul style="list-style-type: none"> Improve air quality and/or the impact of noise and vibration? Reduce car use and vehicle movements? 	Levels Exceeding Main Air Pollutant Quality Standards Level of NO2 and PM10	<table border="1"> <thead> <tr> <th colspan="5">NO2 continuous monitoring</th> </tr> <tr> <th>LAQN site</th> <th>2005</th> <th>2006</th> <th>2007</th> <th>2008</th> </tr> </thead> <tbody> <tr> <td colspan="5">Lewisham 1 (Urban background – AQMA3)</td> </tr> <tr> <td>Annual mean</td> <td>51</td> <td>54</td> <td>53</td> <td>51</td> </tr> <tr> <td>No. hours >200 µg m-3</td> <td>3</td> <td>0</td> <td>8</td> <td>2</td> </tr> <tr> <td colspan="5">Lewisham 2 (Roadside – AQMA3)</td> </tr> <tr> <td>Annual mean</td> <td>55</td> <td>68</td> <td>60</td> <td>63</td> </tr> <tr> <td>No. hours</td> <td>4</td> <td>27</td> <td>11</td> <td>5</td> </tr> </tbody> </table>		NO2 continuous monitoring					LAQN site	2005	2006	2007	2008	Lewisham 1 (Urban background – AQMA3)					Annual mean	51	54	53	51	No. hours >200 µg m-3	3	0	8	2	Lewisham 2 (Roadside – AQMA3)					Annual mean	55	68	60	63	No. hours	4	27	11	5	Annually	As per AQMA standards	London Air Quality Archive (daily)	Minimise air pollution
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				>200 µg m-3						
				Crystal Palace (Roadside – just outside LBL)						
				Annual mean	51	46	50	49		
				No. hours >200 µg m-3	0	0	0	0		
				CO concentrations (mg m-3)						
				Max 8 hour	2.1	2.5	1.9	1.6		
				Annual mean	0.5	0.5	0.5	0.4		
				Max 1 hour	2.9	3.2	3.1	3		
				SO2 Maximum 15 mins µg m-3						
				Lew 1	109.5	149.5	154.9	150.7		
				Lew 2	129.2	170.3	140.9	128.3		
				CP	108	280.7	140.9	158.5		
				PM10 monitoring Lewisham and nearby						
				Lewisham 2 (Roadside – AQMA3)						
				Annual mean	30	30	30	26		
				No. days >50 µg m-3	24	21	26	18		
				Crystal Palace (Roadside – just outside LBL)						
				Annual mean	28	28	29	25		
				No. days >50 µg m-3	7	14	17	6		
				Greenwich 9 (just outside LBL)						
				Annual mean	30	32	30	29		
				No. days >50 µg	22	30	24	6		

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				m-3 For carbon monoxide, benzene, 1, 2-butadiene, lead and sulphur dioxide there is not a significant risk of the objectives being exceeded in the Council area.					
			Noise complaints	2001/02: 8,147 noise complaints	2000/01: 7006		Reduction in noise complaints	LB Lewisham	Reduce noise Compatibility of land uses
7	To reduce car travel and improve accessibility by sustainable modes of transport	<ul style="list-style-type: none"> Reduce car use? Encourage sustainable modes of transport? Increase/enhance bicycle/walking routes? Provision for walking and cycling? Proximity to public modes of transport? 	% completed non-residential development complying with car-parking standards	2008/09: 100%	No data	Annually	100% non-residential development comply with car parking standards	LB Lewisham	Reduce car use Use of walking and cycling
			Public Transport Accessibility (PTAL)	High PTAL for Catford, Lewisham and parts of Deptford	Improved PTAL for Sydenham, Forest Hill, Honor Oak, Brockley due to East London line extension	Annually	Higher density development to be located within areas with a higher PTAL	Transport for London	Maximising accessibility of housing development to services and public transport
			Proportion of journeys made on foot and cycle	2001: 2% (home to work trips)		Annually	To increase existing walking and cycle trips by 10% in 2012	LB Lewisham	Reduce need to travel by car Increase and enhance walking and cycling routes
			No. of completed car limited development	This is a new indicator and data will be collected from 2010/11	No data	Annually	Year on year increase	Annual Monitoring Report	Reduce car ownership
			No. of electric car charging point	2009/10: 4	This is a new indicator	Annually	Year on year increase	Annual Monitoring Report	Reduce CO2 emissions
			% of permitted major developments with travel plans	2008/09: 100%	2007/08: 100%	Annually	All major development to have travel plans	Annual Monitoring Report	Promote sustainable forms of travel
			No. of new cycle facilities	New indicator - data collected from 2010/11	No data	Annually	Development to include cycle facilities	Annual Monitoring Report	Promote cycling/ cycle networks

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
			No. of car clubs and parking bays in the Borough	2009/10: 8 section 106 agreements secured the provision of a 'car club' <ul style="list-style-type: none"> • 26 spaces were secured • 14 of those car club spaces were provided on-site and 12 provided on-street • 6 agreements secured 1 year free membership for residents • 1 agreement secured 2 years free membership 	This is a new indicator	Annually	Year on year increase	Annual Monitoring Report	Reduce car ownership
8	To mitigate, and adapt to the impact of climate change	<ul style="list-style-type: none"> • Reduce greenhouse gas emissions? • Lead to an increased proportion of energy needs being met from renewable and/or decentralised energy sources? • Flood protection or adaptation measures? • Sustainable design and 	Renewable energy capacity installed by type	2008/09 Completed: 4 Granted: 17 Photovoltaic Panel: 3 Solar: 11 Wind turbine: 3 Biomass boiler: 3 Other sustainable design measures: 13 Other renewable energy measures	2007/08: No. of permission: 19 Types: Photovoltaic Panel: 3 Solar: 11 Wind turbine: 3 Biomass boiler: 3 Other sustainable design measures: 13 Other renewable energy measures: 9	Annually	Maximise use of renewable energy	Annual Monitoring Report - Core Indicator 9/ E3	CO2 reduction and energy efficiency Reduce private vehicle dependence
			Per capita reductions in	2008/09: 0	2005/06: 0 2006/07: 0	Annual	2009/10: 4.8 tonnes	LAA, NI 186 Defra	CO2 reduction,

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
		construction?	CO2 emissions		2007/08: 0		2010/11: 4.575 tonnes	LBL	building energy efficiency
9	To reduce and manage flood risk	<ul style="list-style-type: none"> Impact on areas at risk of flooding? Flood protection or adaptation measures? SUDS? Construction practices that adapt to flooding? 	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	2008/09: 0	2005/06: 0 2006/07: 0 2007/08: 0	Annually	Zero applications	Annual Monitoring Report - Core Indicator 7	Land allocation to in accordance with SFRA and the sequential and exception tests
10	To maintain and enhance landscapes and townscapes	<ul style="list-style-type: none"> Improve the landscape and ecological quality and character? Loss or damage to significant landscape and townscape features? Reduce the amount of derelict, degraded and underused land? Improve public realm? 	No. of Listed Buildings (newly listed and demolished)	540 listed buildings 1. 35 Grade II* 2. 2 Grade I 3. 503 Grade II		Annually	Annual review of borough to determine whether additional heritage assets should be listed	LB Lewisham	Protect heritage assets
			Building for Life Assessment (This is a new indicator and data will be available in future monitoring years)	No data	No data	Annually	Year on year increase	Annual Monitoring Report Local Indicator	Quality design
			No. listed parks	Two listed parks	Two listed parks	Annually	Maintain listing	English Heritage	Protect and manage heritage assets
11	To conserve and enhance heritage assets and utilise the historic environment in the creation of sustainable places	<ul style="list-style-type: none"> Conserve and enhance the historic built character of the borough, especially within 	Percentage of conservation areas in the Borough with an up-to-date character appraisal	2007/08: 44%	2005/06: 28% 2006/07: 36% England: 43.63% London: 65%	Annually	Year on year increase	Annual Monitoring Report Local Indicator	Protect and manage heritage assets

