
Sustainability Appraisal and Strategic Environmental Assessment

Preferred Options Report – Catford Area Action Plan

April 2007

1.0	NON-TECHNICAL SUMMARY	1
1.1	STATEMENT OF THE LIKELY SIGNIFICANT EFFECTS OF THE PLAN.....	5
1.2	STATEMENT OF THE DIFFERENCE THE PROCESS HAS MADE TO DATE	6
1.3	HOW TO COMMENT ON THE REPORT	6
2.0	APPRAISAL METHODOLOGY	7
2.1	APPROACH ADOPTED TO THE SA	7
2.2	WHEN THE SA WAS CARRIED OUT.....	8
2.3	WHO CARRIED OUT THE SA.....	8
2.4	WHO WAS CONSULTED, WHEN AND HOW	9
2.5	DIFFICULTIES ENCOUNTERED IN COMPILING INFORMATION OR CARRYING OUT THE ASSESSMENT	9
3.0	BACKGROUND	11
3.1	PURPOSE OF THE SA AND SA REPORT	11
3.2	THE PLAN OBJECTIVES AND OUTLINE OF CONTENTS	12
3.3	COMPLIANCE WITH THE SEA DIRECTIVE/REGULATIONS.....	13
3.4	APPROPRIATE ASSESSMENT	15
4.0	SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT	16
4.1	LINKS TO OTHER POLICIES, PLANS AND PROGRAMMES AND SUSTAINABILITY OBJECTIVES AND HOW THESE HAVE BEEN TAKEN INTO ACCOUNT	16
4.2	DESCRIPTION OF THE SOCIAL, ENVIRONMENTAL AND ECONOMIC BASELINE CHARACTERISTICS AND THE PREDICTED FUTURE BASELINE.....	16
4.3	MAIN SOCIAL, ENVIRONMENTAL AND ECONOMIC ISSUES AND PROBLEMS IDENTIFIED.....	17
4.4	LIMITATIONS OF THE INFORMATION AND ASSUMPTIONS.....	17
4.5	THE SA FRAMEWORK, INCLUDING OBJECTIVES, TARGETS AND INDICATORS	17
5.0	PLAN ISSUES AND OPTIONS.....	19
5.1	MAIN STRATEGIC OPTIONS CONSIDERED AND HOW THEY WERE IDENTIFIED.....	19
5.2	COMPARISON OF THE SOCIAL, ENVIRONMENTAL, AND ECONOMIC EFFECTS OF THE OPTIONS.....	19
5.3	CHOOSING THE PREFERRED OPTIONS, OTHER OPTIONS CONSIDERED AND WHY THEY WERE REJECTED AND PROPOSED MITIGATION MEASURES	20
6.0	PREFERRED OPTIONS	21
6.1	SIGNIFICANT SOCIAL, ENVIRONMENTAL AND ECONOMIC EFFECTS OF THE PREFERRED POLICIES.....	21
6.2	HOW SOCIAL, ENVIRONMENTAL AND ECONOMIC PROBLEMS WERE CONSIDERED IN DEVELOPING THE POLICIES AND PROPOSALS.....	21
6.3	PROPOSED MITIGATION MEASURES	21
6.4	UNCERTAINTIES AND RISKS	22
7.0	IMPLEMENTATION	23
7.1	LINKS TO OTHER TIERS OF PLANS AND PROGRAMMES.....	23
7.2	PROPOSALS FOR MONITORING.....	23

Appendices

- APPENDIX A - Sustainability Appraisal Scoping Report Summary
August 2005
- APPENDIX B Sustainability Appraisal Scoping Report –
Full Document August 2005
- APPENDIX C - Comparison of plan objectives against SA objectives
- APPENDIX D - Sustainability Appraisal of Issues and Options
- APPENDIX E - Sustainability Appraisal of preferred options
- APPENDIX F - Monitoring framework

1.0 Non-technical Summary

Compliance with SEA Directive's requirements Annex I (j)

'A non-technical summary of the information provided under the above headings'

1.1 Introduction

This document is the report of the Sustainability Appraisal (SA) of the Catford Town Centre Area Action Plan (AAP), one of the development plan documents proposed for inclusion into the Local Development Framework. The report also incorporates the requirements of the European Directive on Strategic Environmental Assessments, referred to as the SEA Directive, which are signposted throughout this document.

The report aims to deliver the requirements of the Planning and Compulsory Purchase Act 2004, section 39(2) which states that Sustainability Appraisal is mandatory for development plan documents (DPDs). The purpose of the SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of DPDs. The report summarises stage B (see below) of the SA process with results and proposals for future monitoring.

1.2 Stages in the SA Process

- Stage A – Pre-Production (Evidence Gathering)

Producing a scoping report that covers the following: identifying other relevant plans, programmes and objectives that may affect the DPD; establishing a social, environmental and economic baseline; identifying issues that are relevant to the area; and drawing up a set of sustainability objectives that reflect these issues. Consultation on scoping report to four statutory consultees.

- Stage B - Production

Testing the DPD objectives against the SA objectives, developing the DPD options, predicting the effects of the DPD, evaluating the effects of the DPD, identifying mitigation and enhancement measures, proposing measures to monitor the significant effects of implementing the DPD.

- Stage C - Preparing the SA report

This document.

- Stage D – Consulting on the preferred options of the DPD and the SA report

Public participation on the preferred options of the DPD and the SA report; appraising significant changes.

- Examination

Appraising significant changes resulting from representations.

- Stage E - Adoption and Monitoring

Finalising methods of monitoring changes; responding to adverse effects.

1.3 Stage A – Scoping Report

The initial stage of the SA process involved establishing a baseline and identifying key issues that are relevant to the borough and that will need to be considered in the AAP. These were documented within the Scoping Report (see Appendix A). A summary of the key issues identified are shown on Figure 2.

A review of International, national and local plans, programmes and objectives was conducted (see Appendix A/B), and based on the findings and responses from the consultation a set of sustainability objectives were established. There are shown in Figure 1. The SA objectives were assessed against the AAP objectives to identify any incompatibilities and negative impacts. The results showed that no objectives conflicted and all were either positive or neutral (see Appendix C).

A scoping exercise of the Appropriate Assessment was undertaken. The results showed that the AAP would not affect any Special Areas of Conservation or Special Protection Areas. As such, a full Appropriate Assessment is not required.

FIGURE 1 – SA OBJECTIVES

<p>Economic</p> <ol style="list-style-type: none"> 1. To encourage sustained economic growth. 2. To encourage and promote employment and new enterprises in Lewisham. <p>Environmental</p> <ol style="list-style-type: none"> 3. To minimise the production of waste and increase waste recovery and recycling. 4. To improve water quality and manage water resources. 5. To maintain and enhance open space, biodiversity, flora and fauna. 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 mitigate flood risk 	<ol style="list-style-type: none"> 10. To maintain and enhance landscapes and townscapes. 11. To conserve and where appropriate, enhance the historic environment <p>Social</p> <ol style="list-style-type: none"> 12. To provide sufficient housing and the opportunity to live in a decent home. 13. To improve the health of the population. 14. To reduce poverty and social exclusion. 15. To provide for the improvement of education and skill levels. 16. To reduce crime, anti-social behaviour and the fear of crime. 17. To encourage a sense of community identity and welfare. 18. To improve accessibility to leisure facilities, community infrastructure and key local services.
---	--

FIGURE 2 - KEY ISSUES FOR CATFORD (DERIVED FROM SCOPING REPORT)

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN

7.0 KEY ISSUES

This section summarises the key issues which have been developed out of the following: -

- The review of baseline information;
- The review of other plans and programmes; and
- The views of the community expressed as part of the Catford Design Framework and Development Strategy Project.

7.1 CROSS-CUTTING ISSUES

7.1.1 CRIME

Crime, and the fear of crime, is a key cross-cutting issue for the Catford Town Centre. This issue has many implications for the future of the town centre in terms of its appeal for people to visit and use (whether for work, shopping or leisure), particular after dark and particularly in relation to the potential to create a vibrant evening economy.

The Catford Town Centre Area Action Plan can assist in addressing the issue of crime in a number of ways, including implementing safer-by-design principles into new developments and in creating high quality people friendly spaces. The issue of pedestrian movement through the town centre, addressing and improving areas people feel are unsafe, and considering matters such as lighting are all issues which will need to be addressed.

7.1.2 DESIGN

The design and built form of Catford Town Centre is an area which requires particular attention to improve the image of the town centre and attract more people to it. Cross-cutting issues relating to design include the need for spaces and places in Catford Town Centre to be of a high design quality, respecting historical features where relevant, promoting local distinctiveness, providing access for all, the role of public art, and having regard to access and movement within and through the town centre.

The design of the natural environment is also important, with the relationships between open spaces and other activities in the town centre being considered and established and/or enhanced. This is particular the case in relation to the Ravensbourne River where it passes the town centre.

The linkages between design and achieving other planning objectives such as new housing, the potential for high buildings, and maximising the intensity of new land uses are all issues which the Area Action Plan will need to address.

7.1.3 HEALTH

Increasingly, the health of the community is seen as an area where planning should be directing some of its efforts. The wider determinants of health cut across a range of areas, but matters such as the physical design and appeal of the town centre, the provision of health services and facilities, and developing a built and natural environment that encourages walking and cycling are all important considerations which cut across all other issues for Catford Town Centre.

- 12 -

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN

7.1.4 TRANSPORT

Access to, within and around Catford Town Centre is a key cross-cutting issue. Ensuring the town centre makes adequate provision for all users (pedestrians, cyclist cars and public transport) will be important to improving the town centres appeal. The level of cars travelling through the town centre is also consistently highlighted as a key negative of the town centre, and opportunities to better manage car movements will be a key focus of the Area Action Plan. Managing parking within the town centre is closely linked to managing car movements.

At the same time, making public transport more appealing will be necessary, and issues such as the station accesses and bus stop waiting areas will need to be reviewed and improvements highlighted.

7.1.5 OTHER STUDIES

A number of other studies and projects are being prepared at this time with implications for the future of the Catford Town Centre. These include reviewing the cultural diversity of Catford and assessing the scope to enhance cultural diversity, a review of the future of Milford Towers residential estate, and work relating to the South Circular. These other studies will provide inputs into the Catford Town Centre Area Action Plan.

7.2 RETAIL & SHOPPING

The retail and shopping elements of Catford Town Centre are the main focus for the town centre as a whole, and seeking to maintain and enhance the role of Catford Town Centre overall is dependant on providing retail and shopping facilities which meet the needs of the community and can attract people to the town centre, including the street markets development and the role of cafes / restaurants in Catford. However, consideration of other uses appropriate to the town centre, such as health, education, public and community services and facilities is also important and will need to be considered.

Additional issues relating to retail and shopping is how to manage the various uses within the town centre in terms of their distribution, the management of traffic, parking and public transport, as well as considerations about the role of the evening economy. Ensuring, as development occurs, that local services and facilities meeting local needs are retained is also important.

7.3 HOUSING

Both national and regional plans and programmes place considerable emphasis on the need to provide new housing (market and affordable) in London, with town centres being a key location where substantial new housing should be located. The role of new housing in Catford Town Centre is a fundamental issue which the Area Action Plan will seek to address, with a need to consider the contribution Catford Town Centre will make to the provision of new housing and affordable housing in the London Borough of Lewisham. Considerations such as the type of housing ensuring housing meets the needs

- 13 -

of the community, and standards for new housing (parking, etc.) are important elements of developing proposals for new housing. The role of mixed uses which include housing will also need to be considered, as well as the need to reconcile economic development, employment land and housing.

7.4 EMPLOYMENT

Increasing the employment opportunities in Catford Town Centre is important to improving its sustainability and enhancing the employment prospects of the local community. The role of additional employment land, for both small and medium sized enterprises, will need to be considered, as well as the role of the creative industries in Catford Town Centre. Retail and shopping facilities are also significant employment generators and the employment aspects of these activities will need to be considered.

7.5 COMMUNITY

Town centres play a large role in providing a range of services to the community. Improving these services and facilitating new services will be an important part of Catford Town Centre. Further, enhancing the appeal of Catford Town Centre can help increase the level of ownership the community have over it and its spaces, and can increase the community's identification and relationship to their local area.

Existing facilities such as the Catford Library and the Broadway Theatre already provide a strong sense of community facilities in the town centre, but strengthening these and introducing new activities (e.g. cinema) will help the town centre come alive, particularly during non-shop trading times (e.g. evenings, Sundays).

The provision of leisure, community and health facilities in the Catford Town Centre can help attract people to the centre whilst providing core services to the local community. Education services will also be important to consider.

7.6 ENVIRONMENT

The environment is a broad area, and the Catford Town Centre Area Action Plan will need to consider the following matters: -

- | | |
|-------------------------|---|
| WASTE | <ul style="list-style-type: none"> ▪ Consider potential for sites for waste processing and / or disposal. ▪ Consider how recycling can be increased in the Catford Town Centre through the planning system. |
| ENERGY | <ul style="list-style-type: none"> ▪ Acceptability of sites for energy provisions infrastructure. ▪ Increase the proportion of energy used from renewable sources. |
| POLLUTION / AIR QUALITY | <ul style="list-style-type: none"> ▪ Reduce pollution from transport, particular private cars. |
| NOISE | <ul style="list-style-type: none"> ▪ Consider relationships between high noise sources and development, particularly housing. |
| ENVIRONMENTAL | <ul style="list-style-type: none"> ▪ Consider flooding potential of the Ravensbourne River. |

HAZARDS

- Consider unstable land and appropriate management techniques.

NATURE CONSERVATION / BIODIVERSITY OPEN SPACE / RECREATION

- Protect and enhance biodiversity in Catford Town Centre.
- Consider the Ravensbourne River for its biodiversity assets.
- Consider potential for new / improved wildlife habitats.
- Adequacy and quality of Open Space provided (distribution) in and around the Catford Town Centre, including Waterway Link;
- Protection of Open Space and biodiversity from development and enhancement where possible.

7.7 SITES

The following sites have been identified as it is considered that they have development potential that will be implemented in the life of the Area Action Plan. The Area Action Plan will review these sites and development proposals (land use and design) for how they should be developed in the future.

- Catford Shopping Centre / Milford Towers;
- Former greyhound stadium including the railways stations;
- Plassy Road retail area (Catford Island);
- The civic quarter (area around Laurence House and the Town Hall);
- The existing retail site to the south of Catford Road and to the west of the sports ground.

In addition to the above, the shops and other buildings on the south-east corner of Rushey Green and Sangley Road will be given a particular focus as part of the Area Action Plan as these areas form part of a Conservation Area. The now disused cinema is included in this area.

1.4 Statement of Likely Significant Effects

The likely significant effects of the Catford Area Action Plan have been shown to be largely positive as a result of the sustainability appraisal. This is owing to a number of factors including:-

- The town centre being well located in relation to the public transport network which means that sustainability objectives relating to reducing the need to travel (Ob.7), improving air quality (Ob.6) and mitigating the impact of climate change (Ob.8) are well advanced in the proposals for Catford Town Centre.
- Economic objectives (Ob. 1 & Ob.2) are advanced through the significant opportunities for economic development/growth and employment which can be capitalised on through the regeneration of Catford Town Centre, including the retail developments and mixed use proposals.
- Sustainability objectives relating to housing (Ob. 12) and health (Ob. 13) are advanced by the substantial new and upgraded housing which is facilitated by the Area Action Plan.

A range of key sustainability objectives have been found to be more neutral as a result of the sustainability appraisal, including those relating to open space and biodiversity (Ob. 5), water quality (Ob. 4) and landscapes (Ob.10). This is owing to the highly urbanised and developed nature of Catford Town Centre which makes these considerations more about improving existing conditions where possible rather than protecting valuable existing features. It is however noted that opportunities to advance these objectives are more obvious on Development Sites 4 (Greyhound Site) and Site 5 (Wickes) owing to their less developed nature and the existence of a watercourse. Significant directions have therefore been developed to advance these objectives particularly on these sites.

Other sustainability objectives have been found to be neutral and the likely significant effects are largely dependant on implementation. These include objectives relating to crime (Ob.16) which are dependant on design policy implementation, education (Ob. 15) which are dependant on maximising learning opportunities, and sense of community (Ob. 17) which is partially dependant on the whole plan being successfully implemented and delivering in the longer term.

Key conflicting issues which did arise include:-

- The need to strike the right balance between promoting a strong retail element for the town centre but also promoting cafes, restaurants, leisure uses and the evening economy which will all compete for space with retail uses.
- Waste and energy use will increase as a result of the regeneration of the town centre and the plan has focused on minimising and mitigating the effects of this in conjunction with

broad planning policies and other borough wide initiatives (such as waste management by Lewisham Council).

- Flooding is potentially a major issue for Catford as it is largely subject to flooding as a result of the watercourse running along the western portion of the plan area. The redevelopment of the Greyhound Site and the Wickes Site provides an opportunity to adequately manage this flood risk whilst at the same time better using the watercourse as a recreational and natural resource. Overall, the plan provides the management of the flood risk in line with national planning policies and the requirements of the Environment Agency.

In addition to the above likely effects, the sustainability appraisal has also noted short-term effects in the form of construction related economic development, employment, waste generation and energy use.

1.5 Statement of the Difference the Process has Made to Date

The SA process made the following differences to the development of the DPD:

- Identified gaps in the vision and objectives
- identified gaps in the baseline data
- identified environmental indicators that would need to be priorities with more detailed investigation at the planning application stage
- highlighted the need for partnership working to improve the social infrastructure, particularly in relation to responding to needs of the local communities and disadvantaged groups
- provided a consistent and comprehensive approach to investigating the effects of the plan at each stage of the plan making process

1.6 How to comment on the report

For further information or to comment on the report please call the Planning Policy Team on 0208 314 6247, 0208 314 6540, or 0208 314 8774. Alternatively, send your comments to Planning Information Office, 5th Floor, Laurence House, 1 Catford Road, Catford, SE6 4RU or email them at planning.policy@lewisham.gov.uk.

2.0 Appraisal Methodology

2.1 Approach Adopted for the SA

The requirements of the SEA Directive are covered throughout this section. An outline of the reasons for selecting the alternatives can be found under section 5.1.

Compliance with SEA Directive's requirements Annex I (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'

This report is the Sustainability Appraisal (SA) for the preferred options report which is an intermediate stage in the process of producing the Catford Town Centre Area Action Plan (AAP).

The SA framework and report have been developed using the Government guidance document *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, Nov 2005, ODPM*, and discussions organised by government bodies on how to undertake an SA.

A Scoping Report (Appendix A) was produced in August 2005 which provided baseline information on social, economic and environmental indicators, list of relevant plans and programmes, highlighted issues that are relevant to the borough. This led to the development of a framework of relevant social, environmental and economic objectives against which the effects of a proposed plan can be assessed.

This SA Report consists of the following sections:

- Section 1 Summary and outcomes

Non-technical summary of this report highlighting key issues and outcomes, and how to comment on this report

- Section 2 Methodology

Outline of the report and how the appraisal was carried out and who was consulted. Any difficulties encountered when undertaking the assessment.

- Section 3 Background

Purpose of the sustainability appraisal, an outline of the plan and its' objectives, and how the report complies with the requirements of the SEA Directive.

- Section 4 Sustainability objectives, baseline and contents

How the report links to other policies, plans and programmes and how they have been taken into consideration. A description of the environmental, social and economic baseline of Lewisham and main issues identified. Sustainability objectives and details of the sustainability framework used for the assessment of the plan.

- Section 5 Plan issues and options

Description of the identification of the main strategic options. Comparison of the social, environmental and economic effects of the options and how the issues were considered in choosing the preferred options. Description of any proposed mitigation or enhancement measures.

- Section 6 Plan preferred options

Significant social, environmental or economic effects of the preferred policies and how these were taken into consideration in developing the policies. Description of any mitigation measures and uncertainties and risks.

- Section 7 Implementation

Links to other tiers of plans and programmes and proposal for monitoring framework

2.2 When the SA Was Carried Out

Preparation of the Scoping Report (Stage A) was carried out between June - July 2005. The development and refinement of the options, including appraisal of the alternatives, was carried out between January 2007 – April 2007. The Sustainability Appraisal of the preferred options was carried out between November 2006 – April 2007.

2.3 Who Carried Out the SA

The Scoping Report and draft Sustainability Appraisal report, including appraisal of the issues and options and preferred options, have been prepared by officers from the Planning Service, London Borough of Lewisham.

2.4 Who was consulted, when and how

Consultation requirements for SEA Directive:

Compliance with SEA Directive's requirements

Authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental report. (Art. 5.4)

Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)

Other EU Member states must be consulted if the plan or programme is likely to have significant effects on the environment in their territories (Art. 7)

The Scoping report was sent out for consultation in August 2005 to the four Statutory Consultation bodies (Environment Agency, English Heritage, Countryside Agency, English Heritage). This covers Art 5.4 of the SEA Directive requirement. Art 6.1 and 6.2 will be covered as part of the consultation period for the preferred options during the first half of 2007. Art. 7 is not considered to be applicable as the AAP is not likely to have an impact on areas outside of London. The Scoping Report has been posted on the Council website for public information. All consultation has been carried out by the officers of London Borough of Lewisham.

2.5 Difficulties Encountered in Compiling Information or

Carrying out the Assessment

Some 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 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 not available. Information was 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.

There is a lack of adequate technical resources such as mapping and modelling software and the knowledge required to use these technologies. Detailed analysis, particularly with regards to assessing cumulative and synergistic effects has proven to be difficult without these resources. Limited financial resources and time constraints has meant that there was little scope for outsourcing this work.

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.

3.0 Background

The *Planning & Compulsory Purchase Act 2004* introduced a new system of plan making in England. The key outcome of the Government's changes is the Local Development Framework. The Local Development Framework is a portfolio of planning documents, prepared by Council, which collectively will deliver the planning strategy for Lewisham.

Another key change introduced by the *Planning and Compulsory Purchase Act 2004* is a requirement that a sustainability appraisal is undertaken on all Development Plan Documents and Supplementary Planning Documents prepared for inclusion in the Local Development Framework. This report is the sustainability assessment for the Catford AAP.

3.1 Purpose of the SA and SA Report

The purpose of a sustainability appraisal is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans.