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
		<ul style="list-style-type: none"> designated conservation areas? Protect and enhance a range of heritage assets? Impact on potential heritage assets? Protect sites of archaeological and historic importance? 	Percentage of conservation areas in the Borough with management proposals	2006/07: 52%	2004/05: 36% 2005/06: 44%	Annually	Year on year increase	Annual Monitoring Report Local Indicator	Protect and manage heritage assets
			No. of buildings on/added/ removed from the English Heritage 'At risk' Register	Two conservation areas identified as 'at risk'	17% London's conservation areas at risk	Annually	Remove 'at risk' conservation areas	English Heritage	Protect and manage heritage assets
			No. of conservation area appraisals completed	2009/10: Two		Annually	All CA to have appraisals and management plans by 2016	LB Lewisham	Protect and manage heritage assets
12	To provide sufficient housing of appropriate mix and tenure and the opportunity to live in a decent home	<ul style="list-style-type: none"> Deliver sufficient decent homes? Provide housing of an appropriate mix, tenure and size? 	Number of housing completions	2008/09: 956	2001/02: 470 2002/03: 722 2003/04: 778 2004/05: 503 2005/06: 967 2006/07: 347 2007/08: 978	Annually	975 dwellings annually	Annual Monitoring Report :Core H2a	Accommodate new housing
			Number of affordable housing completions	2008/09: 376	2005/06: 246 2006/07: 269 2007/08: 273 & 91 habitable rooms (off site)	Annually	429 (50% of 859 , London Plan conventional housing target)	Annual Monitoring Report: Core H5 & Local 4e LAA, NI 156	Provision of affordable housing Generate additional affordable housing
			Mix in housing tenure	2008/09: 55:45	2007/08: 68:32	Annually	70:30 split between social and intermediate housing	Annual Monitoring Report Core H5	Meet housing needs Mixed and balanced communities
			Mix in dwelling sizes	2008/09: total bedrooms: 1,107 1 – 443 (40%) 2- 552 (50%) 3- 101 (9%) 4 – 39 (3.5%) 5 – 2 (0.18%)	2007/08: total bedrooms: 1 & 2 : 88% 3: 9% 4: 2.4% 5: 0.1%	Annually	At least 40% affordable home to be 3+ bedrooms	Annual Monitoring Report Local 4a	Meet housing needs

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
			Housing completed to Lifetime Homes standard	2008/09: Lifetime Home standard: 157 dwellings granted	2007/08: Lifetime Home Standard: 1,182 dwellings granted	Annually	All housing built to Lifetime Homes standards	Annual Monitoring Report	Meet housing needs
13	To improve the health and well-being of the population and reduce inequalities in health	<ul style="list-style-type: none"> • Improve the quality or level of provision of health and leisure facilities and open space? • Improve qualifications and skills of adults/younger people? • Reduce death rates? • Encourage healthy lifestyles? • Reduce poverty and social exclusion and health inequalities in those areas most affected? 	Households with a Limiting Long-Term Illness	2001: 31,577 (29.4%)	2001: London: 29.65% England: 33.55%	Annually	No target Aim to reduce this number.	ONS Census 2001 Census KSO8	Provision and access to a range of health services
			Gain and losses of community and recreational facilities completed	No data		Annually	No net loss		Provision and protection and of community and recreational facilities
			Delivery of identified social infrastructure	This is a new indicator and data will be collected from 2011/12	No data	Annually	Delivery in accordance with IDP		Infrastructure meets needs and demands of population
			Mortality rate from circulatory disease at age under 75	102.94	No data	Annually	2009/10: 76 2010/11: 70	LAA, NI 121	Provision and access to a range of health services Provision of recreational opportunities
			Mortality rate from all cancers at age under 75	124.25	No data	Annually	2009/10: 112 2010/11: 107	LAA, NI 122	Provision and access to a range of health services Provision of recreational opportunities
			Health life expectancy at age 65	2001 11.2 (M) 13.5 (F)	No data	Annually	2010/11: 13.8 (M) 15.8 (F)	LAA, NI 137 NHS Lewisham	Provision and access to a health services Provision of recreational opportunities

SA OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
14	To provide for the improvement of education and skill levels	<ul style="list-style-type: none"> • Improve the quality and level of education infrastructure? • Improve qualifications and skills of younger people? • Improve qualifications and skills of adults? 	People aged 16-74 with no qualifications	2008: 16,800 (9.5%) London: 12.0% GB:12.4%	2007 Lewisham: 17,000 (9.7%) London: 12.8% GB: 13.1%	Annually	Year on year decrease	NOMIS Official Labour Market Statistics Census KS13	Access and provision to employment and training
			Percentage of pupils achieving 5 or more GCSE's at grades A*-C or equivalent	2007/08: 54.8%	2005/06: 49% 2006/07: 54.8%	Annually	Year on year increase	NI	Maintain educational standards for schools
			Number of learners completing adult education basic skills programme	2005/06: 1,600	2003/04: 1,480 2004/05: 1,550	Annually	2005/06: 1,600 2006/07: 1,700 2007/08: 1,700 2009/09: 1,700	NI	Access and provision to training
			Violent crimes per 1,000 population	2007/08: 41.1	2005/06: 34.3 2006/07: 44.9 Best Quartile 2006/07 England: 13.1 London: 21.95	Annually	2006/07: 41.8 2007/08: 22.9	ONS/ Metropolitan Police Service	Safety of the environment Social cohesion
15	To improve accessibility to leisure facilities, community infrastructure and key local services	<ul style="list-style-type: none"> • Improve accessibility to key local services? • Improve accessibility to shopping facilities? • Improve the level of investment in key local services? 	Number of physical visits to public libraries (per capita)	2005/06: 6,222	2004/05: 6,018	Annually	2005/06: 7,000 2006/07: 7,000 2007/08: 7,200 2008/09: 7,206 2009/10: 7,780	LAA, NI 9	Maintain provision and enhance access
			Funding secured through planning obligations for infrastructure, facilities and services	No data	No data	Annually	Maximise contributions	Annual Monitoring Report	Infrastructure meets needs and demands of population

Appendix 8 Other plans and programmes

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
INTERNATIONAL			
Agenda 21 Declaration Rio de Janeiro (1992) Convention on Biological Diversity, Rio de Janeiro (1992)	Committed countries to the principles of sustainable development. The Convention came into force on 29 December 1993. It has 3 main objectives: <ul style="list-style-type: none"> • conserve biological diversity • sustainable use of biological diversity • fair and equitable sharing of the benefits of biological diversity. 	Sustainability principles must underpin the Site Allocations DPD and its policies. This involves the integration and balancing of economic, environmental and social objectives into the Site Allocations DPD. Ensure that the protection and enhancement of the borough's biodiversity is accounted for in the Site Allocations DPD.	SA objectives must ensure sustainability underpins all aspects of the Site Allocations DPD. SA objectives must ensure that biodiversity conservation is adequately factored into Site Allocations DPD policies and other DPDs.
Kyoto Protocol to the UN Framework Convention on Climate Change (1997)	Contains the key obligation requiring the reduction in anthropogenic CO ₂ levels to at least 5% below 1990 levels by 2012.	The Site Allocations DPD must contain policies that address and mitigate the impact of climate change.	Supporting programme.
The World Summit on Sustainable Development (WSSD), Johannesburg Declaration on Sustainable Development (Proponent body United Nations) 2002 Status: Statutory	Adopts a 10-year framework of programmes of action seeking to accelerate the shift towards sustainable consumption and production and reverse the trend in the loss of natural resources and biodiversity by 2010.	Reaffirmed UK commitment to sustainable development.	Supporting programme.
EUROPEAN UNION			
European spatial declaration on sustainable development Proponent body European Union 1999, Status: voluntary	The aim is to work towards a balanced and sustainable development of the territory of the European Union.	Reaffirmed UK commitment to sustainable development.	Supporting programme.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
European Spatial Development Perspective (1999)	ESDP aims to ensure that the three fundamental goals of European policy are achieved equally in all the regions of EU: <ul style="list-style-type: none"> • economic and social cohesion • conservation and management of natural resources and the cultural heritage • more balanced competitiveness of the European territory. 	Site Allocations DPD should seek to maximise resource sustainability and respect and preserve the existing historical and cultural landscape of Lewisham as far as possible. The DPD achieves this through the ongoing protection of the borough's conservation areas and policies promoting sustainable design.	The SA should include objectives and criteria related to protecting and enhancing historic and cultural heritage and reducing greenhouse gas emissions. The contribution to the form and function of the urban areas of the borough should be viewed positively and the plan's objectives should reflect this.
EU Sustainable Development Strategy (2001)	Proposes measures to deal with important threats to the well-being of people in the EU such as climate change, poverty and emerging health risks.	Sustainability principles must underpin the Site Allocations DPD and all its policies. This involves the integration and balancing of economic, environmental and social objectives into the Site Allocations DPD.	SA objectives should ensure sustainability underpins all aspects of the Site Allocations DPD.
European Community Biodiversity Strategy 1998	Seeks the conservation and sustainable use of biological diversity (ecosystems in their natural surroundings).	The Site Allocations DPD and other DPDs must seek to protect and enhance biodiversity levels in the borough.	The SA objectives should include the protection and enhancement of biodiversity.
Sixth Environment Action Programme of the European Community 2002 - 2012 Status: voluntary	The programme identifies four environmental areas for priority actions: <ul style="list-style-type: none"> • climate change • nature and biodiversity • environment and health and quality of life • natural resources and waste 	The Site Allocations DPD should seek to address these priority areas for action.	Supporting programme.
Air Quality Framework Directive (96/62/EC) and daughter Directives Status: Statutory	The Directives aim to reduce specified air pollutants.	DPD requires robust policies relating to improving air quality, which will help to reach attainable targets that are set within the SEA Framework.	The appraisal framework requires an objective relating to air quality, attainable targets, and recognised indicators that will allow for progress to be effectively monitored.
Directive 2003/87/EC	Introduces an EU wide emissions trading scheme in order to meeting the EU commitment to achieving 8% reduction in emissions of greenhouse gases by 2008 to 2012 compared to 1990 levels, and the longer term to reduce global emissions of greenhouse gases by approximately 70% compared to 1990 levels.	DPD strategic objectives must focus on reducing the boroughs overall carbon footprint in all planning related areas.	The SA objectives must reflect the carbon reduction targets detailed in the Directive and other national legislation.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Landfill Directive 99/31/EC	The Directive places limits on the amounts of biodegradable waste sent to landfill sites.	The DPD policies should aim to reduce waste generation by implementing the waste hierarchy.	The SA objectives must aim to minimise waste generation and maximise sustainable waste management in the borough.
Framework Waste Directive (Directive 75/442/EEC, as amended) Status: Statutory	The Directive seeks to reduce the quantity of waste going to 'final disposal' by 20% from 2000 to 2010, and by 50% by 2050, with special emphasis on cutting hazardous waste.	The DPD policies must seek to implement the waste hierarchy in order to meet the required target for waste minimisation.	The SA objectives must aim to reduce the amount of waste requiring final disposal. Indicators and targets are required for the proportion of waste reused/recycled/recovered.
Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora) Status: Statutory	Promote the maintenance of biodiversity by requiring member states to introduce robust protection measures to maintain or restore natural habitats and wild species	Requirement to include an Appropriate Assessment at preferred options stage and policies to protect listed species and habitats included in the Habitats directive.	Supporting programme.
Birds Directive (Council Directive 79/409/EEC on the conservation of wild birds) Status: Statutory	The maintenance of the favourable conservation status of all wild bird species across their distributional range.	The DPD will be required to contain policies that protect bird species and their habitats generally but is obliged to do so with regard to species listed in the Birds Directive.	Supporting programme.
Water Framework (2000/60/EC) Status: Statutory	To establish a framework to address pollution of waterways from urban wastewater and agriculture and to improve Europe's waterways.	The DPD is required to include policies on protection and enhancement of water courses and reduce urban wastewater discharge into the river systems.	Supporting programme.
EU Sixth Environmental Action Plan (2002)	The Plan seeks a high level of protection of the environment and human health and for general improvement in the environment and quality of life.	The DPD should include robust policies at protecting and enhancing the overall environment in the borough.	SA objectives must include measures aimed at improving overall environmental quality.
NATIONAL			
Environmental Assessment of Plans & Programmes Regulations 2004 Status - Statutory	No targets Transposes the SEA directive into UK law	Given effect through PPS12 and Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks	The SA structure and content must reflect that outlined in the regulations and associated guidance note
Planning and Compulsory Purchase Act 2004, Status - Statutory	No targets	Clause 38 places a duty on local authorities to contribute to the achievement of sustainable development. The local planning authority is required to produce a sustainability appraisal to accompany certain planning documents.	The SA structure and content must reflect that outlined in the regulations and associated guidance note