The Government defines sustainable development as:

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

The sustainability appraisal of planning documents is intended to achieve the following:

- Form an integral part of all stages of plan preparation;
- Provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies and proposals;
- Take a long term view of whether and how the area covered by the plan is expected to develop, taking account of the environmental, social and economic effects of the proposed plan;
- Reflect global, national, regional and local concerns and issues;
- Provide an audit trail of how the plan has been revised to take into account the findings of the Sustainability Appraisal.

Consistent with this approach, the preparation of a sustainability appraisal of relevant planning documents by the London Borough of Lewisham will incorporate the SEA Directive (see Section 3.3)

3.2 The Plan Objectives and Outline of Contents

Compliance with SEA Directive's requirements Annex I (a)

An outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes

The plan being appraised in this document is the Council's Preferred Options report for the Catford Town Centre Area Action Plan (AAP). The AAP must be prepared in accordance with Government legislation and guidance. Primarily this is set out in the Planning and Compulsory Purchase Act (2004). It must therefore take full account of National Planning Policy, be in general conformity with the London Plan, and show integration with the objectives of the Community Strategy. The strategy also undergoes a set of community consultations to involve and take into consideration the wider community in the development of the plan.

The AAP Preferred Options report consists of the following elements:

- Introduction explains the role and purpose of the document, its relationship to national and regional policy, other LDF documents, and other Council studies and documents.
- Vision, Objectives and Strategy sets out the vision for Catford and the strategy which the Council intends to achieve and implement.
- Key development issues and policies sets out the preferred options and draft core policies in terms development policies. Each is presented and discussed in terms of the options consulted in the Issues and Options report, the preferred option, the draft policy or policies and the reasons and justification for the preferred approach.
- Development opportunity sites / site allocations identifies 6 key development sites and the preferred options for their future use and development.
- Monitoring and Implementation outlines the proposed strategy to ensure implementation and delivery of the vision, objectives, strategy and core policies, and how these will be monitored.

The following are the objectives of the AAP :

Objective 1 :- Catford Town Centre will offer a variety of shops and a thriving street market that caters for the basic needs of the local community (including a mix of convenience and comparison shopping), as well as a number of speciality shops that draw in visitors from further a field.

Objective 2 :- Catford Town Centre will have attracted a series of new developments that embrace the highest standards in architecture and urban design and raise the image and profile of the area; complemented by the retention of historic and high quality buildings.

Objective 3 :- Catford Town Centre will have a strengthened role as the civic centre of the borough, with a high concentration of council services and employees providing a key anchor for the town centre economy.

Objective 4 :- Catford Town Centre will establish itself as a popular evening destination, building on the success of the Broadway Theatre and accommodating a range of cultural and leisure facilities that appeal to a wide variety of people.

Objective 5 :- Catford Town Centre will have raised its profile as a creative and vibrant place and will contain an attractive, safe and animated public realm, including new public spaces and the introduction of high quality design and public art.

Objective 6 :- Catford Town Centre will have increased its accessibility by the creation of safe and attractive pedestrian and cycle links and through improved interchange facilities and pedestrian links to and at bus stops and railway stations.

Objective 7 :- Catford Town Centre will benefit from safe and attractive pedestrian and cycle links to key destinations in the locality, including the open spaces at Ladywell Fields, Blythe Hills Fields and Mountsfield Park.

3.3 Compliance with the SEA Directive/Regulations

Local planning authorities are required to comply with the European Union Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. The Directive applies to local development documents.

The SEA Directive focuses exclusively on the effects a plan has on the environment, whilst the broader sustainability appraisal considers impacts on environmental issues but also social and economic objectives. The sustainability appraisals has been prepared so as to accommodate and incorporate the requirements of the SEA Directive. The requirements are listed in Table 1 with a signpost to where these are being met in the report or related documents.

FIGURE 3 – SEA DIRECTIVE’S REQUIREMENTS

The SEA Directive’s requirements	Where covered
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 Sustainability Appraisal report covers this requirement
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans or programmes	Scoping report and Section 3.2 of this report
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Scoping report and Section 4.2 of this report
c) The environmental characteristics of areas likely to be significantly affected	Scoping report and Section 4.2 of this report
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Scoping report and Section 4.3 of this report
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Scoping report and section 4.1 of this report
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Section 6.1 of this report
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 6.3 of this report
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 2 and 5.2 of this report.
i) A description of measures envisaged concerning monitoring in accordance with article 10	Section 7.2 of this report
j) A non-technical summary of the information provided under the above headings	Section 1.1 of this report

3.4 Appropriate Assessment

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. AA applies to Regional Spatial Strategies (RSSs), transitional plans, Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

The sites subject to an AA are comprised in Natura 2000 as Special Areas of Conservation (SACs) designated under the habitats Directive and Special Protection Areas (SPAs) classified under the Council Directive on the conservation of wild birds (79/409/EEC) - The EC Wild Birds Directive

An initial scoping exercise has shown that the Catford AAP is unlike to have a direct effect on any designated European site.

4.0 Sustainability objectives, baseline and context

4.1 Links to Other Policies, Plans and Programmes and Sustainability

Objectives and How These Have Been Taken Into Account

Compliance with SEA Directive's requirements Annex I (e)

'The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation'

The first phase of the SA process involved identifying policies, plans, programmes and initiatives that could be of relevance to the SA process and assessments of plans and guidance documents. These ranged from the international, national, regional to the local level. Any relevant objectives and targets were drawn out and how they would effect the AAP and the SA/SEA objectives has been summarised.

The full details of these are contained in the Scoping Report contained in Appendix A.

4.2 Description of the Social, Environmental and Economic Baseline

Characteristics and the Predicted Future Baseline

Compliance with SEA Directive's requirements Annex I (b) and (c)

'The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme'

'The environmental characteristics of areas likely to be significantly affected'

Provision of a baseline for Catford Town Centre is a fundamental part of the Sustainability Appraisal process. It provides information about the current characteristics of the area which forms a basis for comparison once the AAP is implemented. The Scoping Report contains a full outline of the social, environmental and economic baseline characteristics of Catford (See Appendix A).

4.3 Main Social, Environmental and Economic Issues and Problems Identified

Compliance with SEA Directive's requirements Annex I (d)

'Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive)'

The main issues of concern for Catford Town Centre were documented in the Scoping Report (See Appendix A/B) and summarised in Section 1.0 of this report.

4.4 Limitations of the Information and Assumptions

The data collection for the baseline had some associated difficulties due to an acute lack of monitored data available and monitoring systems that were not in place. Land-use data, such as for employment land, had to be collected by undertaking surveys. Some of this information is based on qualitative data. The population figures for the stag beetle and the black red start have been collated via observation and are thus only approximations. Similarly, public opinion surveys on issues such as health, education and crime are qualitative and will be limited to the sample population.

Some of the information has been based on modelled data, particularly with regards to future predictions such as for population growth, waste creation and increases in traffic. Modelled predictions have their own inbuilt assumptions with their own limitations and should be considered as broad predictions rather than accurate figures.

The officers responsible for the baseline information and appropriate indicators have a level of subjectivity with their choice of information.

4.5 The SA Framework, including Objectives, Targets and Indicators

Compliance with SEA Directive's requirements Annex I (e)

'The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation'

Following the identification of the issues that have been drawn out from the characteristics and baseline of the borough a set of objectives were created (see Appendix A/B - Scoping Report, August 2005). These most appropriately reflect the issues of concern and provide a framework against which the impact of the AAP can be assessed.

The indicators have been drawn from a range of sources, such as the AMR, census, Local Implementation Plan, that already provide regularly monitored data sets. In cases where the source of the indicators is yet to be determined, the indicator has been retained so that results can be added as and when data becomes available.

Appendix A/B provides the full framework of the Sustainability Appraisal objectives, targets and indicators.

FIGURE 4 – SA OBJECTIVES

<p>Economic</p> <ol style="list-style-type: none"> 1. To encourage sustained economic growth. 2. To encourage and promote employment and new enterprises in Lewisham. <p>Environmental</p> <ol style="list-style-type: none"> 3. To minimise the production of waste and increase waste recovery and recycling. 4. To improve water quality and manage water resources. 5. To maintain and enhance open space, biodiversity, flora and fauna. 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 mitigate flood risk 	<ol style="list-style-type: none"> 10. To maintain and enhance landscapes and townscapes. 11. To conserve and where appropriate, enhance the historic environment <p>Social</p> <ol style="list-style-type: none"> 12. To provide sufficient housing and the opportunity to live in a decent home. 13. To improve the health of the population. 14. To reduce poverty and social exclusion. 15. To provide for the improvement of education and skill levels. 16. To reduce crime, anti-social behaviour and the fear of crime. 17. To encourage a sense of community identity and welfare. 18. To improve accessibility to leisure facilities, community infrastructure and key local services.
---	--

A set of AAP objectives were assessed against the Sustainability Appraisal objectives. This process was analysed in order to consider whether any of these objectives conflicted with each other and also to realise any mitigating effects that could ensure the AAP and Sustainability Appraisal process run in partnership with one another.

The full assessment of objectives was contained in the Scoping Report (Appendix A/B) and is reproduced separately in Appendix C of this document. The results showed that no objectives conflicted and all were either positive or neutral.

5.0 Plan Issues and Options

5.1 Main Strategic Options Considered and How They Were Identified

The identification of the issues and options came from a variety of sources. These ranged from National and Regional strategic directions as well as Community Strategies and public consultation.

The emerging Spatial (Core) Strategy (a separate planning strategy the Council is preparing) establishes the strategic framework within which the Catford AAP must be developed. The Spatial (Core) Strategy itself builds on national and regional planning policy in setting its directions.

In summary, the strategic framework for the development of the Catford AAP is as follows:-

1. Catford is designated as a Major Town Centre.
2. Locations with good accessibility should be locations for new development.
3. Major new development should provide for a mixture of uses.

In line with the guidance for undertaking the sustainability appraisal, the above directions are taken as a given for Catford (on the basis that they have been appraised as part of the sustainability appraisal of other documents including the London Plan and the Spatial (Core) Strategy).

The AAP therefore takes these strategic directions and seeks to give effect to them (through the preferred options identified in the AAP).

5.2 Comparison of the Social, Environmental, and Economic Effects of the Options

Compliance with SEA Directive's requirements Annex I (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'

The strategic options for Catford (drawn from the Core Strategy) were further considered to assess how those directions can be given effect to (i.e. what reasonable alternatives exist). To do this a series of broad topics which developed covering a range of specific issues and options. The options for each topic were assessed against the sustainability objectives with the underlying assumption that all other policies remain unchanged as per the current UDP or 'Status quo' scenario.

The results are presented in Appendix D. The tables provide a detailed assessment of the timescale (long, medium, short term effects) and the significance of the effects (significantly positive, positive, negative, significantly negative, neutral or not applicable).

The appraisal was conducted based on evidence from the baseline, the issues and options papers and in-house local knowledge.

5.3 Choosing the Preferred Options, Other Options Considered and Why They Were Rejected and Proposed Mitigation Measures

Given that the Spatial (Core) Strategy already sets out the key directions for the AAP area, the preferred options relate more to implementation than setting out broad policies. This is consistent with the Local Development Framework system which creates a hierarchy of plans.

Within the detailed issues and options presented, most options are being taken forward as they are considered to best set out how regeneration in Catford Town Centre should be implemented. Options that were not taken forward include changes to the management of core/non-core/other shopping areas. These decisions were evidence led in that the existing arrangements are achieving the desired effect in terms of managing retailing and other uses in the town centre.

The AAP includes a wide range of detailed criteria based policies which will adequately mitigate the negative effects of any of the policies. The key area will be in relation to the delivery of major development on the key development sites where the criteria based thematic policies will seek to mitigate any negative effects which might occur from these sites.

6.0 Preferred Options

6.1 Significant Social, Environmental and Economic Effects of the Preferred Policies

Compliance with SEA Directive's requirements Annex I (f)

'The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors'

The preferred options (draft policies) and their significant social, environmental and economic effects were subsequently appraised and this appraisal is contained in Appendix E

6.2 How Social, Environmental and Economic Problems Were Considered In Developing the Policies and Proposals

The key social, environmental and economic problems were considered in developing the preferred options but given the existence of a hierarchy of plans beyond the AAP then many of the major strategic decisions have been made in other documents. As such, the main problems have been considered by way of ensuring that positive effects have been maximised whilst seeking to mitigating negative effects (mainly through criteria based thematic policies).

6.3 Proposed Mitigation Measures

Compliance with SEA Directive's requirements Annex I (g)

'The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme'

This section summarises the effects the plan is having on the sustainability objectives and how these can be enhanced or reduced to a negligible impact, as appropriate.

The impact that the policies are having on the sustainability objectives are in a number of cases mitigated or enhanced by the implementation of other policies in the plan or the Development Control and Site Allocations document. In addition, Planning obligations (s106 agreements) play an important role in providing mitigation or enhancement measures via negotiations with developers which can be made to be more targeted or site specific, and can in some cases address cumulative effects that apply to several sites.

This report aims to provide mitigation/enhancement by changes of wording to the preferred policies, inclusion of additional policies, require provision of further guidance and provide recommendations for further investigation.

The recommendations for mitigation measures will when implemented vary in level of detail and may in some cases require more detailed investigation, such as an EIA/Flood risk assessment/Air quality assessment, to address the relevant issue.

The mitigation and/or enhancement measures of the policies are summarised in the SA of the preferred options in Appendix E. Negative effects that were identified are summarised below in table 5, together with the mitigation measures.

6.4 Uncertainties and Risks

The AAP has been assessed with the assumption that the economy, the natural environment and society does not diverge significantly from the current state of affairs. There can however be unforeseen events that may alter the effect of the plan, such as global economic recession, environmental disasters and epidemics. 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.

7.0 Implementation

7.1 Links to other tiers of plans and programmes

The AAP seeks to give effect to the Spatial (Core) Strategy. It is required to be consistent with national guidance in the form of Planning Policy Guidance notes and Statements issued by the Government . It also needs to be in general conformity with the London Plan.

The AAP supplements the Spatial (Core) Strategy and is supported by the Development Policies and Site Allocations plans . These are further supported by supplementary policy documents which provide more detailed guidance on implementing the DC and core policies.

Delivery mechanisms will include:

- Working in partnership with a range of private, public and voluntary sector organisations.
- Use Compulsory Purchase Powers to bring forward land for development
- Secure developers contributions via S106 agreements to enhance the environment and deliver improvements to social and community facilities.
- Co-ordinate public sector funding to support the delivery of key infrastructure projects
- Monitor policies to ensure that objectives are achieved

7.2 Proposals for Monitoring

Compliance with SEA Directive's requirements Annex I (g)

'A description of measures envisaged concerning monitoring' (Annex I (i)) in accordance with article 10'

'Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action' (Article 10.1)

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. The effects of the objectives will be assessed using the monitoring framework provided in Appendix F. 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 , which ensures consistency and accuracy of data.

Future monitoring should particularly have regard to objectives which have shown to be most effected by the plan. Areas covering waste management, water consumption, traffic flow, air quality, open space, energy consumption, housing provision, employment levels, street crime and developments in flood risk areas 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.

APPENDIX A

LOCAL DEVELOPMENT FRAMEWORK

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN

SUSTAINABILITY APPRAISAL SCOPING REPORT / PLANNING POLICY AUGUST 2005



CONTENTS

1.0	BACKGROUND	PAGE 1
2.0	OVERVIEW OF THE CATFORD TOWN CENTRE	PAGE 3
3.0	BASELINE INFORMATION	PAGE 6
4.0	LEWISHAM COMMUNITY STRATEGY	PAGE 8
5.0	REVIEW OF OTHER PLANS AND PROGRAMMES	PAGE 10
6.0	COMMUNITY VIEWS	PAGE 11
7.0	KEY ISSUES	PAGE 12
8.0	CATFORD TOWN CENTRE VISION AND OBJECTIVES	PAGE 16
9.0	SUSTAINABILITY FRAMEWORK	PAGE 17
10.0	CONCLUSION	PAGE 18
11.0	YOUR VIEWS	PAGE 18
12.0	FURTHER INFORMATION	PAGE 18

1.0 BACKGROUND

1.1 INTRODUCTION

The London Borough of Lewisham is preparing an Area Action Plan for the Catford Town Centre. The Area Action Plan will set out a comprehensive set of policies and proposals for the on-going redevelopment and regeneration of Catford Town Centre.

The information included in this document is intended to provide an overview of the Area Action Plan, including the key issues the town centre is facing and some of the opportunities to consider in preparing the Area Action Plan. This document also presents an initial vision for the Catford Town Centre, and a series of objectives relating to what the Area Action Plan should be trying to achieve.

1.2 CATFORD DESIGN FRAMEWORK & DEVELOPMENT STRATEGY PROJECT

The Catford Design Framework and Development Strategy Project was commissioned by the London Borough of Lewisham in 2004 to set out a physical framework for the Catford Town Centre. The project involved considerable consultation which was undertaken to develop a vision for Catford Town Centre and to seek support and ownership of the strategies proposals.

Following changes to the planning system by the Government, the Catford Design Framework and Development Strategy Project will now be taken forward as part of the Catford Town Centre Area Action Plan. It provides an excellent source of evidence, research and baseline information which will inform the preparation of the Catford Town Centre Area Action Plan.

1.3 ROLE AND STATUS OF THE CATFORD TOWN CENTRE AREA ACTION PLAN

The Catford Town Centre Area Action Plan, when adopted, will be a part of the Lewisham Local Development Framework. The Local Development Framework is a series of planning documents which collectively provide the planning strategy and policies for the London Borough of Lewisham.

Being a part of the Local Development Framework will give the Catford Town Centre Area Action Plan a firm statutory basis upon which decisions on planning applications can be made.

More information about the Lewisham Local Development Framework and the recent changes to the planning system can be obtained in the Council publication 'A Guide to the New Planning System – Introducing Lewisham's Local Development Framework' (see Further Information section).

1.4 SUSTAINABILITY APPRAISAL

One of the key changes made to the planning system is the requirement that a sustainability appraisal is required of all new planning documents. A sustainability appraisal is a process intended to ensure that planning policies seek to achieve the most sustainable outcomes (the best outcomes balancing economic, environmental and social considerations).

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN

This document forms a key part of the sustainability appraisal process and along with a Technical Appendix (See Further Information section) represents the Scoping Report for the sustainability appraisal.

1.5 FUTURE STAGES

After consulting on this document and considering any submissions received, the following stages will occur: -

PHASE	TIMING
Consultation on the issues and options for the Catford Town Centre.	Late 2005 / Early 2006
Consultation on the preferred options for the Catford Town Centre.	By the end of June 2006
Consultation on the Catford Town Centre Area Action Plan and its review by an independent inquiry.	By the end of January 2007

1.6 COMMUNITY INVOLVEMENT

If you would like to comment on any part of the *Introduction to the Catford Town Centre Area Action Plan* or the Technical Appendix you can :-

- Send written comments to the Planning Policy Unit at 5th Floor, Laurence House, 1 Catford Road, Catford, SE64RU; or
- E-mail your comments to: planning@lewisham.gov.uk.

Written comments should be received by **Wednesday 12 October 2005**.

A number of questions are contained at the end of this document and any specific comments the community have on these particular questions would also be welcomed.

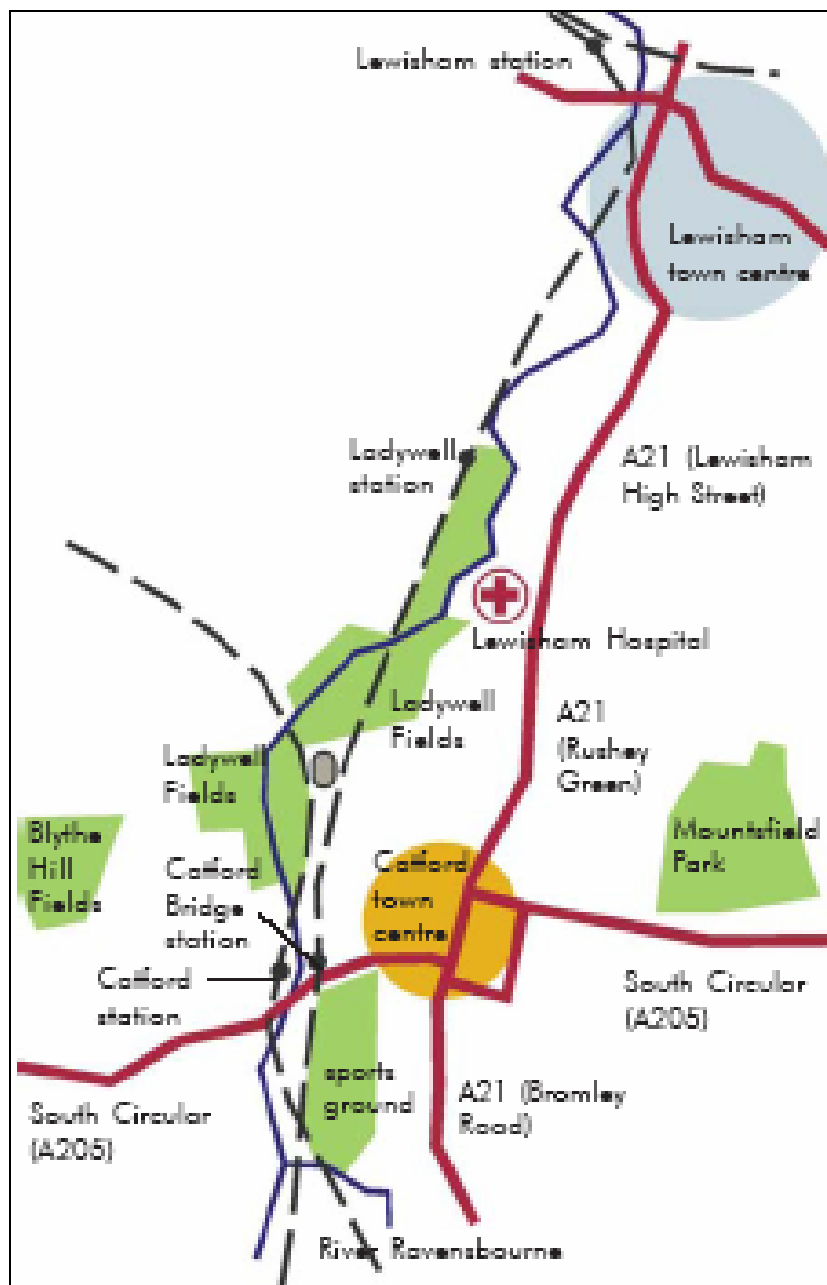
2.0 OVERVIEW OF CATFORD TOWN CENTRE

2.1 LOCATION, ROLE AND FUNCTION

Catford Town Centre is located in the London Borough of Lewisham, approximately 7 miles south-east from central London and 1.5 miles south of Lewisham Town Centre. The Catford Town Centre is defined as a Major Town Centre in both regional and local planning strategies. It is the second largest town centre in the London Borough of Lewisham, and acts as the boroughs civic centre.