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Town and Country Planning Act 1990 Status - Statutory	No targets	Set out the procedures for the preparation, approval and adoption of development plans and for the control of development. Certain parts of the Act need to be adhered to in preparing the LDF.	Although not directly relevant the SA needs to comply with legislative requirements.
Planning and Energy Act 2008 Status - Statutory	An Act to enable local planning authorities to set requirements for energy use and energy efficiency in local plans.	The DPD can include policies aimed at increasing the proportion of energy generated from renewable energy sources.	The SA objectives should include measures to mitigate against the effects of climate change.
Energy Act 2008, Status - Statutory	Among other energy matters, this Act makes provision for electricity generated from renewable sources.	The legislation provides an enabling mechanism for the DPD to make provision for decentralised renewable energy generation.	The SA objectives should include measures to mitigate against the effects of climate change.
Use Classes Amendment Order 2005 Status - Statutory	Two new use classes are introduced - A4 Drinking Establishments and A5 hot food take-aways.	The DPD can seek to control the concentration of these uses in the borough in order to enhance the borough's character.	The SA objectives should include measures aimed at preserving diversity of retail uses in town centres (major, district and local).
UK Climate Change Act (2008)	The net UK carbon account for the year 2050 is at least 90% lower than the 1990 baseline	The DPD should reflect objectives for climate change mitigation and adaptation	The sustainability objectives should consider climate change to ensure that the Site Allocations DPD contributes to the target.
UK Strategy for sustainable development	Living within environmental limits. Ensuring a strong, healthy and just society. Achieving a sustainable economy. Promoting a good governance and using sound science reasonably.	These objectives must be considered in the allocation of sites	The objectives have been used to develop the sustainability objectives
NATIONAL PLANNING POLICIES			
Planning Policy Statement (PPS) 1: Delivering sustainable development	Sets out the overarching planning principles and policies on the delivery of sustainable development through the planning system. These policies complement, but do not replace or override, other national planning policies and should be read in conjunction with other relevant statements of national planning policy.	The DPD must complement PPS1. Policies must worded to enable the council to adopt more detailed implanting strategies to achieve the objectives of PPS1.	The SA objectives must reflect the concept of sustainable development as outlined in PPS1.
PPS: Planning and Climate Change – Supplement to PPS 1 (2007)	Sets out how planningshould help shape places with lower carbon emissions and resilient to the climate change now accepted as inevitable.	Policies should be designed to promote and not restrict renewable and low-carbon energy and supporting infrastructure.	The SA objectives should include measures to mitigate against the effects of climate change.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Draft PPS: Planning for a Low Carbon Future in a Changing Climate	Sets out a planning framework for securing enduring progress against the UK's targets to cut greenhouse emissions and use more renewable and low carbon energy, and to plan for the climate change.	The DPD should fully support the transition to a low-carbon future in a changing climate.	The SA objective should mitigate and adapt to the impacts of climate change.
PPG 2 Green belts	Outlines the manner of designation and safeguarding of green belts to complement the London Plan's objective to safeguard Metropolitan Open Land.	The Site Allocations DPD must be prepared in conformity with the requirements of PPG 2.	The SA objectives must include the protection of open space, green belts and biodiversity.
PPS3 Housing	Sets out the complementary relationship between planning and the need for housing provision	The Site Allocations DPD must detail how and where allocated housing numbers will be accommodated in the borough over the plan period.	The SA objectives must include the provision of sufficient housing of an appropriate standard, mix and tenure.
PPS 4: Planning for Sustainable Economic Growth	Sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas.	The Site Allocations DPD must take this PPS into account, and the policies in this PPS are a material consideration which must be taken into account in development management decisions, where relevant.	The SA objectives must encourage sustainable economic growth and development.
PPS 5: Planning for the Historic Environment	The PPS's overarching aim is that historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.	The Site Allocations DPD must take this PPS into account, and the policies in this PPS are a material consideration which must be taken into account in development management decisions, where relevant.	The SA objectives must conserve and enhance the historic environment and heritage assets.
PPS9 Biodiversity and geological conservation	Local authorities must take into account the protection of existing biodiversity and geological resources within their jurisdiction in making planning decisions	The Site Allocations DPD should seek to protect and enhance the boroughs local biodiversity and geological features wherever possible.	The SA objectives should include measures to protect and enhance the borough's local biodiversity and geographical resources.
PPS10 Planning for sustainable waste management	Sets out the Government's policies on sustainable waste management and provides guidance on LDF preparation and on determining planning applications.	The DPD must include a policy on sustainable waste management that takes local conditions into account.	The SA objectives must seek to minimise waste generation and increase recycling.
PPS12 Local spatial planning	Sets out the Government's policy on the preparation of LDFs.	The Site Allocations DPD must be prepared in conformity with the requirements of PPS12.	The SA must comply with the requirements of s19(5) of the Planning and Compulsory Purchase Act and appraise the economic, social and environmental sustainability of the plan.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
PPG13 Transport	Integrate land use planning and transport at national, regional and local levels in order to promote sustainability objectives including sustainable transport, accessibility and social inclusion.	The DPD must include policies that promote sustainable urban design principles that will in turn reduce the need for travel, increase accessibility and promote the use of sustainable transport.	The SA objective must include measures to reduce car dependence and encourage sustainable forms of transport.
PPG14 Development on unstable land	Advice on development of unstable land to ensure that the physical constraints are accounted for when planning developments.	The Site Allocations DPD must take account of PPG 14.	The SA objectives should ensure safety levels are considered in site selection for future development.
PPG17 Planning for open space sport and recreation	Criteria for assessing the need for recreational and leisure facilities and identifying deficiencies in public open space.	The Site Allocations DPD should contain policies that seek to protect existing open space from inappropriate development.	SA objectives must include measures that protect and maintain adequate levels of open space and aim to improve the health and well-being of the population by promoting suitable strategies including those to improve the level of accessibility to leisure facilities in the borough.
PPG19 Outdoor advertisement control	Aims to ensure that outdoor advertising contributes positively to the appearance of an attractive and cared-for environment.	The DPD should include policies that promote best practice urban design principles that is sensitive to the local context.	The SA objectives should contain measures that seek to enhance the borough's streetscape.
PPS22 Renewable energy	The emphasis is on the promotion of renewable energy via the planning system.	The Site Allocations DPD must be prepared in conformity with the requirements of PPS 22.	The SA objectives must include measures to encourage the use of renewable energy in order to mitigate against climate change.
PPS23 Planning and pollution control	Sets out the Government's strategy on planning and pollution control, including contaminated land.	The Site Allocations DPD must be prepared in conformity with the requirements of PPS23.	The SA objectives should contain measures that seek to minimise pollution.
PPS 25 Development and flood risk	Sets out Government policy on development and flood risk	The Site Allocations DPD must adopt policies that manage and mitigate against the risk of flooding and adopt a robust approach to avoiding inappropriate development in high risk areas.	SA objectives must include measures to minimise and mitigate against the risk of flooding.
Draft PPS: Planning for a Natural and Healthy Environment	Sets out the vision for conserving and enhancing biological diversity in England and includes the broad aim that planning, construction, development and regeneration should have minimal impacts on biodiversity and geodiversity through the planning system.	The Site Allocations DPD must promote opportunities for the incorporation of beneficial biodiversity and geological features within design of development, and maintain networks of natural habitats by avoiding fragmentation and isolation.	The SA objectives must protect open space and conserve natural habitats, biodiversity and geodiversity, and enhance its access routes.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Community Infrastructure Levy: An overview	The Community Infrastructure Levy (CIL) is a new charge which local authorities in England and Wales will be empowered, but not required, to levy on most types of new development in their areas. The proceeds of the levy will provide new local and sub-regional infrastructure to support the development of an area in line with local authorities' development plans.	Infrastructure planning is fundamental to the delivery of the vision for the area, as expressed in the Sustainable Community Strategy and DPD. Charging authorities should formally implement CIL on the basis of an up-to-date development plan, and must produce a charging schedule settling out the CIL rates in their area. The CIL rates should not put at serious risk the overall development, and use evidence to strike an appropriate balance between the desirability of funding infrastructure planning.	THE SA needs to highlight the need for partnership working to improve the delivery and provision of infrastructure (physical, social and green) in response to the needs of the local communities.
By Design: Urban Design in the planning system	Sets out the Government's aim to encourage better urban design.	The DPD should include policies promoting good urban design that is relevant to the local context.	SA objectives must include those promoting sustainable urban design principles.
Planning and access for disabled people: A good practice guide	The guide aims to improve accessibility levels for disabled people by the adoption of appropriate urban design strategies.	The DPD should include a policy ensuring accessibility for people with disabilities both in the public realm and proposed developments in order to maximise the potential for social inclusion.	The SA objectives must include measures that improve accessibility for all people in the community.
Sustainable development action plan for education and skills (2003)	The Strategy seeks to improve learning and skills for children, young people and adults in the community in order to create a more sustainable society.	The DPD should, as part of its emphasis on sustainability, adopt planning policies that maximise the opportunities for learning in the borough. Doing so will enhance the overall quality of life for residents.	The SA objectives should include a measure providing for the improvement of education and skill levels in the borough.
Delivering choosing health: making healthier choice easier (2004)	The overarching objective of the Department of Health's PSA is to improve the health of the population. The plan recognises the vital importance of co-delivery between local government and the NHS in partnership with local communities.	The DPD should contain a policy that aims to promote health care in collaboration with key stakeholder agencies such as the PCT and local hospital trusts.	The SA objectives should contain a measure to improve the health and well-being of the population.
ODPM (now CLG) employment land reviews: guidance note, December 2004	The objective of the strategy is to ensure that the best employment sites are protected from incompatible land uses.	The DPD, in accordance with a suitable evidence base, should adopt a policy on protecting strategically important employment land in order to ensure the ongoing growth of the local economic base.	In accordance with sustainability principles, the SA objectives should seek to integrate the need to protect important employment land with other desirable land uses.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
A new deal for transport: better for everyone (1998)	This strategy expresses a commitment to create better, more integrated transport system to tackle the problems of congestion and pollution.	The DPD must adopt a comprehensive sustainable transport policy approach. This would involve urban design policies aimed at reducing the need to travel (promoting mixed use developments), sustainable forms of transport and managing car parking.	The SA objectives should promote a range of measures aimed at promoting sustainable transport to reducing carbon emissions. This can include objectives promoting sustainable urban design to reduce the need to travel and encouraging sustainable modes of travel.
Transport 2010: Meeting the local transport challenge (2000)	The strategy is a long term commitment to increase investment in the transport system in order to improve rates of patronage rates on sustainable modes of travel.	As local authorities have a crucial role in the delivery of this strategy, the DPD must include policies that aim to complement the strategy by adopting 'best practice' urban design principles.	The SA objectives should promote a range of measures aimed at promoting sustainable transport in reducing the boroughs carbon emissions. This can include sustainable urban design to reduce the need to travel and encouraging sustainable modes of travel.
The future of transport White Paper (2004)	The Strategy is built around three central themes: <ul style="list-style-type: none"> • sustained investment over the long term • improvements in transport management. 	The DPD must adopt a comprehensive policy approach aimed at promoting sustainable transport in the borough. This would involve urban design policies aimed at reducing the need to travel (promoting mixed use developments), promoting sustainable forms of transport and managing car parking.	The SA objectives should promote a range of measures aimed at promoting sustainable transport in reducing the boroughs carbon emissions. This can include objectives promoting sustainable urban design to reduce the need to travel and encouraging sustainable modes of travel.
UK Air Quality Strategy 'Working together for clean air'	The primary objective of the strategy is that everyone can enjoy a level of ambient air quality in public places which poses no significant risk to health or quality of life.	Local authorities are encouraged to develop their own strategies and advice on air quality.	The SA objectives must include measures that aim to improve ambient air quality in the borough.
Homes for the future – more affordable, more sustainable	Everyone had the right to a decent homes at a price which they can afford, in a location where they would like to live and work.	The allocation of housing land should be based on the principles of Homes for the Future.	The sustainability objectives must reflect access to affordable housing.
Our energy, our future, creating a low carbon economy	To replace and update energy infrastructure to address depleting energy resources and climate change.	The use of resources and access to renewable energy should inform the allocation of housing, employment and mixed use development sites.	The use of resources and the potential for renewable energy should be addressed.
Waste Strategy for England	The Strategy seeks to: <ul style="list-style-type: none"> • Reduce waste by making products with fewer natural resources • Break the link between economic growth 	The strategy is particularly relevant to the waste site allocations; these should reflect the objectives of the strategy.	An objective for waste should be included in the sustainability objectives.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	and waste growth <ul style="list-style-type: none"> • Most products should be used or their materials recycled • Energy should be recovered from other wastes where possible 		
Environment Agency, Creating a better place strategy 2010-2015	The strategy shows how the EA will work in specific areas to achieve its aims relating to biodiversity, climate change, flood risk, creating sustainable places and waste management.	The DPD should ensure issues relating to biodiversity, climate change, flood risk, creating sustainable places and waste management are adequately addressed as part of the site allocation and development management process.	The SA objectives should include a measures aimed at positively addressing biodiversity, climate change, flood risk, creating sustainable places and waste management.
Thames Catchment Flood Management plan and TE2100 Plan	Provides an overview of flood risk in the Thames catchment and sets out our the EAs preferred plan for sustainable flood risk management over the next 50 to 100 years.	The DPD needs to ensure flood risk is addressed and appropriately managed.	The SA objectives should include a measure to address and manage flood risk.
Thames River Basin Management Plan (2009)	The Plan is about the pressures facing the water environment in this river basin district, and the actions that will address them. Targets include, by 2015, 22% of surface waters (rivers, lakes estuaries and coastal waters) are going to improve for at least one biological, chemical or physical element; 25% of surface waters will be at good or better ecological status; and 17% of groundwater bodies will be at good overall status by 2015.	The DPD should ensure water quality can be managed and improved as part of site development.	The SA objectives should address water quality.
REGIONAL			
The Mayor's Air Quality Strategy (2002)	The Strategy concentrates on policies to promote healthy living and sets out measures to tackle London's air quality problem.	The DPD should include a policy aimed at improving air quality in line with that in the London Plan and the Council's own Air Quality Management Plan.	The SA objectives should include a measure aimed at improving air quality.
The Mayor's Economic Development Strategy (2001)	The Strategy aims to promote healthy living and help people participate in London's economy.	The DPD should include policies that promote healthy lifestyles in order to allow people to actively engage in London's economic growth.	The SA objectives should include measures that seek to encourage sustainable economic growth.
The Mayor's Biodiversity Action Plan (2002)	This Strategy sets policies and proposals to protect and care for London's biodiversity. Key aims include encouraging the greening	The DPD should include policies that protect wildlife habitat and recognise opportunities for enhancement of	The SA objectives should contain measures that seek to protect and enhance biodiversity.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	of the built environment and the use of open spaces in ecologically sensitive ways.	biodiversity in the borough.	