The Council's existing planning strategy for Catford Town Centre is to promote its vitality and viability by protecting a core of retail uses, encouraging diversity including the evening economy, improving the environment and implementing regeneration strategies. The Catford Town Centre Area Action will review this approach, and identify strategies to help regenerate the town centre.

FIGURE 1 – LOCATION MAP



2.2 PRECINCTS WITHIN THE CATFORD TOWN CENTRE

- RUSHEY GREEN / BROMLEY ROAD

From a historical perspective, Rushey Green is the 'high street' of the town centre. Its commercial frontage stretches from Hawstead Road in the north, to just south of Sangley Road in the south. The currently disused Catford Cinema is located towards the southern end of this precinct.

- CATFORD BROADWAY / CIVIC QUARTER

The junction of Catford Broadway and Rushey Green is the geographical and functional heart of the town centre, with Laurence House and Catford Library located to the south, and the Town Hall, Civic Suite and Broadway Theatre to the north.

- CATFORD SHOPPING CENTRE / MILFORD TOWERS

Catford Shopping Centre, which was developed in the 1970's and is focussed around a pedestrianised mall, Winslade Way, and anchored by a multi-storey carpark and large supermarket (Tesco). Catford Mews, an indoor market occupying the former Woolworth's premises is located north of the mall and provides a pedestrian route to Holbeach Road. A residential estate, known as Milford Towers, is raised above the Catford Shopping Centre and consists of 5 four storey blocks.

- CATFORD ROAD / RAILWAY STATIONS

Catford Road forms the western approach to the town centre, with the railway stations marking the entry. The north side is made up of retail units with residential units above, whilst the south side comprises sports grounds.

- CATFORD ISLAND

Catford Island is formed by the A21 / A205 gyratory system (Plassy Road / Sangley Road) and accommodates a number of larger retail units, a fast food outlet and carpark. It also contains the Mecca Bingo Hall. Access from Rushey Green for pedestrians is through a small walkway opposite the Catford Theatre.

- THE GREYHOUND STADIUM

The now closed Greyhound Stadium is a 4.1 ha site defined by Catford Road to the south, Ladywell Fields to the north, and the two railway lines to the east and west. It is currently owned by English Partnerships. It is a key development site in the Catford Town Centre.

2.3 RETAIL AND SHOPPING

Catford Town Centre has 45,000sq.m of retail floorspace spread over 210 retail outlets. The main shopping area is the core retail frontages which are located along the western side of Rushey Green, Winslade Way and within the Catford Shopping Centre. Non-core retail frontages are located on the eastern side of Rushey Green, the Catford Island Retail Park, Bromley Road, Brownhill Road, Sangley Road and along Catford Broadway and Catford Road.

2.4 TRANSPORT

Transport for London has calculated the Public Transport Accessibility Level for Catford Town Centre as Level 6 which is the highest level available. Catford is served by two main line railway stations (Catford and Catford Bridge) located to the east of the town centre, providing excellent access to central London. In addition to this some 18 buses serve Catford, providing access to Lewisham town centre, Bromley, central London and other locations. Rushey Green contains bus lanes in both directions for most of its running through Catford Town Centre.

In terms of roads, Catford Town Centre is located at the junction of two strategic road corridors, the A205 South Circular Road (Catford Road) and the A21 Rushey Green. A gyratory system including Rushey Green, Brownhill Road, Plassy Street and Sangley Road is in operation. In general, the area suffers from a high level of congestion.

The town centre is served by three carparks. These include: -

- The Holbeach Road multi-storey carpark (Council operated) with 487 spaces;
- Thomas Lane car park (Council operated), with 60 spaces;
- Plassy Road carpark (privately operated), with approximately 100 spaces; and
- Laurence House car park.

National Cycle Route 21 follows the river Ravensbourne and is known locally as waterlink Way. There are no other cycle facilities in the town centre, except that bicycles can use the bus lanes.

2.5 SURROUNDING THE CATFORD TOWN CENTRE

The area surrounding the Catford Town Centre is predominantly made up of residential uses. To the immediate south exists the Culverley Green Conservation Area which was designated as such in 1990. To the north along Rushey Green the Lewisham Hospital is the key non-residential feature before arriving at Lewisham Town Centre.

3.0 BASELINE INFORMATION

Baseline information refers to facts which tell us about the Catford Town Centre. The prime reason for outlining these is to ensure that future planning for the town centre has full regard to these facts and where problems are identified efforts are made to overcome them. The full range of baseline information is contained in the Technical Appendix to this document.

This section identifies key baseline information relating to retailing in Catford Town Centre and some demographics of the London Borough of Lewisham and the Rushey Green Ward (within which Catford Town Centre is located). It also highlights key outcomes from the Lewisham Annual Residents Survey 2004. The full review of baseline information is contained in the Technical Appendix.

3.1 RETAIL DATA

The Council undertakes a survey of all of its town centres annually. In 2004, the survey reporting a total of 208 retail unit in Catford Town Centre, with the core retail area having 4% vacancy and the non-core having 11%. Other areas had a vacancy of 18% (e.g. those areas in neither the core or non-core areas).

FIGURE 2 – CATFORD TOWN CENTRE USES

YEAR	A1	A2	A3	VACANT	OTHER	TOTAL
1993	55%	13%	11%	13%	8%	100%
1994	54%	13%	11%	13%	8%	100%
1995	56%	12%	12%	14%	7%	100%
1996	52%	12%	12%	17%	7%	100%
1997	54%	11%	12%	17%	6%	100%
1998	50%	12%	14%	18%	6%	100%
1999	50%	12%	12%	20%	6%	100%
2000	51%	13%	17%	11%	8%	100%
2001	50%	14%	17%	12%	7%	100%
2002	49%	14%	18%	12%	7%	100%
2004	51%	14%	18%	11%	6%	100%

SOURCE – LONDON BOROUGH OF LEWISHAM
TOWN CENTRES SURVEY 2004

3.2 CENSUS INFORMATION/ LEWISHAM ANNUAL RESIDENTS SURVEY

Census information provides a wide range of information about people, households and household characteristics. The Lewisham Annual Residents Survey also provides information about how Lewisham residents feel about their borough. This information is important in the context of developing the Catford Town Centre Area Action Plan and fully understanding the existing situation.

FIGURE 3 – KEY INDICATORS

INDICATOR	RUSHEY GREEN WARD	LEWISHAM	LONDON
% people economically active	70.4%	68.9%	67.6%
Full-time employment rate	46%	43.5%	42.6%
Unemployment rate	6.0%	5.6%	4.4%
Long-term unemployment rate	2.3%	1.9%	1.4%
Youth unemployment rate	6.5%	7.3%	5.7%
Average household size	2.2	2.3	2.4
% owner occupied	52.5%	50.1%	56.5%
Cars per 100 households	66.4%	73.8%	86.7%
Life Expectancy	74.5 years	76 years	77.8 years
General Good Health	68%	69.2%	70.8%
General Health – Fairly Good	22.8%	22.4%	20.9%
General Health – Not Good	9.1%	8.5%	8.3%

SOURCE – CENSUS 2001
(RUSHEY GREEN WARD PROFILE – LONDON BOROUGH OF LEWISHAM)

FIGURE 4 – KEY INDICATORS

How safe do Lewisham residents feel during the day?	Very / Fairly Safe – 81% Neither – 8% A Little / Very Unsafe – 10%		
How safe do Lewisham residents feel after darks?	Very / Fairly Safe – 41% Neither – 13% A Little / Very Unsafe – 43%		
Association with the area (% very / fairly strongly)		2001	2004
	Lewisham	47%	69%
	Local Area	62%	76%
	London	72%	82%

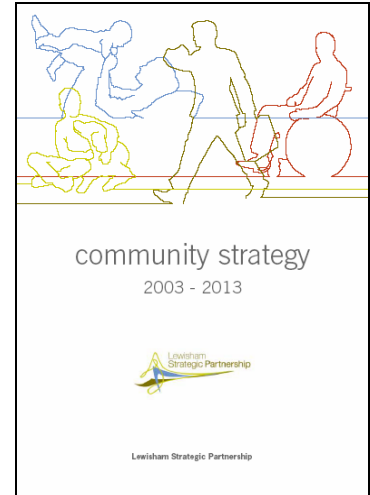
FIGURE 5 – AREAS/ISSUES FOR IMPROVEMENT

AREA / ISSUE	2004	2003
Crime	65	57
Activities for teenagers	51	55
Affordable decent housing	36	42
Street cleanliness	35	30
Quality of local roads	33	37
Health services	33	35
Quality of local schools	33	33
Job prospects	30	33
Facilities for young children	28	35
Shopping facilities	23	29
Public transport	22	25

4.0 LEWISHAM COMMUNITY STRATEGY

The Local Government Act 2000 places a duty on the London Borough of Lewisham to prepare a community strategy. The aim of a community strategy is enhance the quality of life of local communities and contribute to the achievement of sustainable developments in the UK through action to improve the economic, social and environmental well-being of the area and its inhabitants. The objectives of preparing a community strategy are to: -

- allow local communities to articulate their aspirations, needs and priorities;
- co-ordinate the actions of the council, and of the public, private, voluntary and community organisations that operate locally;
- focus and shape existing and future activity of those organisations so that they effectively meet community needs and aspirations; and
- contribute to the achievement of sustainable development both locally and more widely, with local goals and priorities relating, where appropriate, to regional, national and even global aims.



The Lewisham Community Strategy identifies ten (10) priority issues relating to improving the wellbeing of people, developing and engaging with local communities, and improving public sector performance and delivery. These priority areas are intended to be the focus of actions within the Lewisham community to move towards the Community Strategy’s vision which is: -

'Together we will make Lewisham the best place in London to live, work and learn'.

The following outlines the actions of the Community Strategy and a summary of the key implications for the Catford Town Centre Area Action Plan.

ACTION 1 - MAKE LEWISHAM A SAFER PLACE AND REDUCE THE FEAR OF CRIME

Enhance safety and prevent crime.

ACTION 2 - SUSTAIN AND IMPROVE THE HEALTH AND WELLBEING OF LOCAL PEOPLE

Identification of sites which can / should provide facilities linked to health and well being;

Assessment of health needs that may arise as a result of new development and how the need will be met.

ACTION 3 - RAISE EDUCATIONAL ATTAINMENT, SKILL LEVELS AND EMPLOYABILITY

The provision of physical infrastructure associated with education and skills in the Catford Town Centre.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN

ACTION 4 FOSTER ENTERPRISE AND SUSTAINABLE BUSINESS GROWTH, INCLUDING CREATIVE INDUSTRIES	Catford Town Centre Area Action Plan to promote economic development and encourage new business and the expansion of existing businesses.
ACTION 5 – DEVELOP CULTURAL VITALITY – BUILDING ON LEWISHAM’S DISTINCTIVE CULTURES AND DIVERSITY	A continuing and committed focus on the physical environment in terms of cleanliness, appearance, design quality and maintenance to ensure the appearance, attraction and appeal of Catford Town Centre contributes positively to investment decision.
ACTION 6 - SECURE THE SUSTAINABLE REGENERATION OF LEWISHAM AS A PLACE – ITS HOUSING, TRANSPORT AND ENVIRONMENT	Support for existing and new cultural facilities, including open spaces, theatres, religious and social venues.
ACTION 7 REDUCE WELFARE DEPENDENCY, PROMOTE INDEPENDENCE AND INCREASE THE LIFE CHANCES OF VULNERABLE MEMBERS OF THE COMMUNITY	Promote art in Catford Town Centre.
ACTION 8 HELP LOCAL COMMUNITIES TO DEVELOP THE CAPACITY TO SUPPORT THEMSELVES, ACT INDEPENDENTLY AND PARTICIPATE IN PROVING SERVICES AND WIDER SUPPORT TO THE BOROUGH.	Planning system to seek physical improvements and changes, in line with community expectations, across the Town Centre.
ACTION 9 DESIGN DIVERSITY INTO LOCAL INSTITUTIONS AND DESIGN OUT DISCRIMINATION, ENSURING EQUALITY IN SERVICE DELIVERY	Delivery of the supply of housing (new, renovated or modified) to meet the needs of the community, including the need for affordable housing.
ACTION 10 IMPROVE THE EFFECTIVENESS, EFFICIENCY AND SUSTAINABILITY OF LOCAL PUBLIC SERVICES, OPTIMISE INVESTMENT IN INFRASTRUCTURE, AND IMPROVE THE MANAGEMENT OF ASSETS.	Provide more sustainable solutions to manage transport problems in Catford.
ACTION 9 DESIGN DIVERSITY INTO LOCAL INSTITUTIONS AND DESIGN OUT DISCRIMINATION, ENSURING EQUALITY IN SERVICE DELIVERY	Catford Town Centre to supports the creation of a vibrant economy which will provide more opportunities for the community.
ACTION 8 HELP LOCAL COMMUNITIES TO DEVELOP THE CAPACITY TO SUPPORT THEMSELVES, ACT INDEPENDENTLY AND PARTICIPATE IN PROVING SERVICES AND WIDER SUPPORT TO THE BOROUGH.	Reinforce accessibility for all, both within a specific development (e.g. disabled access) but also throughout the built and natural environment (e.g. transport, safety).
ACTION 9 DESIGN DIVERSITY INTO LOCAL INSTITUTIONS AND DESIGN OUT DISCRIMINATION, ENSURING EQUALITY IN SERVICE DELIVERY	Ensure all sections of the community have the opportunity to actively participate in the planning system.
ACTION 9 DESIGN DIVERSITY INTO LOCAL INSTITUTIONS AND DESIGN OUT DISCRIMINATION, ENSURING EQUALITY IN SERVICE DELIVERY	Ensure policies can accommodate the spatial desires of all sections of the Lewisham community.
ACTION 10 IMPROVE THE EFFECTIVENESS, EFFICIENCY AND SUSTAINABILITY OF LOCAL PUBLIC SERVICES, OPTIMISE INVESTMENT IN INFRASTRUCTURE, AND IMPROVE THE MANAGEMENT OF ASSETS.	Seek to co-ordinate infrastructure provision across a range of agencies.
ACTION 10 IMPROVE THE EFFECTIVENESS, EFFICIENCY AND SUSTAINABILITY OF LOCAL PUBLIC SERVICES, OPTIMISE INVESTMENT IN INFRASTRUCTURE, AND IMPROVE THE MANAGEMENT OF ASSETS.	Ensure all public authorities and public service providers can have their input into the development of the Area Action Plan.

5.0 REVIEW OF OTHER PLANS AND PROGRAMMES

This section identifies the range of plans, programmes, strategies and policies which may have an influence on the Catford Town Centre. The review of these documents has helped to identify the key issues which the Catford Town Centre Area Action Plan needs to address. The full review is contained in the Technical Appendix to this document.

5.1 INTERNATIONAL / EUROPEAN PLANS AND PROGRAMMES

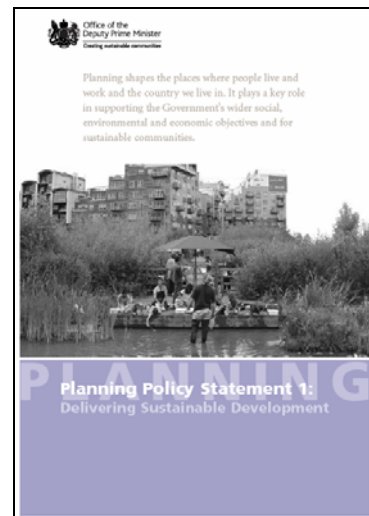
In most cases, International / European plans and programmes do not have an immediate or direct impact on the Catford Town Centre Area Action Plan. Rather, their objectives and requirements are reflected in lower-order plans and programmes, particularly at the National level and Regional level. Therefore, their requirements will filter down through these documents and indirectly influence the Catford Town Centre Area Action Plan. The following is a list of international / European plans and programmes that have been assessed: -

- The Johannesburg Declaration on Sustainable Development
- The Kyoto Agreement
- European Sustainable Development Strategy
- European Directive 2001/42/EC (SEA Directive)
- European Directive 92/43/EEC (& 97/62/EC) on the conservation of natural habitats and of wild fauna and flora.
- European Directive 79/409/EEC
- European Directive 2000/14/EC (Noise)
- European Directive 96/62/EC
- European Directive 2000/60/EC (Water Framework Directive)
- EU Landfill Directive
- EU Nitrates Directive
- EU Community Biodiversity Strategy
- European Spatial Development Perspective

5.2 NATIONAL PLANS & PROGRAMMES

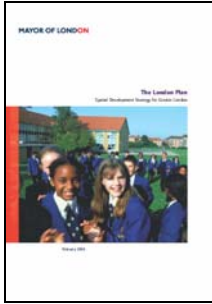
National plans and programmes are the policies and strategies of the Government. In relation to planning, the Government produces a variety of planning related directions. These may be in the form of Planning Policy Statements / Guidance Notes and/or circulars on particular issues.

More broadly, a range of strategies are prepared by the Government for dealing with certain issues or problems, often as a result of international / European requirements. The Government also produces white papers on an ad-hoc basis, many of which have implications for planning.



It is a requirement that the Catford Town Centre Area Action Plan be consistent with Planning Policy Statements / Guidance notes, with other plans and programmes of the Government being relevant considerations in preparing it.

5.3 REGIONAL PLANS & PROGRAMMES



It is a requirement that the Local Development Framework (within which the Catford Town Centre Area Action plan will sit) be in general conformity with the London Plan. This is to ensure that local planning policies & plans consider and advance the strategic policies of London as a whole.

The London Plan (Spatial Development Strategy for Greater London) 2004 is prepared by the Mayor of London. It may only deal with matters of strategic importance in accordance with the Greater London Authority Act 1999. It addresses a wide range of issues, including sustainable development, transport, economic development & housing. The London Plan acts as the overarching document for all of the Mayor of London's plans and programmes. The full review of regional plans and programmes is contained in the Technical Appendix.

5.4 LOCAL PLANS & PROGRAMMES

Local Plans and Programmes are the policies and strategies of the London Borough of Lewisham and other agencies operating in the local area. The existing Unitary Development Plan is included here. The Catford Town Centre Area Action Plan will seek to ensure that any planning related needs arising from these plans and programmes are accommodated and advanced. Local plans and programmes are reviewed in the Technical Appendix.

6.0 COMMUNITY VIEWS

As mentioned previously, the Catford Design Framework and Development Strategy Project undertook extensive consultation with specific stakeholders as well as the broader community about the future of Catford Town Centre. The main issues identified through this consultation were: -

- Improving the shopping environment;
- Better shops;
- Improving the station environment;
- Moving the South Circular and creating a public square;
- More arts and entertainment;
- Improving and/or expanding the arts;
- Improving links to public parks; and
- Introducing public art.

7.0 KEY ISSUES

This section summarises the key issues which have been developed out of the following: -

- The review of baseline information;
- The review of other plans and programmes; and
- The views of the community expressed as part of the Catford Design Framework and Development Strategy Project.

7.1 CROSS-CUTTING ISSUES

7.1.1 CRIME

Crime, and the fear of crime, is a key cross-cutting issue for the Catford Town Centre. This issue has many implications for the future of the town centre in terms of its appeal for people to visit and use (whether for work, shopping or leisure), particular after dark and particularly in relation to the potential to create a vibrant evening economy.

The Catford Town Centre Area Action Plan can assist in addressing the issue of crime in a number of ways, including implementing safer-by-design principles into new developments and in creating high quality people friendly spaces. The issue of pedestrian movement through the town centre, addressing and improving areas people feel are unsafe, and considering matters such as lighting are all issues which will need to be addressed.

7.1.2 DESIGN

The design and built form of Catford Town Centre is an area which requires particular attention to improve the image of the town centre and attract more people to it. Cross-cutting issues relating to design include the need for spaces and places in Catford Town Centre to be of a high design quality, respecting historical features where relevant, promoting local distinctiveness, providing access for all, the role of public art, and having regard to access and movement within and through the town centre.

The design of the natural environment is also important, with the relationships between open spaces and other activities in the town centre being considered and established and/or enhanced. This is particular the case in relation to the Ravensbourne River where it passes the town centre.

The linkages between design and achieving other planning objectives such as new housing, the potential for high buildings, and maximising the intensity of new land uses are all issues which the Area Action Plan will need to address.

7.1.3 HEALTH

Increasingly, the health of the community is seen as an area where planning should be directing some of its efforts. The wider determinants of health cut across a range of areas, but matters such as the physical design and appeal of the town centre, the provision of health services and facilities, and developing a built and natural environment that encourages walking and cycling are all important considerations which cut across all other issues for Catford Town Centre.

7.1.4 TRANSPORT

Access to, within and around Catford Town Centre is a key cross-cutting issue. Ensuring the town centre makes adequate provision for all users (pedestrians, cyclist cars and public transport) will be important to improving the town centres appeal. The level of cars travelling through the town centre is also consistently highlighted as a key negative of the town centre, and opportunities to better manage car movements will be a key focus of the Area Action Plan. Managing parking within the town centre is closely linked to managing car movements.

At the same time, making public transport more appealing will be necessary, and issues such as the station accesses and bus stop waiting areas will need to be reviewed and improvements highlighted.

7.1.5 OTHER STUDIES

A number of other studies and projects are being prepared at this time with implications for the future of the Catford Town Centre. These include reviewing the cultural diversity of Catford and assessing the scope to enhance cultural diversity, a review of the future of Milford Towers residential estate, and work relating to the South Circular. These other studies will provide inputs into the Catford Town Centre Area Action Plan.

7.2 RETAIL & SHOPPING

The retail and shopping elements of Catford Town Centre are the main focus for the town centre as a whole, and seeking to maintain and enhance the role of Catford Town Centre overall is dependant on providing retail and shopping facilities which meet the needs of the community and can attract people to the town centre, including the street markets development and the role of cafes / restaurants in Catford. However, consideration of other uses appropriate to the town centre, such as health, education, public and community services and facilities is also important and will need to be considered.

Additional issues relating to retail and shopping is how to manage the various uses within the town centre in terms of their distribution, the management of traffic, parking and public transport, as well as considerations about the role of the evening economy. Ensuring, as development occurs, that local services and facilities meeting local needs are retained is also important.

7.3 HOUSING

Both national and regional plans and programmes place considerable emphasis on the need to provide new housing (market and affordable) in London, with town centres being a key location where substantial new housing should be located. The role of new housing in Catford Town Centre is a fundamental issue which the Area Action Plan will seek to address, with a need to consider the contribution Catford Town Centre will make to the provision of new housing and affordable housing in the London Borough of Lewisham. Considerations such as the type of housing ensuring housing meets the needs

of the community, and standards for new housing (parking, etc.) are important elements of developing proposals for new housing.

The role of mixed uses which include housing will also need to be considered, as well as the need to reconcile economic development, employment land and housing.

7.4 EMPLOYMENT

Increasing the employment opportunities in Catford Town Centre is important to improving its sustainability and enhancing the employment prospects of the local community. The role of additional employment land, for both small and medium sized enterprises, will need to be considered, as well as the role of the creative industries in Catford Town Centre. Retail and shopping facilities are also significant employment generators and the employment aspects of these activities will need to be considered.

7.5 COMMUNITY

Town centres play a large role in providing a range of services to the community. Improving these services and facilitating new services will be an important part of Catford Town Centre. Further, enhancing the appeal of Catford Town Centre can help increase the level of ownership the community have over it and its spaces, and can increase the community's identification and relationship to their local area.

Existing facilities such as the Catford Library and the Broadway Theatre already provide a strong sense of community facilities in the town centre, but strengthening these and introducing new activities (e.g. cinema) will help the town centre come alive, particularly during non-shop trading times (e.g. evenings, Sundays).

The provision of leisure, community and health facilities in the Catford Town Centre can help attract people to the centre whilst providing core services to the local community. Education services will also be important to consider.

7.6 ENVIRONMENT

The environment is a broad area, and the Catford Town Centre Area Action Plan will need to consider the following matters: -

- | | |
|-------------------------|--|
| WASTE | <ul style="list-style-type: none">▪ Consider potential for sites for waste processing and / or disposal.▪ Consider how recycling can be increased in the Catford Town Centre through the planning system. |
| ENERGY | <ul style="list-style-type: none">▪ Acceptability of sites for energy provisions infrastructure.▪ Increase the proportion of energy used from renewable sources. |
| POLLUTION / AIR QUALITY | <ul style="list-style-type: none">▪ Reduce pollution from transport, particular private cars. |
| NOISE | <ul style="list-style-type: none">▪ Consider relationships between high noise sources and development, particularly housing. |
| ENVIRONMENTAL | <ul style="list-style-type: none">▪ Consider flooding potential of the Ravensbourne River. |

HAZARDS

- Consider unstable land and appropriate management techniques.

NATURE
CONSERVATION
/ BIODIVERSITY
OPEN SPACE /
RECREATION

- Protect and enhance biodiversity in Catford Town Centre.
- Consider the Ravensbourne River for its biodiversity assets.
- Consider potential for new / improved wildlife habitats.
- Adequacy and quality of Open Space provided (distribution) in and around the Catford Town Centre, including Waterway Link;
- Protection of Open Space and biodiversity from development and enhancement where possible.

7.7 SITES

The following sites have been identified as it is considered that they have development potential that will be implemented in the life of the Area Action Plan. The Area Action Plan will review these sites and development proposals (land use and design) for how they should be developed in the future.

- Catford Shopping Centre / Milford Towers;
- Former greyhound stadium including the railways stations;
- Plassy Road retail area (Catford Island);
- The civic quarter (area around Laurence House and the Town Hall);
- The existing retail site to the south of Catford Road and to the west of the sports ground.

In addition to the above, the shops and other buildings on the south-east corner of Rushey Green and Sangley Road will be given a particular focus as part of the Area Action Plan as these areas form part of a Conservation Area. The now disused cinema is included in this area.

8.0 CATFORD TOWN CENTRE VISION AND OBJECTIVES

The Catford Urban Design Framework and Development Strategy Project undertook extensive consultation with the community about what they wanted the town centre to be like in the future. The Council intends to take this forward as part of the Area Action Plan.



8.1 THE VISION FOR CATFORD TOWN CENTRE

In the future Catford will be a creative, vital and attractive town centre where people spend time and visit because they want to.

8.2 OBJECTIVES

To achieve this vision, the Catford Town Centre of the future should: -

- Offer a variety of shops and a thriving street market that cater for the basic needs of the local community (including a mix of convenience and comparison shopping), as well as a number of speciality shops that draw in visitors from further afield.
- Have established itself as a popular evening destination, building on the success of the Broadway Theatre and accommodating a range of cultural and leisure facilities that appeal to wide variety of people.
- Have strengthened its role as the civic centre of the borough, with a high concentration of council services and employees providing a key anchor for the town centre economy.
- Have raised its profile as a creative and vibrant place through the introduction of high quality design and public art throughout the area.
- Benefit from an attractive, safe and animated public realm, including a new public square that will be a central meeting point and accommodate a series of outdoor activities and events.
- Have attracted a series of new developments that embrace the highest standards in architecture and urban design that raise the image and profile of the area.
- Have increased its accessibility by public transport by dramatic improvement to the waiting environment, interchange facilities and pedestrian links to bus stops and railway stations.
- Benefit from safe and attractive pedestrian and cycle links to key destinations in the locality, including the open spaces at Ladywell Fields, Blythe Hill Fields and Mountsfield Park.

9.0 SUSTAINABILITY APPRAISAL FRAMEWORK

The sustainability appraisal framework sets out how the options which will be development in the future for the Catford Town Centre Area Action Plan are to be assessed to determine their positive and negative elements according to sustainable development principles.

The full sustainability appraisal framework is outlined in the Technical Appendix.

The key means by which this assessment is undertaken it to establish a series of sustainability objectives (high level objectives which the Area Action Plan needs to advanced if its to advance sustainable development principles).

9.1 SUSTAINABILITY OBJECTIVES

The following sustainability objectives have been developed from the work undertaken to date.

- | | |
|--------------------|---|
| ECONOMIC | 1. To encourage sustained economic growth. |
| | 2. To encourage and promote employment and new enterprises in Catford Town Centre. |
| ENVIRON-
MENTAL | 3. To minimise waste. |
| | 4. To improve water quality. |
| | 5. To maintain and enhance biodiversity, flora and fauna. |
| | 6. To improve air quality and reduce pollution and the emissions of greenhouse gases. |
| | 7. To improve the quality of the built and natural environment. |
| SOCIAL | 8. To provide everybody with the opportunity to live in a decent home. |
| | 9. To improve the health of the population. |
| | 10. To reduce poverty and social exclusion. |
| | 11. To provide for the improvement of education and skill levels. |
| | 12. To reduce crime, anti-social behaviour and the fear of crime. |
| | 13. To encourage a sense of community identity and welfare. |
| | 14. To improve accessibility to community infrastructure and services. |

10.0 CONCLUSION / FUTURE STAGES

Introduction to the Catford Town Centre Area Action Plan has sought to provide an overview of the key issues and influences affecting the town centre, and to provide information as to how the Area Action Plan will be developed. The Technical Appendix explains in more detail the sustainability appraisal process and the research undertaken to inform this document.

Following the completion of consultation on this document, the Council will prepare options for addressing the range of issues identified for Catford Town Centre. These will be prepared in consultation with the community.

11.0 YOUR VIEWS

If you would like to comment on any part of *Introduction to the Catford Town Centre Area Action Plan* or the Technical Appendix you can :-

- Send written comments to the Planning Policy Unit at 5th Floor, Laurence House, 1 Catford Road, Catford, SE64RU; or
- E-mail your comments to: planning@lewisham.gov.uk.

Written comments should be received by **Wednesday 12 October 2005**.

To assist with the consultation process a series of questions are outlined below. The Council would be grateful for a response to these questions.

QUESTION 1: Are there any other plans, programmes or strategies that should be considered?

QUESTION 2: Do you have or know of any data that should be considered?

QUESTION 3: Are there any other issues that should be considered?

QUESTION 4: Are the objectives suitable? Should there be any additional objectives?

12.0 FURTHER INFORMATION

The Technical Appendix *to Introduction to the Catford Town Centre Area Action Plan* can be obtained by contacting the Planning Policy Unit or on the Council's website (www.lewisham.gov.uk). Further information about the Local Development Framework can be found in the Council publication 'A Guide to the New Planning System – Introducing Lewisham's Local Development Framework' available on the Council website.

The community can also contact the Planning Policy Unit if they wish to discuss any matter further on Ph. 020 8314 6540 or Ph. 020 8314 6247.

For translation contact:

Tercüme için temas ediniz:

Pour la traduction, entrez en contact svp:

සමුදායනය සඳහා සම්පූර්ණය:

LIÊN LẠC KHI CÓ NHU CẦU THÔNG DỊCH:

Controkha troogmada:

翻译請聯絡：

Për një përkthim kontaktojeni:

Para la traducción, entre en contacto
con por favor:

অনুবাদের জন্য যোগাযোগ করুন:

ترجمے کے لئے رابطہ:

Para a tradução, contate por favor:

उत्सुर्मे दे लदी सभपदव बवे:

Pro překlad se obraťte na:

अनुवाद माटे सम्पर्क उरो:

अनुवाद के लिये सम्पर्क करें:

Для перевода позвоните:

Pre preklad sa obráťte na:

**For other formats, including Braille,
large print, audio tape or
computer disc contact:**

Planning Policy Unit

020-8314-7400

planning@lewisham.gov.uk

PUBLISHED BY: -

LONDON BOROUGH OF LEWISHAM
DIRECTORATE FOR REGENERATION
PLANNING SERVICE
5TH FLOOR LAURENCE HOUSE
1 CATFORD ROAD
LONDON SE6 4RU
PHONE – 020-8314-7400
INTERNET – www.lewisham.gov.uk
AUGUST 2005

APPENDIX B

LOCAL DEVELOPMENT FRAMEWORK

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

SUSTAINABILITY APPRAISAL SCOPING REPORT /
PLANNING POLICY AUGUST 2005



CONTENTS

<u>BACKGROUND</u>	PAGE 1
1.1 INTRODUCTION TO THE TECHNICAL APPENDIX	PAGE 1
1.2 SUSTAINABILITY APPRAISAL	PAGE 1
1.3 STRATEGIC ENVIRONMENTAL ASSESSMENT	PAGE 1
1.4 SUSTAINABILITY APPRAISAL PROCESS	PAGE 2
1.5 STRUCTURE OF THE TECHNICAL APPENDIX	PAGE 2
1.6 ROLE OF STAKEHOLDERS	PAGE 2
<u>SECTION A - BASELINE INFORMATION</u>	PAGE 4
A1 INTRODUCTION	PAGE 5
A2 DATA SOURCES	PAGE 5
A3 KEY STATISTICS – CATFORD TOWN CENTRE AND SURROUNDS	PAGE 6
A4 ADDITIONAL BASELINE INFORMATION	PAGE 11
<u>SECTION B – REVIEW OF OTHER PLANS & PROGRAMMES</u>	PAGE 20
B1 INTRODUCTION	PAGE 21
B2 REVIEW OF INTERNATIONAL & EUROPEAN PLANS AND PROGRAMMES	PAGE 21
B3 OVERVIEW OF NATIONAL PLANS & PROGRAMMES	PAGE 23
B4 OVERVIEW OF REGIONAL PLANS & PROGRAMMES	PAGE 23
B5 OVERVIEW OF LOCAL PLANS & PROGRAMMES	PAGE 23
B6 REVIEW OF NATIONAL, REGIONAL AND LOCAL PLANS AND PROGRAMMES	PAGE 23
B7 REVIEW OF THE LEWISHAM COMMUNITY STRATEGY	PAGE 44
B8 REVIEW OF THE UNITARY DEVELOPMENT PLAN	PAGE 47
<u>SECTION C – SUSTAINABILITY APPRAISAL FRAMEWORK</u>	PAGE 49
C1 INTRODUCTION	PAGE 50
C2 THE SUSTAINABILITY OBJECTIVES, INDICATORS AND TARGETS	PAGE 50
C3 AREA ACTION PLAN OBJECTIVES	PAGE 52
C4 TESTING THE OBJECTIVES	PAGE 53

1. BACKGROUND

1.1 INTRODUCTION TO THE TECHNICAL APPENDIX

This Technical Appendix to '*Introduction to the Catford Town Centre Area Action Plan*' provides background information on the Catford Town Centre. It also provides information required to form part of the scoping phase of preparing a statutory planning document in accordance with the following: -

- European Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment' and the Environmental Assessment of Plans & Programmes Regulations 2004;
- Planning Policy Statement 12 – Local Development Frameworks; and
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – Consultation Paper, ODPM, September 2004 (draft).

1.2 SUSTAINABILITY APPRAISAL

The *Planning and Compulsory Purchase Act 2004* has introduced a requirement that a sustainability appraisal be undertaken on all Development Plan Documents and Supplementary Planning Documents prepared for inclusion in the Local Development Framework. The purpose of a sustainability appraisal is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans.

The sustainability appraisal of planning documents is intended to achieve the following:

- Form an integral part of all stages of plan preparation;
- Provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies and proposals;
- Take a long term view of whether and how the area covered by the plan is expected to develop, taking account of the environmental, social and economic effects of the proposed plan;
- Reflect global, national, regional and local concerns and issues;
- Provide an audit trail of how the plan has been revised to take into account the findings of the Sustainability Appraisal.

1.3 STRATEGIC ENVIRONMENTAL ASSESSMENT

The sustainability appraisal of planning documents must also incorporate (where relevant) the requirements of the European Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment', commonly referred to as the SEA Directive.

The SEA Directive focuses exclusively on environmental issues, whilst the broader sustainability appraisal focuses on environmental issues but also social and economic issues. Government guidance on undertaking sustainability appraisals has been prepared so as to accommodate the requirements of the SEA Directive.

Consistent with this approach, the preparation of a sustainability appraisal of relevant planning documents by the London Borough of Lewisham will incorporate the SEA Directive. Reference to the sustainability appraisal should be assumed to include reference to (and compliance with) the SEA Directive.

1.4 SUSTAINABILITY APPRAISAL PROCESS

STAGE & OUTPUT	LINKAGES TO PLAN PREPARATION	PURPOSE
<u>STAGE A</u> Scoping (current phase)	Prepared alongside the preparation of the evidence base.	<ul style="list-style-type: none"> Identify relevant plans and programmes; Establishing the baseline; Setting a framework; and Deciding on the scope of the appraisal setting objectives and targets. Identifying issues
<u>STAGE B</u> Developing & Refining Options	Prepared alongside the preparation of issues and options.	<ul style="list-style-type: none"> Refining issues and options for the plan; Appraise the sustainability of the options.
<u>STAGE C</u> Draft Final Sustainability Appraisal Report	Prepared alongside the preparation of the preferred options. Consultation on both will take place at the same time.	<ul style="list-style-type: none"> Identify preferred options; Assessing the effects of the plan (economic, social and environmental); Developing proposals for monitoring the plan.
<u>STAGE D</u> Final Sustainability Appraisal Report	Prepared alongside the preparation of the submission version. Consultation on both will take place at the same time (Stage D).	<ul style="list-style-type: none"> Appraising significant changes to the plan arising out of consultation undertaken in Stage C; The sustainability appraisal to be used as part of determining the 'soundness' of the plan and whether it should be approved or not.
<u>STAGE E</u> Annual Monitoring Report	The sustainability of the Core Strategy, Development Policies and Site Allocations will be assessed as part of the Annual Monitoring Report.	<ul style="list-style-type: none"> Monitoring implementation of the plan.

1.5 STRUCTURE OF THE TECHNICAL APPENDIX

The Technical Appendix is structured as follows: -

- Section A – Baseline Information;
- Section B – Review of Other Plans & Programmes;
- Section C – Sustainability Appraisal Framework.

1.6 ROLE OF STAKEHOLDERS

In accordance with the SEA Directive, the Government has designated that the contents of the Scoping Report must be consulted on with the following authorities: -

- The Environment Agency;
- The Countryside Agency;
- English Nature; and
- English Heritage.

Consultation at this stage helps to ensure that the sustainability appraisal has sufficient scope and will be comprehensive and robust enough to support the appraisal of the Catford Town Centre Area Action Plan during the later stages of consultation and independent examination. The Council is also making the Scoping Report available for wider community input.

To assist with the consultation process a series of questions are outlined below. The Council would be grateful for a response to these questions.

QUESTION 1: Are there any other plans, programmes or strategies that should have been considered?



QUESTION 2: Do you have or know of any further data that should have been considered in establishing the baseline for borough?



QUESTION 3: Are there any other sustainability issues that should have been considered?



QUESTION 4: Are the objectives, indicators and targets suitable? Should there be any additional objectives, indicators or targets?

Please forward any comments by Wednesday 12 October 2005 to:

**Planning Policy Unit
London Borough of Lewisham
5th Floor Laurence House
1 Catford Rd, Catford
LONDON SE6 4SW**

or email planning@lewisham.gov.uk

**TECHNICAL APPENDIX
SECTION A - BASELINE INFORMATION**

A1 INTRODUCTION

Section A - Baseline Information sets out a range of facts relating to the Catford Town Centre and its surrounds. These will help to identify the key issues which the Town Centre is facing and to form a basis for developing a strategy to address the identified issues. The key issues identified have been summarised in the *Introduction to the Catford Town Centre Area Action Plan*.

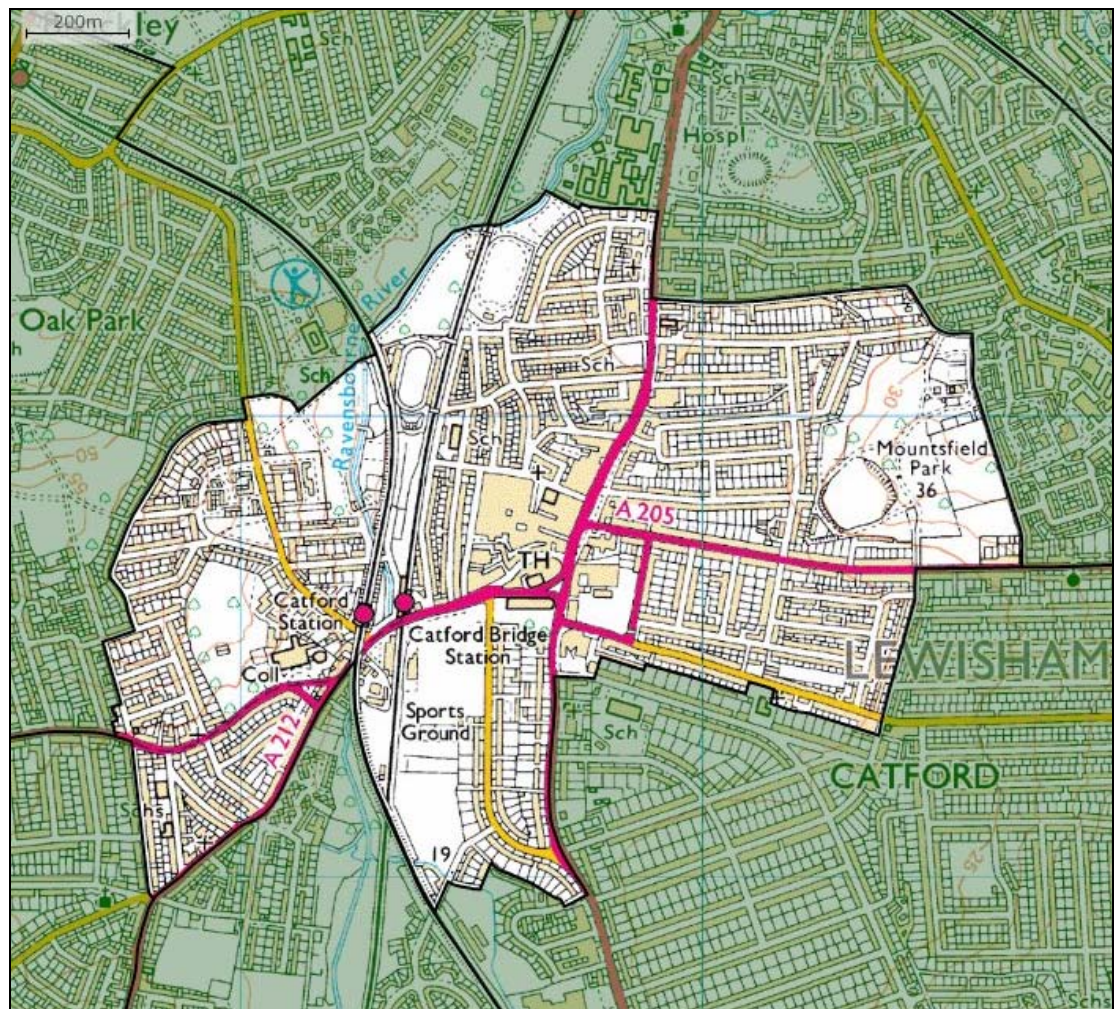
A2 DATA SOURCES

A range of data sources have been used to develop the baseline for the Catford Town Centre Area Action Plan. Wherever possible, local level data is used (e.g. town centre itself or ward level information). Where this has not been available, borough wide and London wide data has been used. To ensure that the Catford Town Centre Area Action Plan considers all relevant issues, some of the data relates to the residential hinterland surrounding Catford Town Centre.

Census Data, where used, is sourced within this document. All Census data is Crown copyright material and is reproduced with the permission of the Controller of HMSO.