London Biodiversity Partnership Action Plan (1996)	The partnership aims to protect and enhance the capitals habitats and species for future generations to enjoy.	The DPD should include policies that protect wildlife habitat and recognise opportunities for enhancement of biodiversity in the borough.	The SA objectives should contain measures that seek to protect and enhance biodiversity.
The Mayor's Cultural Strategy (2004)	The Strategy sets out the Mayor's proposals for developing and promoting cultural life in London, focusing on four key objectives: excellence, creativity, access and value.	The collective DPD policies should aim to improve the cultural and social aspects of life in the borough.	The collective SA objectives should aim to ensure the enhancement of cultural and social growth in the borough.
London's Warming – The impacts of Climate Change (2002)	The Study aims to identify the threats and opportunities presented by climate change.	The DPD policies should seek to complement the findings of the study.	The SA objectives should be underpinned by the overriding objective of reducing the impacts of climate change.
Streets For All: A Guide to the management of London's Streets – English Heritage (2000)	A good practice guide to street scene design, promoting excellence in materials use and workmanship to improve the urban environment and public realm.	The DPD policies on urban design should aim to improve the quality of the borough's public realm and overall streetscape.	The SA objectives should collectively aim to result in an improvement to the borough's streetscape and public realm.
Guide to Preparing Open Space Strategies (2004)	The Guide aims to assist boroughs in producing an open space strategy and establish a common framework for benchmarking and strategic planning in London.	The DPD should adopt policies on protecting open space that are in compliance with the Guide.	SA objectives should include measures to protect and enhance the quality of existing open space.
Empty Homes in London (2004)	The Report highlights the issue of empty homes London. It also sets out the current position with regard to the number of empty homes, summarises recent policy developments and gives information on the activities of the London boroughs, the Empty Homes Agency and the GLA.	The DPD policy on housing should take into account the recommendations of this report.	SA objectives should seek to ensure that sufficient numbers of new dwellings will be provided in the borough in order to accommodate the growth in population.
The Mayor's Transport Strategy (2010)	The MTS details priority areas for transport that directly or indirectly, benefit the environment and the London community.	The DPD policies should aim to complement the transport priorities for action set out in the Strategy.	SA objectives should contain measures that seek to reduce the need for car travel and encourage sustainable modes of transport.
The London Plan (2008)	The London Plan sets out strategic policies for spatial planning and development across London. The overall aim of the London Plan is to ensure London develops in a sustainable manner.	The DPD policies must be consistent with the London Plan as it legally constitutes a development plan document.	The SA objectives must be in compliance with the policy objectives contained in the London Plan.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
The Draft Replacement London Plan (2010)	As above, the draft London Plan updates the London Plan to ensure that London develops in a sustainable manner.	The Site Allocations DPD should reflect emerging policy, which represents current thinking.	The sustainability objectives should reflect the Integrated Impact Assessment of the emerging London Plan.
Mayor of London's Municipal Waste Management Strategy (2008)	The overall objective of the strategy is to reduce London's waste generation by 2020 and to sustainably manage the waste that is created. Waste reduction targets are detailed in the strategy.	The DPD should contain a policy on waste management that ensures compliance with the London Plan and also ensures that the objectives of the waste hierarchy.	The SA objectives must include measures that seek to reduce waste production and sustainably manage waste.
NHS and Urban Planning in London – Final Report (2003)	The purpose of the report is to describe how the NHS can engage more effectively in London's urban planning agenda. The report seeks to develop a clear understanding on the likely healthcare demands associated with projected population and housing increases.	The DPD policies must take into account the relationship between healthcare provision and the demands associated with the projected population and housing increases. The infrastructure planning evidence base justifying the DPD should detail the adequacy of healthcare infrastructure and its location, in relation to the projected population and housing growth.	The SA objectives should contain a measure that aims to ensure the ongoing health and well being of the population.
Supplementary Guidance on the protection of strategic views in London	The main objective of the guidance in relation to the borough is to protect two strategic views of St Paul's Cathedral that pass through Lewisham.	The DPD policy on urban design must include a measure to ensure that new developments do not compromise strategic views.	The SA objectives must include a measure to maintain and enhance townscapes and streetscapes. This would include the need to protect strategically important views.
The London Road Safety Plan (2001)	The Plan seeks to reduce traffic congestion and increase safety by use of public transport, walking and cycling. Local boroughs are requested to prepare a Road Safety Plan and take this into consideration when preparing strategic planning documents.	The DPD policies should aim to improve road safety generally by seeking to reduce car use by the promotion of sustainable transport modes and improving the urban design of streets wherever possible.	SA objectives can improve road safety by aiming to reduce car travel and promoting sustainable transport modes.
GLA Supplementary Planning Guidance on Employment Land	The Guidance details criteria for judging the suitability of land for retention for employment purposes.	The DPD should ensure that suitable amounts of employment land are protected from conflicting land uses.	The SA objectives should include measures that encourage and promote employment and attract new employment opportunities to Lewisham.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Mayor's Ambient Noise Strategy	Minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practises and technology.	Protect noise sensitive land uses from noisy development and activities.	The SA objectives should include measures to minimise adverse effects of noise by separating incompatible land uses or mitigating against existing impacts.
Mayor of London 'Green Light to Clean Power' Energy Strategy	The strategy seeks to minimise the effect of London's energy production by reducing London's contribution to climate change by minimising emissions of carbon dioxide through energy efficiency, combined heat and power, renewable energy and hydrogen.	The DPD should be consistent with London Plan renewable energy targets. Decentralised renewable energy should also be promoted in appropriate developments in order to reduce the borough's carbon footprint.	The SA objectives must include a measure to promote the efficient use of natural resources.
London Housing Strategy (2010)	Raise aspirations and promote opportunity: by producing more affordable homes, particularly for families, and by increasing opportunities for home ownership through the new First Steps housing programme; Improve homes and transform neighbourhoods: by improving design quality, by greening homes, by promoting successful, strong and mixed communities and by tackling empty homes; Maximise delivery and optimise value for money: by creating a new architecture for delivery, by developing new investment models and by promoting new delivery mechanisms.	The Site Allocations DPD housing allocations should reflect the principles of the London Housing Strategy.	Sustainability objectives should consider the quality and affordability of housing supply.
Revised London View Management Framework 2009	New development needs to comply with appropriate viewing corridors that are located both within and across the borough.	Consider the impact of site allocations on strategic views and the historic environment	Sustainability objectives should include the quality of the townscape.
London Tree and Woodland Framework	Plant the right trees in the right places to enhance the environment and quality of life.	Link to Core Strategy and Development Management policies on trees.	Sustainability objectives should relate to landscape features, including trees.
The London Rivers Action Plan	Identifies the Ravensbourne River for naturalisation and supports the London Plan's biodiversity target to restore 15km of river (across London) by 2015, and supports the implementation of London Plan blue Ribbon policies.	The DPD should ensure river restoration is facilitated through the development process where relevant and access to rivers is maintained and provided.	Sustainability objectives should cover river restoration, access to rivers and an acknowledge the positive role rivers and river restoration play in biodiversity, climate change and flood risk management.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
LOCAL			
Lewisham Unitary Development Plan (2004)	The UDP sets out the Council's statutory planning policies on a number of elements including urban design and construction, open space, environmental protection, housing, sustainable transport and parking, employment, town centres and education, leisure and community facilities.	The DPD should enable saved UDP policies to be incorporated where relevant to the	SA objectives should be used to appraise all DPD policies that can lead to saved UDP policies from being included in the LDF.
Lewisham Sustainable Community Strategy (SCS) and this may have been	The SCS sets out the vision for the borough up until 2020 and includes objectives to improve social, environmental and economic outcomes for the borough. The SCS is critically important when formulating the Core Strategy's vision for the borough.	The DPD vision should be informed by that of the SCS. The DPD also needs to be in broad conformity with the SCS objectives.	The SA objectives will appraise all elements of the DPD including the vision which is derived from the SCS.
Community Safety Strategy (2008-2011) (SCS), Safer Lewisham Plan (2009-10)	This plan sets out the results of the Strategic Assessment which identifies the key crime and disorder issues that face the borough, and the multi-agency actions that will be deployed to address them.	The urban design policies in the DPD should aim to improve community safety by design. Other policies should seek to improve education, economic growth and employment levels in the borough which will reduce the drivers of crime.	The SA objectives should contain measures reducing crime and the fear of crime.
Lewisham Corporate Plan	The purpose of the Corporate Plan is to: <ul style="list-style-type: none"> • set out the Council's vision, values, strategic direction and key priorities for action up to 2009 and beyond • outline the Council's contribution to the delivery of the SCS 	The DPD should have regard to the corporate priorities which are set out in the SCS and the Corporate Plan.	Sustainability appraisal objectives should have regard to those contained in the Plan.
Lewisham Volunteering Strategy	Increase volunteering and awareness of volunteering in the borough.	The DPD may contain policies that seek to improve levels of social cohesion in the borough.	SA objectives should contain a measure to promote community identity across the borough.
Ageing well in Lewisham – A well-being strategy for older people 2007-10	The Strategy sets out ten outcomes that must be achieved in order to improve the lives of older people in Lewisham in line with their expectations. It contributes to the delivery of a number of priorities set out in the SCS.	The DPD should contain policies that maximises the quality of life for all residents including the borough's older residents.	The SA objectives should include measures that improve the well being and promote social inclusion of all sectors of the population including older people.
Lewisham Local Cultural Strategy (2002)	The aim of the strategy is to promote the cultural well being of the area.	The DPD should include a policy that seeks to promote local cultural diversity in the borough	The SA objectives should contain measures that promote the borough's cultural diversity.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Lewisham Regeneration Strategy 2008-20	The strategy details twelve objectives that relate to three broad themes - people, prosperity and place. The strategy for regeneration also complements the SCS.	The DPD should contain regeneration policies that complement the borough's regeneration strategy and the SCS as part of a coherent strategic policy approach.	The SA objectives should contain objectives that seek to ensure the sustainable development of the borough. This includes measures that seek to promote sustainable regeneration in suitable locations.
Lewisham Local Area Agreement (LAA) (2009)	The LAA is an agreement with central government that establishes 35 indicators and targets which address the key inequalities that exist in Lewisham. The LAA is a key delivery mechanism of the SCS.	The DPD should broadly complement the objectives of the SCS.	SA objectives should broadly complement the achievement of the LAA indicators.
Healthier Communities – A health and well-being framework for Lewisham	The Strategy aims to complement the achievement of the LAA objectives and seeks to improve the health outcomes for Lewisham residents by adopting preventative measures and other innovative approaches.	The DPD should be in compliance with the objectives of the SCS. As the LAA is the key delivery mechanism for the SCS objectives, it follows that the DPD should also complement meeting the objectives of the strategy.	The SA objectives should contain a measure seeking to enhance the health levels in the borough.
Lewisham Physical Activity, Sport and Leisure Strategy (2007-12)	The Strategy provides a framework for activity and development in Lewisham. It has three key aims: <ul style="list-style-type: none"> • increase participation in physical activity and sport • enable the Lewisham community to develop its potential in sport • develop appropriate infrastructure. 	The DPD should contain policies that seek to promote active lifestyles in the borough by protecting and maintaining open spaces and improving the quality of sports facilities in the borough.	The SA objectives should contain a measure seeking to enhance the health wellbeing levels in the borough.
Social Inclusion Strategy 2005-13	This strategy centres around five broad themes. It identifies the links between the council's existing strategies and services to enable more joined-up working.	Social sustainability must be a key element in the DPD. Enhancing social inclusion is a key aspect of social sustainability. This requires the promotion of sustainable transport and accessibility for all, implementing good urban design principles and the promotion of health, well being and education for all in the community. Good urban design principles will also enhance social inclusion.	The SA objectives should contain measures to promote social inclusion, measured by the DPD's efforts at improving urban design, transport, education and promoting health and well-being in the borough..
Local Biodiversity Action Plan – A Natural Renaissance For Lewisham	The key objective is the protection and enhancement of areas suitable for wildlife in the borough and to increase citizens' access to nature, even in urban areas.	The DPD should aim to protect and enhance local biodiversity across the borough, including in urban areas and areas that are set for regeneration.	The SA objectives should contain a measure to protect and enhance biodiversity across the borough.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Lewisham Housing Strategy 2009 - 2014	Focuses on delivering the right housing mix to meet the housing needs and aspirations of all the borough's residents and achieving the wider goals expressed within the SCS.	The DPD should be in compliance with the London Plan targets on housing and housing tenure.	SA objectives should contain measures providing sufficient housing of appropriate quality, mix and tenure.
Brighter futures: Lewisham's Homelessness Prevention Strategy 2009-2014	The Strategy complements the objectives of the Lewisham Housing Strategy. Key priorities include: <ul style="list-style-type: none"> preventing homelessness arising where possible and promoting housing options providing long term and sustainable housing protecting and providing support for vulnerable adults and children who are homeless or faced with homelessness promoting opportunities and independence for people in housing need by improving access to childcare, health, education, training and employment reducing Youth Homelessness. 	The DPD should be in compliance with the latest London Plan targets on housing and housing tenure. The London Plan sets a high affordable housing target that should help meet the objectives of the Strategy.	SA objectives should contain measures providing sufficient housing of appropriate quality, mix and tenure.
Lewisham Children and Young People's Plan 2009-2012	The Plan focuses on implementing actions to improving a number of key outcomes for children and young people which will improve their lives and life chances.	The DPD must include policies on education, health and well being, employment, open space and community facilities that will improve the life prospects for the borough's young people.	The SA objectives must include measures that will improve the life outcomes for residents – these can include measures on promotion of education, employment, housing and leisure and community facilities.
Creative Lewisham – Lewisham Cultural and Urban Development Commission	The report details a vision of Lewisham as a visually exciting, creative and imaginative hub, creating a synthesis between urban design, arts, culture and the economy.	The DPD should seek to adopt best practice urban design principles that will maximise sustainability in the borough.	SA objectives as a whole should include measures that will result in a vibrant and dynamic borough.
Safer Places: The planning system and crime prevention	The report offers advice on planning considerations relating to crime prevention. It establishes design principles for all new development which seek to reduce crime and the risk of crime.	The DPD should include a policy promoting best practice urban design principles that among other things aim to design out crime.	The SA objectives should contain measures that seek to reduce crime and other anti-social behaviour.
Draft Lewisham Municipal Waste Strategy 2004/05 – 2009/10	The objectives of the strategy are to: <ul style="list-style-type: none"> minimise Lewisham's annual growth in waste to ensure it is less than the national 3% average increase the amount of household waste that is recycled and composted 	The DPD should contain policies that promote the waste hierarchy and comply with the London Plan targets on waste minimisation.	The SA objectives should contain a measure that promotes the waste hierarchy and seeks to minimise the generation of waste.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	<ul style="list-style-type: none"> ensure 100% of Lewisham's population is served by recyclable kerbside collection or bring facilities, and to provide sufficient strategically located facilities for bulky household waste. Disposal. 		
Lewisham Carbon Reduction and Climate Change Strategy 2008	<p>The Strategy is based on achieving a lasting and sustained decrease in emissions of CO₂ working with strategic partners and with citizens to:</p> <ul style="list-style-type: none"> reduce demand for energy increase energy efficiency increase the use of renewable energy tackle fuel poverty 	The DPD should contain policies that will reduce the carbon footprint in the borough.	The SA objectives should include measures that aim to reduce the borough's carbon footprint.