FIGURE 1

RUSHEY GREEN
WARD, LONDON
BOROUGH OF
LEWISHAM,
LOCATION MAP



(SOURCE – OFFICE OF
NATIONAL STATISTICS)

A3 KEY STATISTICS – CATFORD TOWN CENTRE AND SURROUNDS

A3.1 WARD PROFILE

The following information is from the Rushey Green Ward Profile prepared by the London Borough of Lewisham. It is derived from the 2001 Census.

FIGURE 2

KEY INDICATORS / POPULATION SNAPSHOT

Indicator	Rank in borough	Comparison
Population (approx.): 13,200	14th	Lewisham average – 13,800
Child population (Under 16): 19.9%	11th	Lewisham – 21.1% London – 20.2%
Older population (Over 60): 14.1%	11th	Lewisham – 14.5% London – 16.4%
Average age: 34.6 years	13th	Lewisham – 34.7 years London – 36.2 years
Life expectancy: 74.5 years	16th	Lewisham – 76.0 years London – 77.8 years
Ethnic diversity (size of the BME population): 44.6%	3rd	Lewisham – 34.0% London – 28.9%

FIGURE 3

WARD AGE GROUPS

	Ward number	Ward proportion	Rank in borough	Lewisham proportion	London proportion
Total population:	13,215	-	14th	248,922	7,172,091
Male	6386	48.3%	9th	48.2%	48.4%
Female	6829	51.7%	10th	51.8%	51.6%
Aged 0 to 14	2489	18.8%	12th	19.9%	19.0%
Aged 15 to 29	3132	23.7%	7th	22.8%	22.9%
Aged 30 to 44	3943	29.8%	2nd	28.2%	25.7%
Aged 45 to 59	1789	13.5%	13th	14.5%	16.1%
Aged 60 to 74	1172	8.9%	12th	9.2%	10.5%
Aged 75 to 89	609	4.6%	12th	4.8%	5.4%
Aged 90 and over	81	0.6%	4th	0.5%	0.5%

FIGURE 4

WARD NATIONALITY / COUNTRY OF BIRTH

Country of Birth:	Ward proportion	Lewisham proportion	London proportion
United Kingdom	71.5%	76.1%	72.9%
Rest of Europe	6.0%	5.5%	7.1%
Africa	7.3%	6.7%	6.3%
Asia	5.4%	5.1%	8.9%
Caribbean	7.2%	4.6%	2.0%

FIGURE 5

ECONOMIC SNAPSHOT

Indicator	Rank in borough	Comparison
Percentage economically active: 70.4%	8th	Lewisham – 68.9% London – 67.6%
Fulltime employment rate: 46.0%	6th	Lewisham – 43.5% London – 42.6%
Unemployment rate: 6.0%	5th	Lewisham – 5.6% London – 4.4%
Long-term unemployment rate: 2.3%	4th	Lewisham – 1.9% London – 1.4%
Youth unemployment rate: 6.5%	15th	Lewisham – 7.3% London – 5.7%
Number working to retired: 7.6 to 1	8th	Lewisham – 6.9 to 1 London – 4.5 to 1

FIGURE 6

WARD ETHNICITY

	Ward number	Ward proportion	Rank in borough	Lewisham proportion	London proportion
White					
White British	6057	45.8%	16th	57.0%	59.8%
White Irish	378	2.9%	10th	2.8%	3.1%
Other White	886	6.7%	8th	6.1%	8.3%
Black or Black British					
Black Caribbean	2685	20.3%	1st	12.3%	4.8%
Black African	1256	9.5%	5th	9.1%	5.3%
Other Black	400	3.0%	2nd	2.1%	0.8%
Asian or Asian British					
Indian	174	1.3%	11th	1.4%	6.1%
Pakistani	65	0.5%	6th	0.4%	2.0%
Bangladeshi	33	0.2%	15th	0.5%	2.2%
Other Asian	355	2.7%	1st	1.5%	1.9%
Mixed					
White and Black Caribbean	310	2.3%	1st	1.9%	1.0%
White and Black African	106	0.8%	4th	0.6%	0.5%
White and Asian	97	0.7%	6th	0.6%	0.8%
Other Mixed	151	1.1%	3rd	1.0%	0.9%
Chinese	130	1.0%	11th	1.4%	1.1%
Other	132	1.0%	8th	1.3%	1.6%

FIGURE 7

WARD RELIGIONS

	Ward number	Ward proportion	Rank in borough	Lewisham proportion	London proportion
Christian	8103	61.3%	8th	61.3%	58.2%
Buddhist	112	0.8%	5th	1.1%	0.8%
Hindu	300	2.3%	5th	1.7%	4.1%
Jewish	22	0.2%	15th	0.3%	2.1%
Muslim	585	4.4%	11th	4.6%	8.5%
Sikh	25	0.2%	6th	0.2%	1.5%
Other Religions	53	0.4%	12th	0.5%	0.5%
No Religion	2431	18.4%	12th	20.4%	15.8%
Not Stated	1584	12.0%	1st	10.1%	8.7%

FIGURE 8

WARD TRAVEL TO WORK

	Ward number	Ward proportion	Rank in borough	Lewisham proportion	London proportion
Travel to work:					
Work mainly at or from home	419	6.7%	15th	7.3%	8.6%
Underground, Metro, Light rail	426	6.8%	9th	8.8%	18.8%
Train	2049	32.6%	5th	28.8%	12.2%
Bus	941	15.0%	6th	13.8%	11.1%
Motorcycle, scooter	87	1.4%	11th	1.4%	1.4%
Driving a car or van	1597	25.4%	11th	28.7%	33.5%
Passenger in a car or van	107	1.7%	13th	2.2%	2.5%
Taxi or mini-cab	14	0.2%	17th	0.4%	0.7%
Bicycle	112	1.8%	10th	1.9%	2.3%
On foot	518	8.2%	1st	6.4%	8.4%
Other	13	0.2%	17th	0.4%	0.4%

FIGURE 9

WARD CAR OWNERSHIP

Proportion of households with:	No car	One car	Two cars	Three or more cars
Ward	46.6%	42.6%	9.1%	1.7%
Lewisham	42.8%	43.4%	11.6%	2.1%
London	37.5%	43.1%	15.8%	3.7%

	Ward	Lewisham	London	Rank in borough
Cars per 100 households	66.4	73.8	86.7	13th

FIGURE 10

WARD EDUCATION

Indicator	Rank in borough	Comparison
Students as a percentage of population: 9.5%	7th	Lewisham – 9.4% London – 9.0%
Population with degree or equivalent: 29.1%	10th	Lewisham – 29.4% London – 31.0%
Population with basic qualifications: 72.5%	9th	Lewisham – 70.1% London – 70.9%
Population with no qualifications: 21.6%	11th	Lewisham – 24.2% London – 23.7%

FIGURE 11

WARD HOUSING

Indicator	Rank in borough	Comparison
Average household size: 2.2	16th	Lewisham – 2.3 London – 2.4
Percentage owner occupied: 52.5%	9th	Lewisham – 50.1% London – 56.5%
Percentage overcrowded: 19.2%	5th	Lewisham – 17.6% London – 17.3%

FIGURE 12

WARD HOUSING
TENURE, TYPE AND
COMPOSITION

Housing categories	Ward number	Ward proportion	Rank in borough	Lewisham proportion	London proportion
Tenure					
Owner occupied	3094	52.5%	9th	50.1%	56.5%
Rented from council	829	14.1%	15th	26.6%	17.1%
Rented from housing association	788	13.4%	2nd	9.0%	9.1%
Rented from private landlord	1016	17.2%	3rd	12.2%	14.3%
Rented from other source	169	2.9%	1st	2.1%	2.9%
Accommodation type					
Detached	170	2.8%	9th	2.9%	6.0%
Semi-detached	611	10.0%	11th	12.9%	19.1%
Terraced	1847	30.3%	10th	31.5%	25.9%
Purpose built block of flats	1206	19.8%	14th	32.5%	33.0%
Converted/shared house	2092	34.4%	2nd	18.6%	13.9%
In commercial building	156	2.6%	2nd	1.5%	1.8%
Caravan/temporary	8	0.1%	4th	0.1%	0.1%
Household composition					
One Person	2299	39.0%	1st	34.8%	34.7%
One Family - No Children	864	14.7%	16th	17.8%	19.2%
One Family - Children	1087	18.4%	13th	20.6%	22.8%
Lone Parent	861	14.6%	8th	14.5%	11.1%
Other with Children	229	3.9%	7th	3.8%	3.7%
Other	556	9.4%	7th	8.4%	8.5%

FIGURE 13

WARD HEALTH (1)

Indicator	Rank in borough	Comparison
Life expectancy: 74.5 years	16th	Lewisham – 76.0 years London – 77.8 years
Vulnerable population (proportion 4 years old and under): 6.9%	10th	Lewisham – 7.1% London – 6.7%
Vulnerable population (proportion 75 years old and over): 5.2%	11th	Lewisham – 5.3% London – 5.9%
Percentage of population who provide unpaid care: 7.9%	10th	Lewisham – 7.9% London – 8.5%

FIGURE 14

WARD HEALTH (2)

	Ward number	Rank in borough	Lewisham proportion	London proportion
General health – good	8991 (68.0%)	13th	69.2%	70.8%
General health – fairly good	3024 (22.8%)	5th	22.4%	20.9%
General health – not good	1200 (9.1%)	5th	8.5%	8.3%

A3.2 LEWISHAM RESIDENTS SURVEY

The following information is from the Lewisham Residents Survey Report 2005. It applies to the whole of the London Borough of Lewisham.

FIGURE 15

AREAS OF PERSONAL CONCERN

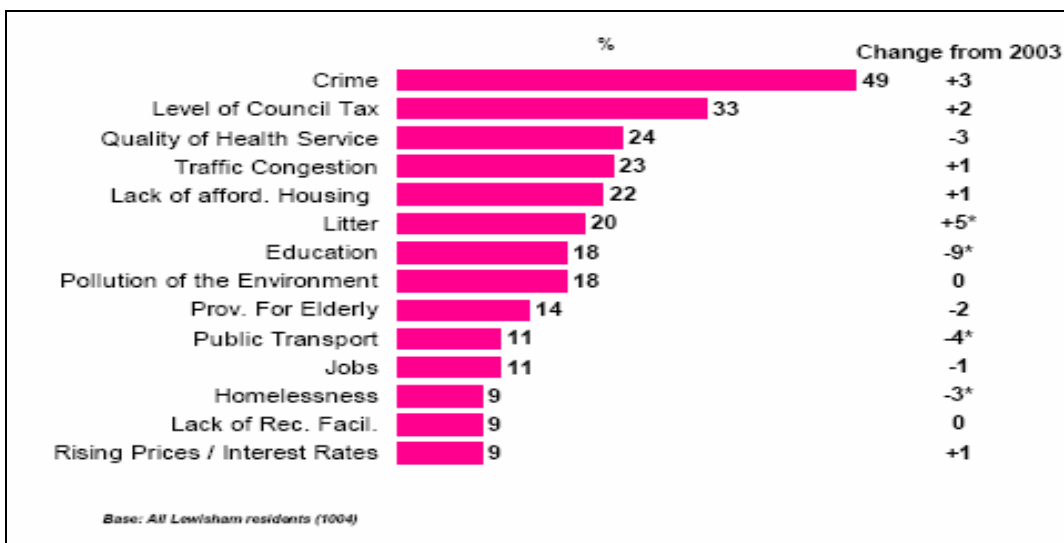


FIGURE 16

ASSOCIATION WITH AREA

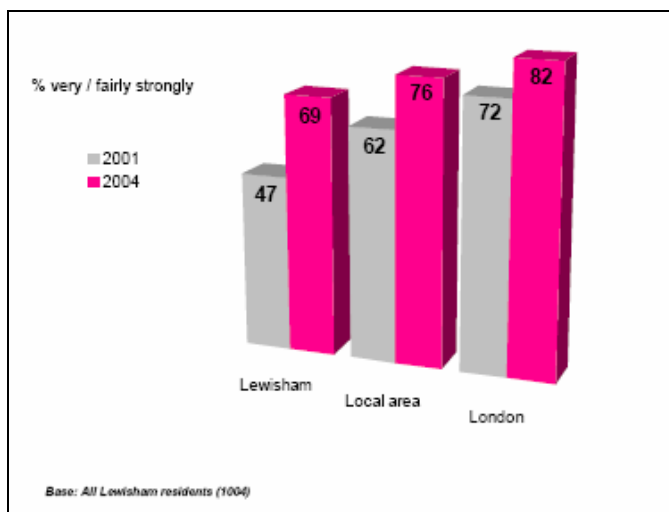


FIGURE 17

IMPROVEMENTS TO THE LOCAL AREA

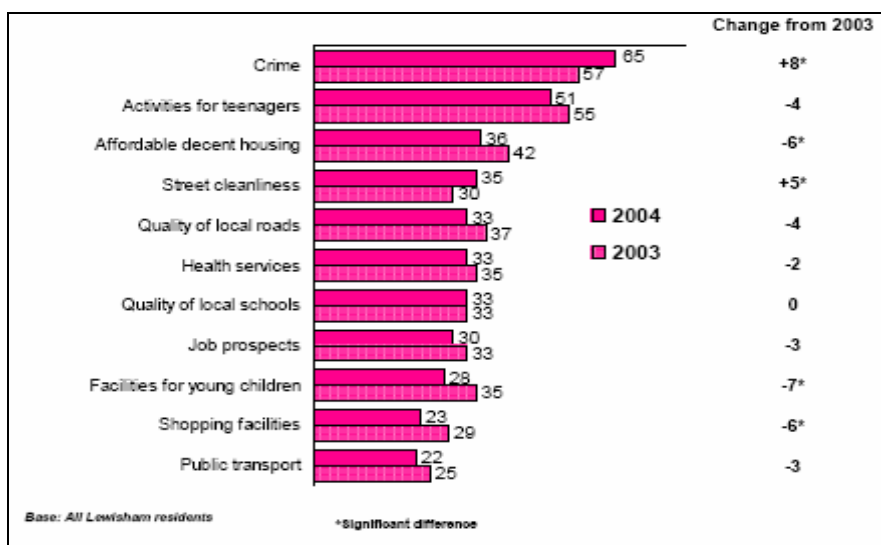


FIGURE 18

HOW SAFE DO LEWISHAM RESIDENTS FEEL DURING THE DAY?

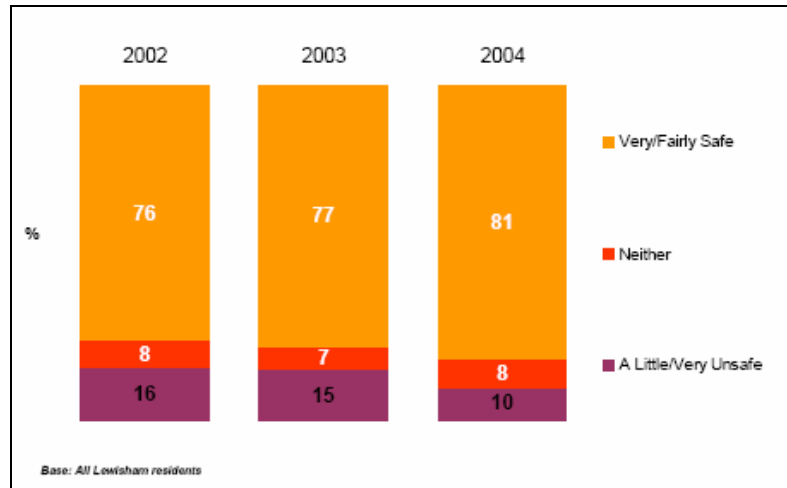
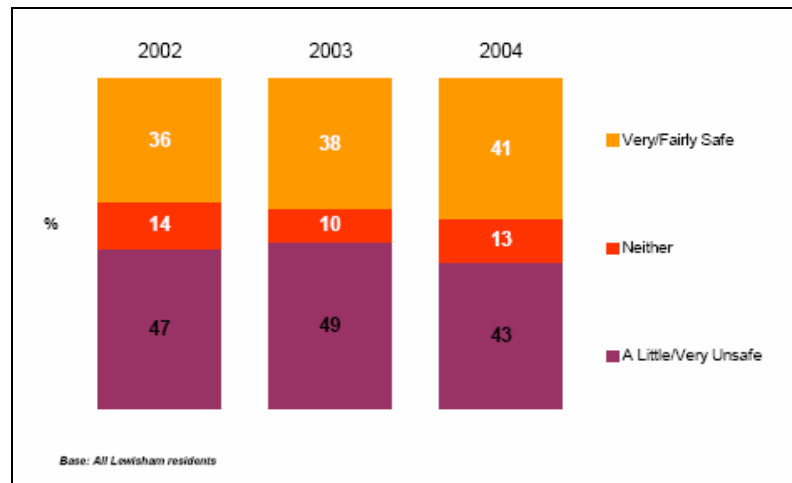


FIGURE 19

HOW SAFE DO LEWISHAM RESIDENTS FEEL AFTER DARK?



A4 ADDITIONAL BASELINE INFORMATION

The following tables present additional baseline information.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

A4.1 HOUSING						
INDICATOR	QUANTIFIED DATA	COMPAR-ATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	NOTES FOR THE SA
Number of Additional Dwellings (Borough Wide)	2002 – 927 2003 – 980 GLA Housing Provision Survey 2002 & 2003, www.london.gov.uk	Housing capacity calculated on a borough basis. Comparisons not relevant.	870 per annum (The London Plan)	Target being met. Net approvals for 2003 & 2004 considerably higher than previous 5 years.	Catford Town Centre to provide additional housing,	The provision of new homes to be a sustainability objective.
No. of affordable dwellings / New affordable housing as a % of all new housing. (Borough Wide)	Information gap.	Nil	35% of new market housing. 50% of all housing to be affordable (The London Plan)	N/A	Catford Town Centre to provide additional affordable housing.	The provision of affordable homes to be a sustainability objective.
Tenure Mix of Affordable Housing (Borough Wide)	Information gap.	Nil	70% social rented / 30% intermediate (The London Plan)	N/A	Tenure mix of housing in Catford Town Centre.	The creation of a mixed and balanced community to be a sustainability objective.
% households in housing need (Borough Wide)	Lewisham Central – 8.2% Lewisham Housing Needs Survey	Borough Wide – 9.3% Lewisham Housing Needs Survey (November 2003) London – 18.4% Greater London Housing Requirements Study, GLA/Opinion Research Services, December 2003	Nil	N/A	Catford Town Centre to provide new housing (market and affordable).	The provision of housing which meets the needs of the community to be a sustainability objective.
% households living in unsuitable housing (Sub-Borough)	Lewisham Central – 20.2% Lewisham Housing Needs Survey	Borough Wide – 19.6% <i>Lewisham Housing Needs Survey (November 2003)</i>	Nil	Getting Worse. 1998 Survey put this figure at 15.2%.	Catford Town Centre to provide new housing which meets housing needs of future occupiers.	The provision of housing which meets the needs of the community to be a sustainability objective.
Density of new development. (Borough Wide)	NEED INFORMATION	Nil	Terrace Houses & Flats - 200 – 450 hr/ha 55-175u/ha Ave.3.1hr/u Mostly Flats - 450 – 700 hr/h 165 – 275 u/ha	N/A	Increase densities in Catford Town Centre to accommodate new housing.	Maximising the use of land to be a sustainability objective.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

A4.1 HOUSING						
INDICATOR	QUANTIFIED DATA	COMPAR-ATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	NOTES FOR THE SA
			Ave. 3.0hr/u			
No of bedrooms in new dwellings.	NEED INFORMATION	Nil	Nil	N/A	Provide for the housing needs of the community in terms of dwelling types and sizes.	The provision of housing which meets the needs of the community to be a sustainability objective...
% of new housing built to lifetime homes standards.	NEED INFORMATION	N/A	100% (London Plan)	N/A	New homes built to be built to lifetime homes standards.	The provision of housing which meets the needs of the community to be a sustainability objective.
% of new homes wheelchair accessible or easily adapted to be wheelchair accessible.	NEED INFORMATION		10% (London Plan)		Wheelchair accessible homes.	The provision of housing which meets the needs of the community to be a sustainability objective.

A4.2 URBAN DESIGN						
INDICATOR	QUANTIFIED DATA	COMPAR-ATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
% of residents who feel very safe / fairly safe when outside in Lewisham during the day / night. (Borough-Wide)	Best Value (Annual residents survey) Day: 76%(02/03) 77% (03/04) Night: 36% (02/03) 38% (03/04)	Need Information	Day: 78%(04/05) 79%(05/06/07) Night: 39%(04/05) 40%(05/06) 41%(06/07)	Borough wide, there has been a slight increase in the number of people who feel safe during the day and at night.	Safer-by-design principles to be incorporated into Catford Town Centre.	Reducing crime, and the fear of crime, to be a sustainability objective.
Percentage of people satisfied with cleanliness standards (Borough Wide)	52% - 03/04 Best Value	Need Information	60%		Spaces in Catford Town Centre to be of a high quality.	Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

A4.3 RETAIL						
INDICATOR	QUANTIFIED DATA	COMPAR-ATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
Commercial Yields	CATFORD 7.5% (Jan 2004) <i>Source; The Litchfield Capacity Study 2004. .</i>	LEWISHAM: 7.5% Bromley 6.0%	None	Declining in recent years	Check Retail Study	The economic viability of the Catford Town Centre to be a sustainability objective,
Accessibility	PTAL Score 6 230 Car parking spaces 210 Car parking spaces <i>SOURCE: Lewisham Town Centres Health Check 2004.</i>	<u>LEWISHAM</u> PTAL Score 6 1675 Car parking spaces	None	Demand increasing	Management of traffic, parking and public transport.	Accessibility to and within the Catford Town Centre to be a sustainability objective.