Lewisham Local Air Quality Action Plan 2008	<p>The key aim is to bring about change to reduce emissions (NO₂ and PM₁₀) from main source of pollution (road transport) in a cost-effective and proportionate way. This is to be achieved by establishing four Area Quality Management Areas (AQMA) with designated geographical boundaries.</p>	The DPD should adopt policies that promote land uses and activities with minimal impacts on air quality.	The SA objectives should include a measure that seeks to improve air quality across the borough.
COUNCIL STUDIES THAT INFLUENCE THE CORE STRATEGY			
Lewisham Strategic Flood Risk Assessment (2008)	In accordance with PPS25, the study identifies and provides advice to the Council on the suitability of development in areas at varying risks of flooding across the borough.	The DPD should take the findings of the Flood Risk Assessment into account when developing its preferred spatial plan for the borough.	The SA objectives should contain a measure that seeks to minimise and mitigate the risk of flooding in the borough.
Lewisham Flood Risk and Development Sequential Test (2009)	In accordance with PPS25, the aim of the sequential test is to identify potential development sites and steer development to areas at lowest risk of flooding. Where there are no reasonable alternative sites in an area of lower flood risk, authorities must ensure that measures are incorporated that render the proposed development's vulnerability to flooding appropriate to the probability of flooding in the area.	The DPD should take the findings of the Flood Risk Assessment into account when developing its preferred spatial plan for the borough.	The SA objectives should contain a measure that seeks to minimise and mitigate the risk of flooding in the borough.
Lewisham Local Implementation Plan (Transport) (2006)	The Local Implementation Plan (LIP) is a statutory plan to implement the London Mayor's Transport Strategy. The Greater London Authority Act 1999 requires the	The DPD policies on transport should reflect the objectives of the LIP.	The SA objectives should contain a measure that seeks to reduce car travel and increase the use of sustainable transport modes.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	London borough councils to each prepare a plan (a Local Implementation Plan) to implement the Strategy within their area.		
Lewisham Borough-wide Transport Assessment (2009)	The objective is to produce an integrated multi-modal strategy to support the two preferred spatial growth options.	The transport policies in the DPD should take the recommendations of the transport assessment into account.	The SA objectives should include a measure that seeks to reduce car travel and improve the use of sustainable modes of transport.
Deptford and New Cross Transport Infrastructure Study (2008)	The study builds on a masterplan prepared for the area. It provides an understanding of the likely travel impacts of new development in the study area and gives commentary on the justification for new investment and a general approach to travel strategies.	The DPD should take the recommendations of this transport infrastructure study into account.	The SA objectives should promote the use of sustainable transport modes in new developments.
Lewisham Town Centre Transport Study (2009)	The study provides an understanding of the likely travel impacts of new development in the Lewisham Town Centre and gives commentary on the justification for new investment and a general approach to travel strategies.	The DPD should take the recommendations of this transport infrastructure study into account.	The SA objectives should promote the use of sustainable transport modes in new developments.
Lewisham Employment Land Study (2008)	This study assesses the future demand for employment land, compares it with the land supply under current planning policies and in light of the council's preferred spatial options makes policy recommendations on how far existing employment sites should be safeguarded from redevelopment for other uses.	This study forms part of the evidence base for the DPD. The findings of the study must support the adopted DPD policies.	The SA objectives should include a measure that encourages and promotes the development of employment opportunities in the borough over the long term.
Health, Well-Being and Care – Lewisham Joint Strategic Needs Assessment (JSNA) (2009)	The report is the result of a joint collaboration between the Council and Lewisham Primary Care Trust(PCT). The JSNA identifies key themes for action aimed at improving long term health in the borough. This will allow the LSP and its individual partners to identify existing and future health needs of the borough and will influence the long term commissioning priorities of health infrastructure providers in the borough.	The JSNA will inform the development of the Core Strategy spatial development policies.	The SA objectives should include a measure that seeks to improve the health an dwell-being of the borough's residents.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Lewisham Leisure and Open Space Study (2009)	This strategy aims to provide: <ul style="list-style-type: none"> • a PPG 17 compliant review • a borough playing pitch strategy • an implementation and prioritised investment plan for the Playing Pitch Strategy. 	The DPD should include policies on open space to ensure: <ul style="list-style-type: none"> • adequacy and quality of Open space (distribution) • protection of open space and biodiversity from development and enhancement where possible • hierarchy of open spaces (MOL, POS, UGS). 	The SA objectives should include measures to protect and maintain open spaces and biodiversity across the borough.
Lewisham Retail Capacity Study (2009)	The Study assesses the existing and future supply and the capacity for additional retail floorspace within the borough and the role played by each of the nine Major and District Town Centres.	This study forms part of the evidence base for the DPD. The findings of the study must support the adopted DPD policies as they relate to retail and town centres.	The SA objectives should include a measure that seeks to attract new investment and maximise sustainable economic growth in the borough.
Lewisham Strategic Housing Market Assessment (2008) and the South East London Sub-regional SHMA (2009)	The SHMA assesses housing provision and need within the borough and the five south east London boroughs. It outlines recommendations for the level of affordable housing and tenure mix, and identifies areas as well as specific groups within the borough and sub-region who may have different housing requirements.	This study forms part of the evidence base for the DPD. The findings of the study must support the adopted DPD policies as they relate to housing provision, mix and affordability.	The SA objectives should include a measure that seeks to facilitate housing provision, including its mix and tenure, and to ensure decent homes for all.
Lewisham Infrastructure Delivery Plan (IDP) (2010)	The IDP provides details of current and future provision of a range of social, physical and green infrastructure, arising from population growth both natural and from potential new development.	This study forms part of the evidence base for the DPD. The findings of the study must support the adopted DPD policies as they relate to the provision of infrastructure.	The SA objectives should include a measure that seeks to provide a range of physical, social and green infrastructure and ensure these facilities/services are accessible.
South East London Boroughs' Waste Apportionment Paper (2010)	The waste paper shows how the South East London boroughs' will manage their waste apportionment as shown in The London Plan.	This study forms part of the evidence base for the DPD. The findings of the study must support the adopted DPD policies as they relate to the management of waste and the allocation of suitable waste sites within the borough.	The SA objectives should include a measure that seeks to minimise the production of waste and ensure its effective management.
Lewisham Tall Buildings Study (2010)	The study identifies those areas of the borough where tall buildings may be acceptable	This study forms part of the evidence base for the DPD. The findings of the study must support the adopted DPD policies as they relate to the location and design of tall buildings.	The SA objectives should include a measure to ensure building design impacts positively on the environment including historic assets.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
<p>Ravensbourne River Corridor Improvement Plan (2010)</p>	<p>The improvement plan provides an analysis of the river's character and shows how development and recreation uses along its route can protect and enhance its key characteristics.</p>	<p>This study forms part of the evidence base for the DPD. The findings of the study must support the adopted DPD policies as they relate to the protection and enhancement of the Ravensbourne River Corridor and the activities along its length.</p>	<p>The SA objectives should include measures to ensure the protection and enhancement of open space, biodiversity conservation, promotion of walking and cycling, management of flood risk and appropriate mitigation, enhancement of townscapes and landscape, provision of opportunities to enhance health and well-being and access to leisure services.</p>

For translation, please provide your details below:

Për përkthim, ju lutemi shkruajini më poshtë detajet tuaja:

Pour la traduction, veuillez fournir les détails ci-dessous:

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Wixii ku saabsan turjumaad, fadlan hoos ku qor faahfaahintaada:

மொழிபெயர்ப்பிற்காக தயவுசெய்து உங்களைப் பற்றிய விபரங்களைக் கீழே அளியுங்கள்:

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முகவரி:

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Địa chỉ:

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Kusoo dir:

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Gòri trà vè:

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