ACTIVITIES IN CATFORD TOWN CENTRE

ACTIVITY	SQ.FT	AREA %
Retail – Convenience	135,500	16.13
Retail - Comparison	139,000	16.54
Retail – Other	71,100	8.64
Service – Leisure	155,200	18.47
Service – Financial & Business	76,200	9.07
Services – Public	111,400	13.26
Services – Health & Medical	11,000	1.31
Services – Religious	1,300	0.15
Services - Transport	429,000	51.05
Vacant – Non Retail	2,800	0.33
Vacant – Retail	44,000	5.24
Commerce – General Offices	16,200	1.93
Commerce - Industrial Activities	0	0
Commerce - Unclassified Buildings	2,700	0.32

SOURCE – GOAD CENTRE CATEGORY REPORT 2004

CATFORD TOWN CENTRE USES

YEAR	A1	A2	A3	VACANT	OTHER	TOTAL
1993	55%	13%	11%	13%	8%	100%
1994	54%	13%	11%	13%	8%	100%
1995	56%	12%	12%	14%	7%	100%
1996	52%	12%	12%	17%	7%	100%
1997	54%	11%	12%	17%	6%	100%
1998	50%	12%	14%	18%	6%	100%
1999	50%	12%	12%	20%	6%	100%
2000	51%	13%	17%	11%	8%	100%
2001	50%	14%	17%	12%	7%	100%
2002	49%	14%	18%	12%	7%	100%
2004	51%	14%	18%	11%	6%	100%

SOURCE – LONDON BOROUGH OF LEWISHAM TOWN CENTRES SURVEY 2004

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

A4.4 EMPLOYMENT						
INDICATOR	QUANTIFIED DATA	COMPARATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
% CHANGE IN OFFICE FLOORSPACE	London Office Policy Review 2004 identified limited or no demand for new office development.	Nil	Nil	Continuing lack of demand for new office space in town centres within Lewisham (Preservation of employment land/mixed use development in face of pressures for changes of use to housing	Encouraging employment and new enterprise to be a sustainability objective.
Demand for Premises Size of Local Firms	TO BE OBTAINED. SOURCES: Lewisham Commercial Property Survey draft March 2005 The state of the borough, June 2004 Industrial and Warehousing Land Demand in London GLA Report 2004	Available for Southwark Bexley Greenwich London England and Wales	Rent Levels	Loss of commercial floorspace Good Demand for smaller premises Locational attractiveness close to Canary Wharf Cheaper prices than central London Small size of premises and firms	Demand for smaller premises in the Catford Town Centre.	Encouraging employment and new enterprise to be a sustainability objective.
Proportion of working population travel to work outside the borough	60,000 Lewisham Economic Development Plan	Southwark Bexley Greenwich London England and Wales	None	Consistent high level of working outside the borough	Increase employment opportunities in the Catford Town Centre (particularly private sector employment)	Encouraging employment and new enterprise to be a sustainability objective.
Unemployment Rate (Sub-Borough)	6% (Rushey Green Ward)	Lewisham – 5.6% London – 3.5%	None	Higher unemployment than Borough and London	Increase employment opportunities in the Catford Town Centre.	Encouraging employment and new enterprise to be a sustainability objective.
Economically Active Population (Sub-Borough)	70.4% (Rushey Green Ward)	Lewisham – 68.9% London – 67.6%	None	Slightly more economically active people than Borough and London.	Increase employment opportunities in the Catford Town Centre. .	Encouraging employment and new enterprise to be a sustainability objective.
Long-Term Unemployment	2.3% (Rushey Green Ward)	Lewisham – 1.9% London – 1.4%	None	More long-term unemployment than Borough and Lewisham.	Increase employment opportunities in the Catford Town Centre. .	Encouraging employment and new enterprise to be a sustainability objective.
Full-Time Employment Rate	46%	Lewisham – 43.5% London – 42.6%	None	More full-time employment than Borough and London.	Increase employment opportunities in the Catford Town Centre. .	Encouraging employment and new enterprise to be a sustainability objective.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

A4.5 ENVIRONMENT						
INDICATOR	QUANTIFIED DATA	COMPAR-ATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
Total Household waste stream.	2003: 80% incinerated (SELCHP) 10% Land filled 8% Recycled. (2002/03: 7.04%) TOTAL: 116,022 tonnes SOURCE: Lewisham Draft Waste Management Strategy.	GREATER LONDON: (2003) Landfill: 71% Incineration: 20% Recycled: 9% (Greenwich 7% Bromley 15%) SOURCE: The Mayors State of the Environment Report for London.	RECYCLE: Lewisham: 2003/04: 10% 2005/06: 18% National: 2005/6: 25% 2010: 30% 2015: 33%	National waste growth projected at 3% per annum. Predicted 161,000 tonnes in Lewisham by 2010. Recycling levels in the borough are improving slowly.	Increased levels of recycling in Catford Town Centre (land owners / occupiers, shoppers, visitors).	Minimising waste to be a sustainability objective.
Level of CO ₂ emissions	721,727 tonnes (1999) projected as 761,601 (2005) – 5% increase. London CO ₂ emissions created by: 65% Road Transport 25% Rail and Underground 10% Aviation. (SOURCE: Draft Local Air Quality Plan 2003)	Need Information	Reduce national CO ₂ emissions by 20% by 2010, (1990 figures)	5% increase expected to continue.	Need to reduce CO ₂ emissions from the Catford Town Centre.	Improving air-quality and minimising gas emissions to be sustainability objective.
Government's Air Quality Strategy Objectives (Catford Town Centre Monitoring Site – Town Hall)	All objectives met except for Nitrogen Dioxide (Annual Mean)	New Cross Monitoring Site – All objectives met except for Nitrogen Dioxide (Annual Mean)	Meet all objectives of the Air Quality Strategy.	Expected to continue.	Need to improve air quality in the Catford Town Centre.	Improving air-quality and minimising gas emissions to be sustainability objective.
Chemical Water quality of main rivers	<u>Ravensbourne river</u> Between 1988/90 – 2001/03 (C classification = fairly good) 1997-2001 – B=Good. SOURCE: DEFRA EDigest River Water Quality Database.	<u>UK</u> (2002) estimated 95% of rivers good or fair . (2003) 73% Good. <u>England</u> 93% of rivers good or fair (2003) 62% good quality compared with 43% in 1990.	Not available	No trends identified	Protect and enhance the Ravensbourne River were it flows through the Catford Town Centre.	Improving water quality to be a sustainability objective.
% of Lewisham identified as deficient in Open Space	19.45% (as calculated using MapInfo – measuring shapes over total area of Lewisham).	None available	None	May increase as more Open Space areas are developed in areas identified as deficient.	Assess opportunities for more / better open space in the Catford town Centre.	Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

A4.5 ENVIRONMENT						
INDICATOR	QUANTIFIED DATA	COMPAR-ATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
% of users satisfied with parks and open spaces. (BV119)	70% (2003/4) <i>SOURCE: Lewisham Best Value, Corporate Plan.</i>	Also see criteria for Green Flag Awards, other boroughs.	69% (2003/4) 72% (2006/7)	Quality of Public Open Space is improving.	Assess opportunities for more / better open space in the Catford town Centre.	Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.
% of Open Space managed as habitat for nature conservation purposes	3.5% 2001 / 2002 <i>SOURCE: Lewisham Open Space Strategy 2004 – 2009)</i>	None Available	Increase to 4.5% from 3.5 by 2004/05; 5% by 2004/05 5.5% by 2006/7	None Available	Assess opportunities for nature conservation in the Catford Town Centre.	Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.
Change in populations of priority (locally important) species.	Priorities species for Lewisham are: - Black Redstart Bird (10% of national breeding pop ^{ul}) - Stag beetle (Lewisham national 'hotspot') - House Sparrow - Song Thrush <i>SOURCE: Lewisham Biodiversity Action Plan.</i>	Priority species most significant to Lewisham area, in relation to rest of London and UK – NO QUANTITATIVE DATA AVAILABLE AT LOCAL LEVEL	Monitored through Local Biodiversity Action Plans.	Anecdotal evidence populations are on decline (Source: Lewisham Biodiversity Action Plan).	Assess opportunities for nature conservation in the Catford Town Centre.	Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.
Flooding – Ravensbourne River	NEED INFORMATION DC Control.	None available		NONE IDENTIFIED.	Considering flooding issues associated with the Ravensbourne River.	Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

A4.6 TRANSPORT						
INDICATOR	QUANTIFIED DATA	COMPAR-ATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
Car Ownership	46.4% Cars per 100 households - Rushey Green Ward (Census)	Lewisham – 73.8% London – 86.7%		Rushey Green has considerably lower number of cars per household than Borough or London.	Provision for pedestrians, cyclist and cars to be considered.	Accessibility to and within the Catford Town Centre to be a sustainability objective.
Condition of footways: high and medium use	2002/03 – 11.7% 2003/04 – 16.77% (Corporate Performance Plan 2004/05)	Comparators for 2003 only.	10% (2004/05) 9% (2005/06)	Way above target.	Creating safe and effective footways for pedestrian movements to and within the Catford Town Centre.	Accessibility to and within the Catford Town Centre to be a sustainability objective.
ROAD SAFETY Road accident casualties – people killed or seriously injured per 100,000 populations.	2002/03 – 88.9% 2003/04 – 83.14% (Corporate Performance Plan 2004/05)	Nil	72.94% (2003/04) Indicators for 2004 – 07 have been revised.	Way off target.	Creating a safe road network within and through the Catford Town Centre.	Improving the health of the community to be a sustainability objective.
TRAFFIC Traffic Volumes in Inner London	2001 – 0% increase 2002 – 0.67% increase 2003 – 1.1% increase (TfL data taken from the draft LIP)	Nil.	Target change in traffic growth (inner London Boroughs) = 4% maximum growth between 2001-2011	If trend continues, traffic growth between 2001 and 2011 will be 5.5%.	Consider measures to reduce traffic and the impact of traffic on Catford Town Centre.	Improving air-quality and minimising gas emissions to be sustainability objective.
CYCLING Volume and rate of cycling trips.	2002-2004 average change in cycle flow an increase of 14% (12 hour flows). (Lewisham Western Screenline Counts)	Nil.	TfL and boroughs are to achieve an increase of at least 80% in cycling in London between 2001 and 2011.	Lewisham Western Screenline Counts data shows an average increase in cycle follow for 2002-2004 over 2001 levels. 2001 Census data indicates that cycle use has remained fairly steady for home to work trips in Lewisham between 1971 and 2001 at 2%.	Promoting cycling to, and within, the Catford Town Centre.	Accessibility to and within the Catford Town Centre to be a sustainability objective.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

A4.7 COMMUNITY FACILITIES, EDUCATION AND HEALTH						
INDICATOR	QUANTIFIED DATA	COMPAR-ATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
Number of physical visits per 1000 population to public libraries.	2002/03 – 5734 2003/04 – 6204 (Corporate Performance Plan 2004/05)	Best England Quartile (02/03) – 6295 Best London quartile (02/03) – 7900	6500 (2004/05) 7000 (7500) (2005/06)	On target.	The relationship between Catford Library and the wider town centre.	Accessibility to and within the Catford Town Centre to be a sustainability objective.
Total attendance at Broadway Theatre.	2002/03 – 96138 2003/04 – 112000 (Corporate Performance Plan 2004/05)	NA.	108000 (2004/05) 110000 (2005/06)	Above target.	Promoting the Broadway Theatre and its role in Catford Town Centre.	To encourage a sense of community identity and welfare to be a sustainability objective.
Number of learners completing adult education basic skills programme.	2003/04 – 1480 (Corporate Performance Plan 2004/05)	Nil.	1866(2004/05)) 1959 (2005/06)	Way off target.	Encourage a greater number of learners to participate within the programme.	Provision for the improvement of education and skill levels to be a sustainability objective.
Older people (aged 65 +) helped to live at home per 1000 population aged 65+.	2002/03 – 104.7 2003/04 – 101 (Corporate Performance Plan 2004/05)	Best England Quartile (02/03) – 100<320	110 (105) (2004/05) 115 (110) (2005/06)	On target.	Catford Town Centre to provide new housing which meets housing needs of future occupiers.	The provision of housing which meets the needs of the community to be a sustainability objective.
% of schools rated good or very good.	2002/03 – 57% 2003/04 – 64.7% (Corporate Performance Plan 2004/05)	Nil.	64% (2004/05) 67% (2005/06)	Above target.	Consider what role the Catford Town Centre can play in education.	Provision for the improvement of education and skill levels to be a sustainability objective
% of pupils achieving 5 or more GCSEs at grades A-C or equivalent.	2002/03 – 38.7% 2003/04 – 39.4% (Corporate Performance Plan 2004/05)	Best England Quartile (02/03) – 54% Best London quartile (02/03) – 53%	42% (2004/05) 43% (2005/06)	On target.	Consider what role the Catford Town Centre can play in education.	Provision for the improvement of education and skill levels to be a sustainability objective
Population in good health	Good Health – 68% Fairly Good Health – 22.8% Not Good Health – 9.1% Census	Lewisham Good Health – 69.2% Fairly Good Health – 22.4% Not Good – 8.5%			Consider what role Catford Town Centre can play in improving the health of the community,	Improving the health of the community to be a sustainability objective.
Limited Long-Term Illness	16.3% - Rushey Green Ward	Lewisham – 15.6% London – 15.5%			Consider what role Catford Town Centre can play in improving the health of the community,	Improving the health of the community to be a sustainability objective.

**TECHNICAL APPENDIX
SECTION B - REVIEW OF OTHER PLANS & PROGRAMMES**

B1 INTRODUCTION

Section B reviews the plans, strategies and policies which may have an influence on the Catford Town Centre. This review will help to identify the key issues which the Catford Town Centre Area Action Plan needs to address. The key issues identified have been summarised in the *Introduction to the Catford Area Action Plan*.

B2 REVIEW OF INTERNATIONAL & EUROPEAN PLANS AND PROGRAMMES

Most International / European plans and programmes do not have an immediate or direct impact on the Catford Town Centre Area Action Plan. Rather, their objectives and requirements are reflected in lower-order plans and programmes, particularly at the National level and Regional level. Therefore, their requirements will filter down through these documents.

REVIEW OF INTERNATIONAL & EUROPEAN PLANS AND PROGRAMMES

DOCUMENT	AIMS / OBJECTIVES	REQUIREMENTS	ISSUES
The Johannesburg Declaration on Sustainable Development	Commitment to sustainability principles and the sustainable development agenda agreed at Rio de Janeiro Earth Summit in 1992.	Given effect through national sustainable development plans and programmes.	Sustainable development to be a constant reference point for developing the plan.
The Kyoto Agreement	The key aim is to limit and/or reduce the emissions of greenhouse gases.	Reduce greenhouse gas emissions by 5% of 1990 levels, 2008 – 2012. Given effect through national climate change plans and programmes.	Reducing greenhouse gas emissions should be built into the sustainability objectives.
European Sustainable Development Strategy	Derived from the EU 6 th Environmental Action Programme. Focuses on the need to limit climate change and increase use of clean energy, address threats to public health, combat poverty and social exclusion, address the ageing society, manage natural resources better, and improve transport and land use management.	This wide ranging strategy is given effect through National, regional, and local plans and programmes.	Reinforces need to ensure plan promotes sustainable development. Doing a Sustainability Appraisal a key tool to implement this strategy.
European Spatial Development Perspective	Sustainable development of the European Union, balancing competitiveness with economic and social cohesion, conservation and management of natural resources and the cultural heritage.	Requires that goals to be pursued simultaneously in all regions of EU.	Principally relates to sustainable development reinforcing this theme throughout the development of the plan.
European Directive 2001/42/EC (SEA Directive)	Requires that a sustainability appraisal should be undertaken.	Given effect through UK regulations and Planning Policy Statement 12.	SEA to be pursued through the Sustainability Appraisal process as required by PPS12.
European Directive 92/43/EEC (& 97/62/EC) on the conservation of natural habitats and of wild fauna and flora.	To conserve flora and fauna and natural habitats of EU importance. Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats.	Given effect through National, regional and local conservation and biodiversity strategies.	Plan to protect and enhance habitats and flora and fauna.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

DOCUMENT	AIMS / OBJECTIVES	REQUIREMENTS	ISSUES
European Directive 79/409/EEC	Preservation, maintenance or restoration of sufficient diversity and area of habitats in order to conserve all species of birds.	Biodiversity plans and programmes at the National, regional and local level give effect to this.	Plan to protect and enhance habitats and flora and fauna.
European Directive 2000/14/EC (Noise)	Monitor the problem by drawing up noise maps, inform and consult the public about noise exposure and its effects, and draw up local action plans to reduce noise where necessary and maintain environmental noise where it is good.	Noise maps to form part of the baseline information.	Consider noise issues as part of the baseline information.
European Directive 96/62/EC	Ambient air quality assessment and management.		
European Directive 2000/60/EC (Water Framework Directive)	Framework for Community action in the field of water policy. It requires sustainable water use based on a long-term protection of available water resources, contribution to mitigating the effects of floods and droughts, and ensures the progressive reduction of pollution of groundwater and prevents its further pollution.	All inland and coastal waters to reach good ecological and chemical status by 2015. Given effect through National and regional plans and programmes.	Water resources to be a focus of sustainability objectives.
EU Landfill Directive	To prevent or reduce as far as possible negative effects on the environment, in particular the pollution of surface water, ground water, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from the land-filling of waste, during the whole life-cycle of the landfill.	Given effect through National and regional plans and programmes.	Waste management to be a key focus of the plan.
EU Directive 1966/62/EC (Ambient Air Quality and Management)	Establishes mandatory standards for air quality. Sets limits and guides values for sulphur and nitrogen dioxide, suspended particulates and lead in air.	Given effect through National plans and programmes.	Air quality to be a sustainability objective.
EU Community Biodiversity Strategy	Developed around the four themes of conservation and sustainable use of biological diversity, sharing benefits arising out of the utilisation of genetic resources, research, identification and monitoring of information, and education, training and awareness.	Given effect through National, regional and local conservation and biodiversity strategies.	Highlights importance of the Annual Monitoring Report.

The following issues arose from the review as follows: -

- *Sustainable development* to be a constant reference point for developing the plan.
- *Reducing greenhouse gas emissions* should be built into the sustainability objectives and the plan objectives.
- Consider *noise issues* as part of the baseline information.
- Plan to protect and enhance *habitats and flora and fauna* (biodiversity).
- *Water resources* to be a focus of sustainability objectives.
- *Waste management* to be a key focus of the plan.
- *Air quality* to be a focus of sustainability objectives.

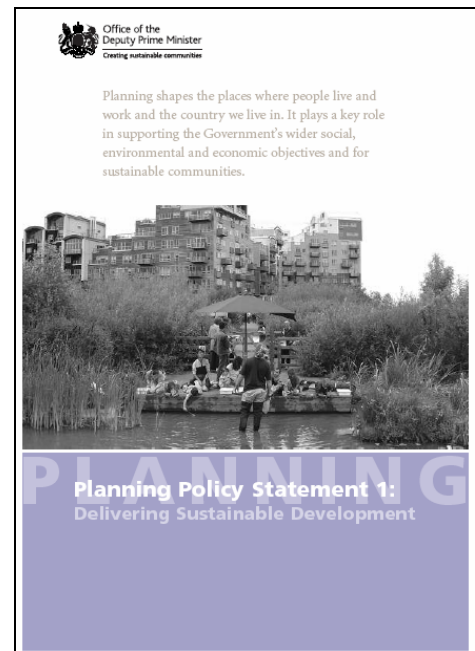
B3 OVERVIEW OF NATIONAL PLANS & PROGRAMMES

National plans and programmes are the policies and strategies of the Government. In relation to planning, the Government produces a variety of planning related directions. These may be in the form of Planning Policy Statements / Guidance Notes and/or circulars on particular issues.

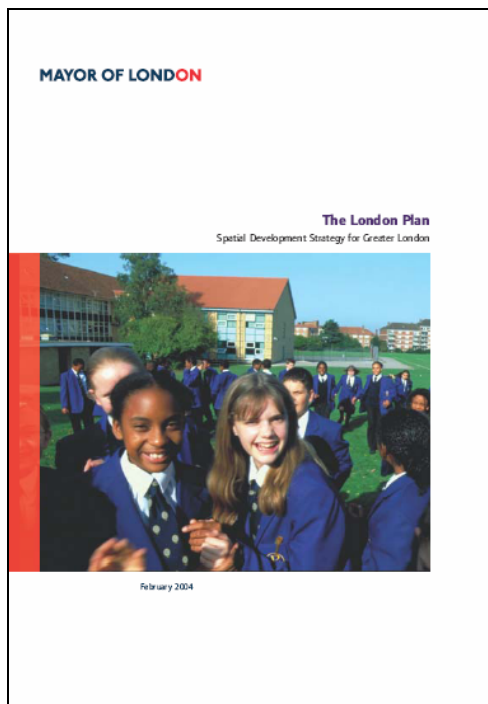
More broadly, a range of strategies are prepared by the Government for dealing with certain issues or problems, often as a result of international / European requirements. The Government also produces white papers on an ad-hoc basis, many of which have implications for planning.

It is a requirement that the Catford Town Centre Area Action Plan be consistent with Planning Policy Statements / Guidance notes, with other plans and programmes of the Government being relevant considerations in preparing it.

National plans and programmes are reviewed in Section B5.0.



B4 OVERVIEW OF REGIONAL PLANS & PROGRAMMES



It is a requirement that the Local Development Framework (within which the Catford Town Centre Area Action plan will sit) be in general conformity with the London Plan. This is to ensure that local planning policies & plans consider and advance the strategic policies of London as a whole.

The London Plan (Spatial Development Strategy for Greater London) 2004 is prepared by the Mayor of London. It may only deal with matters of strategic importance in accordance with the Greater London Authority Act 1999. It addresses a wide range of issues, including sustainable development, transport, economic development & housing. The London Plan acts as the overarching document for all of the Mayor of London's plans and programmes.

Regional plans and programmes are reviewed in Section B5.0.

B5 OVERVIEW OF LOCAL PLANS & PROGRAMMES

Local Plans and Programmes are the policies and strategies of the London Borough of Lewisham and other agencies operating in the local area. These mostly deal with particular issues. The Catford Town Centre Area Action Plan will seek to ensure that any planning related needs arising from these plans and programmes are accommodated and advanced. Local plans and programmes are reviewed in Section B5.0.

B6 REVIEW OF NATIONAL, REGIONAL AND LOCAL PLANS AND PROGRAMMES

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.1 HOUSING	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>PLANNING POLICY GUIDANCE NOTE 3 – HOUSING</u></p> <ul style="list-style-type: none"> • Plan to meet the housing requirements of the whole community, including those in need of affordable housing. • Provide wider housing opportunity and choice, a better mix in the size, type and location of housing, and seek to create mixed and balanced communities. • Provide sufficient housing land but give priority to re-using previously developed land. • Create more sustainable pattern of development by building in ways which exploit and deliver accessibility by public transport to the full range of infrastructure and services. • Seek to reduce car dependency by facilitating more walking and cycling, through mixed uses, and by improving linkages by public transport to infrastructure and services. • Promote good design in new housing in order to create attractive, high-quality living environments in which people choose to live. 	<p>National target – 60% of additional housing should be provided on previously developed land or through conversions of existing buildings.</p> <p>Given that the Catford Town Centre is already built-up, this target is not considered to be relevant as most development occurs on previously developed land.</p>
<p><u>PLANNING POLICY STATEMENT 3 – HOUSING (DRAFT)</u></p> <ul style="list-style-type: none"> • Everyone should have the opportunity of a decent home. • Should be greater housing choice. • Housing should not be used to reinforce social distinctions. • Housing needs of all in the community should be recognised, including those in need of affordable or special housing. • New housing should be well designed. • New housing should contribute to improving the quality of urban life and make a significant contribution to promoting urban renaissance. 	<p>National target – 60% of additional housing should be provided on previously developed land or through conversions of existing buildings.</p> <p>Given that the Plan area is a built-up inner London Borough, this target is not considered to be relevant as most development occurs on previously developed land.</p>
<p><u>THE LONDON PLAN</u></p> <ul style="list-style-type: none"> • To accommodate London's growth within its boundaries without encroaching on open spaces-the 'Compact City' • To make London a better city for people to live in. • To make London a more prosperous city with strong and diverse economic growth. • To promote social inclusion and tackle deprivation and discrimination. • To improve London's accessibility. • To make London a more attractive, well-designed and green city. 	<p>Provision of new homes in London 1997 – 2016 – 17,350 (870/annum) (Target being reviewed – 2005)</p> <p>Strategic target of 50% affordable housing from all sources. Affordable housing tenure split – 70% social housing, 30% intermediate.</p> <p>10% of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. 100% of new housing built to lifetime homes standard.</p>
<p><u>LEWISHAM HOUSING COMMISSION – FINAL REPORT (2000)</u></p> <ul style="list-style-type: none"> • Create communities which have a mix of people and properties. • Ensure all Council housing is managed in a way which reacts to and meets the needs of residents. • Bring investment into housing and neighbourhoods to provide long-term improvements. • Link housing to wider Council objectives like improving health and educational attainment. 	<p>No targets</p>

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.1 HOUSING	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>LEWISHAM HOUSING STRATEGY 2004 – 2007</u></p> <ul style="list-style-type: none"> • Create balanced communities, maximizing the supply and choice of affordable housing • Deliver responsive housing services, operating to the highest standards of quality and equality • Work with partners for the well-being of Lewisham's communities, linking housing to the wider agenda • Deliver sustained investment to provide decent homes for all Lewisham's residents 	<p>No targets</p>
<p><u>LEWISHAM HOMELESSNESS REVIEW AND HOMELESS STRATEGY 03-06</u></p> <ul style="list-style-type: none"> • Increase the supply of affordable housing • Ensure that regeneration schemes result in minimal net loss of social units • Bring Empty Properties in the Borough back into use • Increase the supply of temporary accommodation 	<p>Empty properties back into use.</p> <p>100 (03/04) 110 (04/05) 115 (05/06)</p> <p>Note:- Planning can only encourage this activity.</p>

HOUSING IMPLICATIONS FOR THE CATFORD TOWN CENTRE	NOTES FOR THE SUSTAINABILITY APPRAISAL
<p><u>HOUSING PROVISION</u></p> <ul style="list-style-type: none"> • The contribution Catford Town Centre will make to the provision of new housing and affordable housing. • Consider the potential to bring unused land into use for housing. <p><u>HOUSING IN TOWN CENTRES</u></p> <ul style="list-style-type: none"> • Catford Town Centre to be a focus for new housing given proximity of services and good public transport. • Good quality design in new housing. • Promote mixed use development which includes housing. • Need to reconcile economic development, employment land and housing. <p><u>IMPLEMENTATION</u></p> <ul style="list-style-type: none"> • Flexibility in the application of parking standards / allow significantly lower levels of parking provision. • Open space to be provided with substantial new housing to serve future residents. • Landscaping, retention and planting of trees, and greening to occur with housing. <p><u>SITE ALLOCATIONS</u></p> <ul style="list-style-type: none"> • Allocation of sites for housing. 	<p>Meeting housing and affordable housing needs to be reflected in sustainability objectives.</p> <p>Efficient use of land to be reflected in sustainability objective.</p> <p>Improving the quality of the built and natural environment to be sustainability objective.</p>

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.2 URBAN DESIGN	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>PLANNING POLICY STATEMENT 1: DELIVERING SUSTAINABLE DEVELOPMENT</u></p> <ul style="list-style-type: none"> • Planning policies should promote high quality inclusive design in the layout of new development in terms of function and impact over the lifetime of the development • Design which fails to take opportunities to improve the character and quality of an area should not be accepted • Development plans should contain clear comprehensive and inclusive access policies that consider people's diverse needs and aim to breakdown unnecessary barriers and exclusions to benefit the entire community • Design policies should avoid unnecessary prescription or detail and should concentrate on guiding overall scale, density, layout access etc. • Policies should not impose architectural styles of tastes and should not stifle original design through unsubstantiated requirements to conform to certain styles • It is proper to seek to promote or reinforce local distinctiveness when supported by clear plan policies or supplementary planning documents. 	No targets
<p><u>PLANNING POLICY STATEMENT 12 LOCAL DEVELOPMENT FRAMEWORKS</u></p> <ul style="list-style-type: none"> • Site specific allocations – policies relating to their delivery such as critical access requirements or broad design principles must be set out in a DPD • Area Action Plans – may provide design requirements or in SPD • Conservation Action Area Plans – set out proposals for action to preserve or enhance the area including defining areas where specific conservation measures are proposed and areas subject to specific controls over development • generic development control policies – focus on topics including protecting residential amenity, addressing visual impact etc. 	No targets
<p><u>PLANNING POLICY GUIDANCE 15 PLANNING AND THE HISTORIC ENVIRONMENT</u></p> <ul style="list-style-type: none"> • Policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment • historic environment should not be sacrificed in favour of short term interests (sustainable) but also recognise that the historic environment cannot be preserved entirely unchanged • therefore the special aspects of the historic environment together with its capacity for change should be identified and defined through the development plan system • conservation and economic growth not in conflict • economic prosperity can secure the continued vitality of the historic areas and buildings provided there is a realistic and imaginative approach to their alteration and change of use • conservation a key part in economic prosperity by offering attractive conditions that encourage inward investment • positive management of development in conservation areas to ensure vitality and prosperity • design in historic area needs careful consideration in terms of scale, height, mass alignment and materials but not necessarily copies of old style buildings • integrate old buildings into the townscape • establish lists of locally important buildings • economically viable uses for Listed buildings • balance the economic viability of possible uses against the possibly destructive alterations • need for flexibility where new uses have to be considered to secure a building's survival 	No targets
<p><u>PPG 16 ARCHAEOLOGY AND PLANNING</u></p> <ul style="list-style-type: none"> • Planning policy guidance on the handling of archaeological remains and discoveries under the development plan system • A finite and non-renewable resource requiring appropriate management to ensure preservation of remains • important therefore that development plan policies deal with the protection, enhancement and preservation of sites of archaeological interest and their setting and seek to reconcile the need for development with conservation • Importance and need for archaeological field evaluations, preservation of remains and archaeological agreements in the development process 	No targets

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.2 URBAN DESIGN	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>THE LONDON PLAN</u></p> <ul style="list-style-type: none"> To accommodate London's growth within its boundaries without encroaching on open spaces-the 'Compact City' To make London a better city for people to live in. To make London a more prosperous city with strong and diverse economic growth. To promote social inclusion and tackle deprivation and discrimination. To improve London's accessibility. 	No targets
<p><u>BY DESIGN: URBAN DESIGN IN THE PLANNING SYSTEM – TOWARDS BETTER PRACTICE</u></p> <ul style="list-style-type: none"> Supplements PPG1 to promote better urban design sets out series of inter-related urban design objectives dealing with character, continuity, enclosure, quality of the public realm, ease of movement, legibility, adaptability and diversity. These may be translated into physical forms to define overall layout (routes and building blocks); scale (building heights and massing) appearance (details and use of materials); landscape (public realm, built and green spaces) 	No targets
<p><u>CREATIVE LEWISHAM – LEWISHAM CULTURAL AND URBAN DEVELOPMENT COMMISSION</u></p> <ul style="list-style-type: none"> Vision of Lewisham as a visually exciting, creative and imaginative hub, creating a synthesis between urban design, arts, culture and the economy. any project which impacts on the physical environment should be assessed from an urban design perspective. 	No targets

URBAN DESIGN IMPLICATIONS FOR THE CATFORD TOWN CENTRE		NOTES FOR THE SUSTAINABILITY APPRAISAL
<p><u>SCALE OF DEVELOPMENT</u></p> <ul style="list-style-type: none"> Maximise intensity of use compatible with local context. Consider potential for Catford to contain high buildings. <p><u>GOOD DESIGN / HERITAGE</u></p> <ul style="list-style-type: none"> Promote good design in the Catford Town Centre; Protect and enhance historical assets in the Catford Town Centre. Integration of older buildings into townscape. Design should take opportunities to improve the character and quality of an area. Seek to promote local distinctiveness supported by clear policies. <p><u>NATURAL ENVIRONMENT</u></p>	<ul style="list-style-type: none"> Consider the need to protect the Ravensbourne River where it passes the Catford Town Centre. Consider possible river related uses in conjunction with the Ravensbourne River. <p><u>DESIGN AND PEOPLE</u></p> <ul style="list-style-type: none"> Delivering and influencing crime prevention. Consider access and movement within the Catford Town Centre. Policies for access for all. <p><u>SITE ALLOCATIONS</u></p> <ul style="list-style-type: none"> Allocate sites for particular uses within the Catford Town Centre. 	<p>Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.</p> <p>Reducing crime, and the fear of crime, to be a sustainability objective.</p> <p>Improving water quality to be a sustainability objective.</p> <p>Improving accessibility to community infrastructure and services to be a sustainability objective.</p>

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.3 RETAIL AND TOWN CENTRES	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>PLANNING POLICY GUIDANCE 6 – TOWN CENTRES AND RETAIL DEVELOPMENT</u></p> <ul style="list-style-type: none"> To sustain and enhance the vitality and viability of town centres; To focus development, especially retail development, in locations where the proximity of businesses facilitates competition from which all consumers are able to benefit and maximizes the opportunity to use means of transport other than the car; To maintain an efficient, competitive and innovative retail sector; and To ensure the availability of a wide range of shops, employment, services and facilities to which people have easy access by a choice of means of transport. 	No targets
<p><u>DRAFT PLANNING POLICY STATEMENT 6</u></p> <ul style="list-style-type: none"> a re-emphasis of the 'town centres first' objective; the need for a plan-led approach at both regional and local levels; the need for local planning authorities to plan for growth and growing town centres; the need to tackle social exclusion by ensuring access for all to a wide range of everyday goods and services; and the need to promote more sustainable patterns of development with less reliance on the car. 	No targets
<p><u>THE LONDON PLAN</u></p> <ul style="list-style-type: none"> To accommodate London's growth within its boundaries without encroaching on open spaces-the 'Compact City' To make London a better city for people to live in. To make London a more prosperous city with strong and diverse economic growth. To promote social inclusion and tackle deprivation and discrimination. To improve London's accessibility. To make London a more attractive, well-designed and green city. 	No targets

RETAIL & TOWN CENTRE IMPLICATIONS FOR THE CATFORD TOWN CENTRE	NOTES FOR THE SUSTAINABILITY APPRAISAL
<p><u>STRATEGIC ISSUES</u></p> <ul style="list-style-type: none"> Seek to maintain and enhance role of the Catford Town Centre. Encourage high quality environment & design. Assess the need for new floorspace for retail, leisure and other key town centre uses, taking account of both quantitative and qualitative factors. In planning for the evening economy of town centres, local authorities should consider identifying distinct quarters, such as a leisure quarter in larger city centres, where the evening economy might be concentrated. <p><u>IMPLEMENTATION</u></p> <ul style="list-style-type: none"> Manage access and car parking. In planning for the evening economy consider identifying distinct quarters, such as a leisure quarter in larger city centres, where the evening economy might be concentrated. 	<p>The economic viability of the Catford Town Centre to be a sustainability objective,</p> <p>Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.</p> <p>Encouraging a sense of community identity to be a sustainability objective.</p>

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

RETAIL & TOWN CENTRE IMPLICATIONS FOR THE CATFORD TOWN CENTRE	NOTES FOR THE SUSTAINABILITY APPRAISAL
<p><u>DESIGN</u></p> <ul style="list-style-type: none"> • Impact of new development on town centres. • Encourage high quality environment & design. <p><u>RETAIL PLANNING</u></p> <ul style="list-style-type: none"> • The need to consider designating core and non-core shopping areas. • Location of retail & leisure uses and Sequential test. • Location of retail & leisure uses and Sequential test. • Concentration of A3 uses. • Primary & secondary frontages. <p><u>NON-RETAIL USES</u></p> <ul style="list-style-type: none"> • Encourage appropriate health, education, public and community services to locate in Catford Town Centre. • Housing will be an important element in most mixed-use, multi-storey developments. • assess the need for new floorspace for retail, leisure and other key town centre uses, taking account of both quantitative and qualitative factors; • The role of housing in the Catford Town Centre. • Consider the potential for mixed uses. 	<p>Improving accessibility to community infrastructure and services to be a sustainability objective.</p>

B6.4 EMPLOYMENT	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>PLANNING POLICY GUIDANCE 4 – INDUSTRIAL AND COMMERCIAL DEVELOPMENT & SMALL FIRMS</u></p> <ul style="list-style-type: none"> • Provide for choice, flexibility and competition and aim to ensure sufficient land is available readily capable of development and well served by infrastructure. • ensure that there is a wide variety of sites available to meet differing needs • businesses should be appropriately located to transport facilities, goods and services, and their business catchment areas • businesses should be located to reduce the need for travel and achieve sustainability objectives • many businesses can be carried on with few environmental effects so it may not be appropriate to separate them from the communities they serve • new residential development close to existing industrial users may however detrimentally curb business activities • Ensure that development by some industries is separated from sensitive land uses. • Areas under used or vacant industrial land should be identified, with appropriate alternative uses indicated including industrial and commercial uses. 	<p>No targets</p>
<p><u>LEWISHAM ECONOMIC DEVELOPMENT BUSINESS PLAN 2004</u></p> <p>Lewisham's economic future characterised by themes and linking objectives:</p> <ul style="list-style-type: none"> • Entrepreneurism and Investment: Creation and preservation of an economic base which is competitive and diverse, delivering jobs to all skill levels. • Creativity culture and attraction: Make creative industry key driver of growth. • The learning community: maximising potential for job acquisition conducive to reduction of unemployment and deprivation. • Smart land use: Of employment land to optimise economic growth. • Internal and External Connectivity: Availability of high quality public transport. • High quality of living: education and social support to community • Sustainability: Creation of a balance in supply of business accommodation in parallel with protection of environment and high standards of urban design. 	<p>Action Plan but no targets</p>

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.4 EMPLOYMENT	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>PLANNING EMPLOYMENT LAND REVIEWS . GUIDANCE NOTE ODPM 2004</u></p> <ul style="list-style-type: none"> • Promotion of strong stable productive and competitive economy • Review all non-housing allocations and consider whether some should be used for housing or mixed use development • Methodology for Employment Land Reviews 	No targets
<p><u>CREATIVE LEWISHAM – LEWISHAM CULTURAL AND URBAN DEVELOPMENT COMMISSION</u></p> <ul style="list-style-type: none"> • set up to help achieve vision of Lewisham as a visually exciting, creative and imaginative hub within London Borough of Lewisham achieve a more coherent synthesis between urban design, arts, culture and the economy. • any project which impacts on the physical environment should be assessed from an urban design perspective. 	No targets
<p><u>GLA SUPPLEMENTARY PLANNING GUIDANCE ON EMPLOYMENT LAND</u></p> <ul style="list-style-type: none"> • Lewisham identified as area for 'Limited Release of poorer quality industrial land' • set of criteria for judging suitability of land for retention in employment 	No targets

EMOLOYMENT IMPLICATIONS FOR THE CATFORD TOWN CENTRE	NOTES FOR THE SUSTAINABILITY APPRAISAL
<p><u>EMPLOYMENT</u></p> <ul style="list-style-type: none"> • Consider the need for small and medium sized business premises in the Catford Town Centre. • Provide a variety of appropriately located sites to accommodate diverse business needs. • Consider the role of the creative industries in Catford Town Centre. • Assess the contribution Catford Town Centre can make to learning and skills development. <p><u>DESIGN / ENVIRONMENTAL QUALITY</u></p> <ul style="list-style-type: none"> • Creation of an appealing built environment to attract new businesses to Catford. <p><u>SITE ALLOCATIONS</u></p> <ul style="list-style-type: none"> • Provide sites for employment uses. • Review appropriateness of existing employment sites allocations. 	<p>Provide for the improvement of education and skill levels to be a sustainability objective.</p> <p>The economic viability of the Catford Town Centre to be a sustainability objective,</p> <p>Encouraging and promoting employment and new enterprises in Lewisham.</p>

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.5 TRANSPORT	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>PLANNING POLICY GUIDANCE 13: TRANSPORT</u></p> <ul style="list-style-type: none"> • Promote more sustainable transport choices for people and for freight. • Ensure that jobs, shops, education, health, and leisure facilities are accessible by public transport, walking, and cycling. • Reduce the need to travel, especially by car. • Focus major generators of travel demand in town centres near to major public transport interchanges. • Use parking policies as well as other planning and transport measures to promote sustainable transport choices and reduce reliance on the car for work and other journeys. • Give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public transport in town centres and local neighbourhoods. • Protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements. 	<ul style="list-style-type: none"> • No targets
<p><u>A NEW DEAL FOR TRANSPORT: BETTER FOR EVERYONE (1998)</u></p> <ul style="list-style-type: none"> • Commitment to create better, more integrated transport system to tackle the problems of congestion and pollution. • A New Deal for Transport means: <ul style="list-style-type: none"> ➢ More real transport choice ➢ Better buses and trains ➢ A better deal for the motorist ➢ Better maintained roads ➢ a railway system working for the passenger ➢ more money for public transport ➢ more freight on the railway ➢ safer and more secure transport systems 	<ul style="list-style-type: none"> • No targets
<p><u>TRANSPORT 2010: MEETING THE LOCAL TRANSPORT CHALLENGE (2000)</u></p> <ul style="list-style-type: none"> • Long term commitment to increase investment to the transport system and modernise the transport network. • Important to integrate transport with issues such as social inclusion, regeneration, and the environment. • The Strategy's 10 year objectives include: <ul style="list-style-type: none"> ➢ More choice ➢ Better integration ➢ Better access ➢ Better quality services ➢ Reduced impacts of traffic on the environment; and ➢ Safer and more reliable journeys. • At the local level, the delivery of the 10 Year Plan will be through the Local Transport Plans (LTPs) to be prepared by local authorities. 	<ul style="list-style-type: none"> • 10% increase in bus passenger journeys. • Double light rail passenger journeys by 2010. • Reduce road deaths or serious injury by 40% and the no. of child deaths or injury by 50% (against 94-98 average). • Treble the no. of cycling trips.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.5 TRANSPORT	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>THE FUTURE OF TRANSPORT WHITE PAPER (2004)</u></p> <p>The Strategy is built around three central themes:</p> <ul style="list-style-type: none"> ➤ Sustained investment over the long term. ➤ Improvements in transport management ➤ Planning ahead. 	<ul style="list-style-type: none"> • No targets
<p><u>THE LONDON PLAN</u></p> <ul style="list-style-type: none"> • To accommodate London's growth within its boundaries without encroaching on open spaces-the 'Compact City' • To make London a better city for people to live in. • To make London a more prosperous city with strong and diverse economic growth. • To promote social inclusion and tackle deprivation and discrimination. • To improve London's accessibility. • To make London a more attractive, well-designed and green city. 	<ul style="list-style-type: none"> • Increase capacity of public transport in London by up to 50% over the Plan period. • From 2001-2011, zero growth across the rest of inner London.
<p><u>THE MAYOR'S TRANSPORT STRATEGY (2001)</u></p> <ul style="list-style-type: none"> • Promoting London's economic and social development and improving the environment. • Increase the capacity, reliability, efficiency, quality and integration of London's transport to provide the world class system that the Capital needs. • Priorities and improvements for Lewisham listed in London Plan' (see Appendix 1). 	<p>Increase the capacity of the underground, rail and bus systems by up to 40% over the next 10 years.</p>
<p><u>THE LONDON ROAD SAFETY PLAN (2001)</u></p> <ul style="list-style-type: none"> • Reduce traffic congestion and increase safety by use of public transport, walking and cycling. • Each borough is asked to prepare a Road Safety Plan. Take the Local Road Safety Plan into consideration. 	<ul style="list-style-type: none"> • See 'Transport 2010' safety targets.
<p><u>LONDON BOROUGH OF LEWISHAM – LOCAL INTERIM IMPLEMENTATION PLAN (2002-2003)</u></p> <ul style="list-style-type: none"> • Set up an accessibility and mobility forum. • Develop a transport action plan for accessibility and mobility. • Further development of Lewisham's community transport through the Lewisham pilot Door2Door scheme. • Improved routing and level of reliability of bus service. • Provision of physical assistance and interchange. • Promote physical improvements for bus services • Improved access to public facilities. • Council is developing draft LIP which is expected to go to consultation in Spring 2005. 	<ul style="list-style-type: none"> • No targets

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

TRANSPORT IMPLICATIONS FOR THE CATFORD TOWN CENTRE	NOTES FOR THE SUSTAINABILITY APPRAISAL
<p><u>PEOPLE</u></p> <ul style="list-style-type: none"> • Increase personal choice by improving transport alternatives. • Increase road safety. • Consider facilities for pedestrian's in Catford Town Centre. <p><u>PUBLIC TRANSPORT / CYCLING</u></p> <ul style="list-style-type: none"> • Increase cycling trips. • Provision of adequate cycle facilities. • Conditions for people at bus stops. • Integration of Catford stations with the wider town centres. <p><u>CARS</u></p> <ul style="list-style-type: none"> • Parking policies in the Catford Town Centre. • Improve road condition. • Parking standards / Reduction in parking standards. <p><u>ENVIRONMENT</u></p> <ul style="list-style-type: none"> • Reduce air pollution levels and improve health. • Reduce the need to travel (particularly by car) for trips to and from Catford Town Centre. <p><u>DEVELOPMENT</u></p> <ul style="list-style-type: none"> • Consider potential for high trip generating activities to be located in the Catford Town Centre. 	<p>Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.</p> <p>Improving accessibility to community infrastructure and services to be a sustainability objective.</p> <p>Improve air quality and reduce pollution and the emissions of greenhouse gases to be a sustainability objective.</p>

B6.6 LEISURE, COMMUNITY FACILITIES AND EDUCATION	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>PLANNING POLICY STATEMENT 1: DELIVERING SUSTAINABLE DEVELOPMENT</u></p> <ul style="list-style-type: none"> • Deliver sustainable development through the planning system. • Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by: • Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life; • ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community. • In planning for sustainable development the principal of social cohesion and inclusion. Therefore, development plans policies should: • Ensure the impact of development on the social fabric of communities is considered; • Seek to reduce social inequalities • Address accessibility 	<p>No targets.</p>

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.6 LEISURE, COMMUNITY FACILITIES AND EDUCATION	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<ul style="list-style-type: none"> • Take into account the needs of all the community • Deliver safe, healthy and attractive places to live. • Support the promotion of health and well being by making provision for physical activity. • ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community. 	
LEISURE / COMMUNITY FACILITIES	
<p><u>PLANNING POLICY GUIDANCE 17: PLANNING FOR OPEN SPACE, SPORT AND RECREATION (2002)</u></p> <ul style="list-style-type: none"> • Well designed and implemented planning policies for sport and recreation are fundamental to delivering the broader Government objectives which include: • Supporting urban renaissance - through well managed facilities • Promoting social inclusion and community cohesion, through well planned and maintained good quality sports and recreational facilities. • Health and well being – sports and recreational facilities have a vital role to play in promoting healthy lifestyles. • Promote more sustainable development – by ensuring that sports and recreational facilities (particularly in urban areas) are easily accessible by walking and cycling and more heavily used facilities are planned for locations well served by public transport. <p>NB. Typology for existing sports and recreational facilities includes swimming pools, indoor sports halls, leisure centres, indoor tennis centre, ice rinks, community centres and village halls.</p>	No targets
EDUCATION AND SKILLS	
<p><u>EDUCATION AND SKILLS – DELIVERING RESULTS A STRATEGY TO 2006 (Revised 2002)</u></p> <ul style="list-style-type: none"> • Build a competitive economy and inclusive society by: <ul style="list-style-type: none"> ➢ Creating opportunities. ➢ Releasing potential. ➢ Achieving excellence. 	<ul style="list-style-type: none"> • Improve educational attainment of children and young people (varying specific targets). • Increase sporting opportunities for children. • Increase opportunities for higher education or skilled employment for young people. . • Increase adult learning opportunities.

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.6 LEISURE, COMMUNITY FACILITIES AND EDUCATION	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>SUSTAINABLE DEVELOPMENT ACTION PLAN FOR EDUCATION AND SKILLS (2003)</u></p> <ul style="list-style-type: none"> • Educate for sustainable development – “all learner will develop the skills, knowledge and value base to be active citizens in creating a more sustainable society”; • The environmental impact of the Department and its partner bodies – “pursue the highest standards of environmental management across all properties owned and managed by the Department and its associated bodies”; • The environmental impact of the education estate – “encourage and support all publicly-funded educational establishments to help them operate to the highest environmental standards”; and • Local and global partnership activity – “make effective links between education and sustainable development to build capacity within local communities”. • The plan sets direction and emphasises the critical importance of partnership and new thinking at the local level. 	<ul style="list-style-type: none"> • No targets
<p><u>LEWISHAM EDUCATION DEVELOPMENT PLAN (2002-2007)</u></p> <ul style="list-style-type: none"> • The plan will be a key motor of improvement for Lewisham. As it implemented it will: <ul style="list-style-type: none"> ➢ Raise the standards of education provided for all Lewisham children; ➢ Improve the performance of Lewisham schools. 	<p>Targets are predominantly outdated.</p>
<p><u>SCHOOL ORGANISATION PLAN FOR THE LONDON BOROUGH OF LEWISHAM (2004-2009)</u></p> <ul style="list-style-type: none"> • The plan sets out the Education Authority’s vision for education in the borough over the period of the plan. Within this context it sets out a strategy which will guide our approach to the planning of school places. • The key purpose of the Plan is to clearly set out how the Local Educational Authority plans to meet its statutory responsibility to secure sufficient education provision within its area in order to promote higher standards of achievement. • It is not the purpose of the plan to make proposals for individual schools, rather the plan sets out in general terms where there is a need to revise the current provision of school places. 	<p>No targets.</p>
<p><u>LEWISHAM - SKILLS FOR LIFE PROGRAMME (2002-2010)</u></p> <ul style="list-style-type: none"> • The key purpose of this document is to set out a Strategy to achieve a literate and numerate community within Lewisham (focussing on the 19+ age group), with a level of English language skills that will ensure that people can reach their full potential. • The aims are to: <ul style="list-style-type: none"> ➢ Create a literate and numerate community in Lewisham. ➢ Ensure appropriate types of provision for key target groups and ensure that it is available and accessible. ➢ Create high quality infrastructure for literacy, numeracy and ESOL provision to meet national standards. ➢ Ensure a collaborative approach to addressing and removing barriers to access and participation to “hard to reach” groups. 	<ul style="list-style-type: none"> • Lewisham Lifelong Learning Forum will work with the Learning and Skills Council London East to deliver a 30% reduction in the number of adults of working age with poor basic skills by 2010. • Work with 17,500 19+ by 2010 or around 2,300 new learners per year to improve their basic skills (8 years x 2,200 = 17,600). • Of the adults that participate aim to see an 80% retention rate on courses across the

B6.6 LEISURE, COMMUNITY FACILITIES AND EDUCATION	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
	<p>board.</p> <ul style="list-style-type: none"> • By 2030, 10,637 people achieve a nationally recognised QCA qualification based on the level of need identified across literacy and numeracy in Lewisham and an estimate of the language need of ESOL residents. • Develop 6 new providers by 2010. • Existing providers increase learning opportunities by 10% by 2004. • 40% of participants to move on to either earlier further courses/FE, or employment.
HEALTH	
<p><u>DELIVERING CHOOSING HEALTH: MAKING HEALTHIER CHOICE EASIER (2004)</u></p> <ul style="list-style-type: none"> • 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 etc. • Local and central government have already agreed 'shared priorities' where local government can make a real difference to communicate and contribute to the Government's national priorities, including: <ul style="list-style-type: none"> ➢ Creating safer and stronger communities; ➢ Improving the quality of life of older people and children, young people and families at risk ➢ Promoting healthier communities and narrowing health inequalities; ➢ Promoting the economic viability of localities and getting people back into work; ➢ Transforming the local environment. 	<ul style="list-style-type: none"> • By 2010 increase the life expectancy at birth in England for 78.6 years for men and to 82.5 years for women. • Reduce health inequalities by 10% by 2010 (measured by infant mortality and life expectancy at birth). • 2010 to reduce at least 10% the gap between the fifth of areas with the worst health and deprivation indicators and the population as a whole.

B6.6 LEISURE, COMMUNITY FACILITIES AND EDUCATION	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>NHS AND URBAN PLANNING IN LONDON – FINAL REPORT (2003)</u></p> <ul style="list-style-type: none"> • The purpose of the report is to describe how the NHS can engage more effectively in London's urban planning agenda. • Develop a clear understanding on the likely healthcare demands associated with the projected population and housing increases. • Contribute effectively to planning sustainable communities so that they enjoy good health. 	<p>No targets</p>
<p><u>LEWISHAM HEALTH IMPROVEMENT AND MODERNISATION PLAN (2002-2005)</u></p> <ul style="list-style-type: none"> • The core purpose of the HIMP is to provide a coherent programme for partnership action on local priorities for action: <ul style="list-style-type: none"> ➢ Improving health and social well being; ➢ Reducing health inequalities; and ➢ Modernising health and social care services. • The plan presents the overarching local partnership strategy for implementing the NHS Plan and other national guidance. 	<p>By 2010:</p> <ul style="list-style-type: none"> • Reduce the gap between the quintile of areas with the lowest life expectancy at birth and population as a whole by at least 10% • Reduce the gap in mortality in children under one year between manual socio-economic groups and the population as a whole by at least 10%. <p>NB Various targets and indicators are provided in relation to specific health objectives.</p>

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

LEISURE, COMMUNITY FACILITIES AND EDUCATION IMPLICATIONS FOR THE CATFORD TOWN CENTRE	NOTES FOR THE SUSTAINABILITY APPRAISAL
<p><u>LEISURE / COMMUNITY FACILITIES</u></p> <ul style="list-style-type: none"> Consider the provision of leisure and community facilities in the Catford Town Centre. Consider how Catford Town Centre can improve social cohesion and inclusion. Maintain an adequate supply of well managed and accessible sports and recreational facilities. <p><u>HEALTH</u></p> <ul style="list-style-type: none"> Accessibility to walking, cycling and public transport. Promote health and well being through by encouraging physical activity. <p><u>EDUCATION</u></p> <ul style="list-style-type: none"> Access to jobs and key services. Provision adequate of educational facilities. Lifelong learning. 	<p>Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.</p> <p>Improving accessibility to community infrastructure and services to be a sustainability objective.</p> <p>Provide for the improvement of education and skill levels to be a sustainability objective.</p> <p>The economic viability of the Catford Town Centre to be a sustainability objective.</p> <p>Encouraging a sense of community identity to be a sustainability objective.</p> <p>Encouraging and promoting employment and new enterprises in Lewisham.</p>

B6.7 THE ENVIRONMENT, BIODIVERSITY AND OPEN SPACE	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p>WASTE</p>	
<p><u>DRAFT PPS10 AND PPG10: SUSTAINABLE WASTE MANAGEMENT</u></p> <ul style="list-style-type: none"> Sustainable waste management in line with the 'waste hierarchy' and by providing facilities for the re-use, recovery and disposal of waste. Ensure sufficient waste management facilities, and incorporation of re-use/recycling facilities in the new developments is properly considered. Avoid potential adverse effects on the environment resulting from handling, processing, transport and disposal of waste. 	<p>No targets</p>
<p><u>MAYOR OF LONDON'S MUNICIPAL WASTE MANAGEMENT STRATEGY</u></p> <ul style="list-style-type: none"> Vision is that by 2020, municipal waste should no longer compromise London's future as a sustainable city based on a radical redirection of the way London Boroughs manage their municipal waste. Implement the strategy for the management of London's waste by prioritising reduction, reuse, recycling and composting. London will aim to exceed the recycling and composting targets for household waste set by the government. 	<p>Recycle or compost household waste: 25% by 2005, 30% by 2010, 33% by 2015</p>
<p><u>DRAFT LEWISHAM MUNICIPAL WASTE STRATEGY 2004/05 – 2009/10</u></p> <ul style="list-style-type: none"> To minimise Lewisham's annual growth in waste to ensure it is less than the national 3% average. 	<p>Recycle: 10% by 2003/04 18% by 2005/6</p>

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.7 THE ENVIRONMENT, BIODIVERSITY AND OPEN SPACE	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<ul style="list-style-type: none"> To increase the amount of household waste that is recycled and composted, to deliver strategic sustainable waste management. Ensure 100% of Lewisham's population is served by recyclables kerbside collection or bring facilities, and to provide sufficient and strategically located facilities for the disposal of bulky household waste. 	30% by 2009/10
<p><u>LEWISHAM ENVIRONMENTAL POLICY / STATEMENT 2002</u></p> <p>Corporate orientated Policy document aiming to:</p> <ul style="list-style-type: none"> Reduce Lewisham's contribution to climate change through use of fossil fuels Reduce depletion of biodiversity and resources through goods / services purchased. Reduce, re-use or recycle solid waste. Improve local air quality and reduce traffic congestion, water / land / noise pollution Increase biodiversity and local wildlife habitat, improving environmental quality of built environment. 	<p>Recycling or composting domestic waste:</p> <p>10% by 03/04 18% by 05/06 30% by 09/10</p>
ENERGY	
<p><u>ENERGY WHITE PAPER – OUR FUTURE, CREATING A LOW CARBON ECONOMY</u></p> <ul style="list-style-type: none"> To put the U.K on a path to achieving a 60% reduction in CO₂ emissions relative to 2000, by 2050. To maintain the reliability of energy supplies To promote competitive markets in the U.K and beyond. To ensure that every home is adequately and affordably heated. 	Government target to generate 10% of U.K electricity from renewable energy sources by 2010 and 20% by 2020.
<p><u>PPS22: RENEWABLE ENERGY</u></p> <ul style="list-style-type: none"> Renewable energy projects should be accommodated where the technology is viable, and the environmental, economic, and social impacts can be addressed satisfactorily. Promote and encourage rather than restrict the development of renewable energy sources. Foster community involvement in renewable energy projects to promote knowledge and acceptance. 	Government target to generate 10% of U.K electricity from renewable energy sources by 2010 and 20% by 2020.
<p><u>MAYOR OF LONDON 'GREEN LIGHT TO CLEAN POWER' ENERGY STRATEGY</u></p> <p>To minimise the effect of London's energy production by:</p> <ul style="list-style-type: none"> Reducing London's contribution to climate change by minimising emissions of carbon dioxide through energy efficiency, combined heat and power, renewable energy and hydrogen. Eradicate fuel poverty by giving Londoners, particularly the most vulnerable groups, access to affordable warmth. Contribute to London's economy by increasing job opportunities, by innovation in delivering sustainable energy and by improving London's housing stock. 	<p>Reduce CO₂ emissions by 20% (1990 levels) by 2010, 60% (2000 levels) by 2050.</p> <p>At least one R.E Scheme in every borough by 2010.</p>
<p><u>LEWISHAM ENERGY POLICY (2001)</u></p> <ul style="list-style-type: none"> Improve energy efficiency in the Borough by providing affordable warmth; using energy efficient technology in council buildings; using environmentally friendly energy 	Reduce domestic CO ₂ emissions by 30% by 2011 (1996

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.7 THE ENVIRONMENT, BIODIVERSITY AND OPEN SPACE	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
sources; providing advice and education; monitoring energy consumption; using fuel efficient vehicles and promotion of alternative modes of transport.	baseline). Ensure 100% of residents have access to energy efficient heating by 2015.
POLLUTION / AIR QUALITY	
<p><u>U.K AIR QUALITY STRATEGY – ‘WORKING TOGETHER FOR CLEAN AIR’</u></p> <ul style="list-style-type: none"> • Primary objective: 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. • To provide the best practicable protection to human health by setting health-based objectives for eight main air pollutants. 	Targets set for individual pollutants – overall reduction sought by 2008 at latest.
<p><u>PPS23: PLANNING AND POLLUTION CONTROL</u></p> <p>Plans should work to compliment existing pollution control regimes by controlling development and use of land through:</p> <ul style="list-style-type: none"> • Identifying land or establishing criteria, for the acceptable location of potentially polluting developments and the reviewing the availability of alternative sites. • Highlighting the need to separate necessary but potentially polluting land uses to reduce conflicts. • Include appropriate policies for dealing with the potential for contamination and the remediation of land, reuse previously developed land and protect uncontaminated Greenfield land. • Ensuring compliance with other statutory environmental quality standards or existing action / management plans. 	No targets
<p><u>CLEANING LONDON'S AIR – MAYORS AIR QUALITY STRATEGY</u></p> <ul style="list-style-type: none"> • Minimise the adverse effects of air pollution on human health and improve air quality to enjoyable levels. • Achievement of national air quality objectives need to be balanced. • Work in partnerships with London Boroughs to achieve national objectives and air quality levels. • Improve air quality by reducing impacts of: road transport, industrial sources, construction and fires, and energy and heating. 	Individual targets by pollutant source category.
<p><u>DRAFT LEWISHAM LOCAL AIR QUALITY ACTION PLAN – Dec 2003</u></p> <ul style="list-style-type: none"> • Key aim to bring about change to reduce emissions (NO₂ and PM₁₀) from main source of pollution (road transport) in a cost-effective and proportionate way. • Aim to achieve national air quality standards by establishing four (4) Area Quality Management Areas (AQMA) with designated geographical boundaries. 	Reduction in NO ₂ and PM ₁₀ (found to be most significant pollutants in borough).
NOISE	

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.7 THE ENVIRONMENT, BIODIVERSITY AND OPEN SPACE	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
<p><u>PPG24: PLANNING AND NOISE</u></p> <ul style="list-style-type: none"> • Ensure that new 'noisy' developments should be sited away from noise sensitive landuses (housing). • Consideration of feasibility of controlling or reducing noise levels, mitigation through use of contributions or planning conditions. • Minimise adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business. 	No targets
<p><u>THE MAYOR'S AMBIENT NOISE STRATEGY</u></p> <p>Key aim is to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practises and technology. Three key issues are:</p> <ul style="list-style-type: none"> • Securing good, noise reducing surfaces on roads • Securing a night aircraft ban across London • Reducing noise through better planning and design of new housing. 	No targets
<p><u>DRAFT LEWISHAM CONTAMINATED LAND STRATEGY 2001</u></p> <ul style="list-style-type: none"> • The key aim is the strategic identification of areas of contaminated land, through a risk assessment approach, to avoid significant harm to human health. • Mapping and prioritisation of contaminated sites will direct the inspection programme which will provide valuable information about potential risks to human health and the environment. • Aim to reducing the potential damage from past activities by permitted contaminated land to be kept in, or returned to, beneficial use wherever practical. 	No targets
ENVIRONMENTAL HAZARDS	
<p><u>PPG25: PLANNING AND THE FLOODPLAIN</u></p> <ul style="list-style-type: none"> • Consider potential flood risk on a catchment wide basis, at all stages of planning and development process in order to reduce future damage to property and risk to human health and safety. • Apply precautionary approach, recognising the uncertainties inherent in the prediction of flooding, and have an expectation that flood risk is likely to increase as a result of climate change. • Ensuring floodplains are used for natural purposes, functioning efficiently and protected from inappropriate development. 	No targets
<p><u>PPG14: DEVELOPMENT ON UNSTABLE LAND</u></p> <ul style="list-style-type: none"> • Aim is not to prevent development, but ensure that it is appropriate and that the physical constraints on the land have been taken into account at all stages of planning. • Scope for remedial, preventative or precautionary measures must be fully explored so that land is not sterilised unnecessarily. • Where areas of instability are known they should be shown on planning maps together with policies intended to apply to these areas. 	No targets

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

B6.7 THE ENVIRONMENT, BIODIVERSITY AND OPEN SPACE	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
NATURE CONSERVATION / BIODIVERSITY	
<p><u>DRAFT PPS9 BIODIVERSITY AND GEOLOGICAL CONSERVATION</u></p> <ul style="list-style-type: none"> To promote sustainable development (by ensuring biodiversity is conserved) To conserve, enhance and restore the diversity of England's wildlife and geology To contribute to an urban renaissance (by enhancing biodiversity in green spaces and among developments in urban areas) To contribute to rural renewal 	<ul style="list-style-type: none"> No targets
<p><u>CONNECTING WITH LONDON'S NATURE – MAYOR'S BIODIVERSITY STRATEGY</u></p> <ul style="list-style-type: none"> To protect manage and enhance London's Biodiversity, including the blue ribbon network and within open spaces areas. Improve wildlife habitats and water quality and access to green space. Progress in conserving biodiversity should be measured through indicators. 	<ul style="list-style-type: none"> No targets
<p><u>DRAFT LOCAL BIODIVERSITY ACTION PLAN – A NATURAL RENAISSANCE FOR LEWISHAM</u></p> <ul style="list-style-type: none"> Foundation for individual Biodiversity Action Plans highlighting locally important plants and animals and their habitats, Plans provide detailed information to supplement planning and development decisions, and allow for monitoring of progress. 	<ul style="list-style-type: none"> No targets
OPEN SPACE / RECREATION	
<p><u>PPG 17: PLANNING FOR OPEN SPACES, SPORT AND RECREATION</u></p> <ul style="list-style-type: none"> Local authorities should undertake detailed assessments of existing and future needs and opportunities for open spaces, sports and recreational facilities (quantitative, qualitative, accessibility). Local authorities should set local standards for open space, using information gained from assessments of needs. Maintain an adequate supply and protect existing open space. 	No targets
<p><u>OPEN SPACE STRATEGY FOR LEWISHAM 2004 – 2009</u></p> <ul style="list-style-type: none"> Assess availability and adequacy of open spaces in Lewisham. Protect open space from inappropriate development Enhance and improve the level of quality of open space, and accessibility to open spaces. To promote wildlife protection, biodiversity management and environmental education throughout Open Space areas. 	<p>1.7ha Open Space availability per ward per 1000 population by 2006 and 1.75ha by 2010.</p> <p>3.5% of public space actively managed as natural habitat,</p>

B6.7 THE ENVIRONMENT, BIODIVERSITY AND OPEN SPACE	
KEY OBJECTIVES OF THE PLAN / PROGRAMME	KEY TARGETS
	Increase to 4.5% by 04/05; 5% by 05/06 5.5 by 06/07

ENVIRONMENT, BIODIVERSITY AND OPEN SPACE IMPLICATIONS FOR THE CATFORD TOWN CENTRE	NOTES FOR THE SUSTAINABILITY APPRAISAL
<p><u>WASTE</u></p> <ul style="list-style-type: none"> • Consider potential for sites for waste processing and / or disposal. • Consider how recycling can be increased in the Catford Town Centre. <p><u>ENERGY</u></p> <ul style="list-style-type: none"> • Acceptability of sites for energy provisions infrastructure. • Increase the proportion of energy used from renewable sources. <p><u>POLLUTION / AIR QUALITY</u></p> <ul style="list-style-type: none"> • Reduce pollution from transport, particular private cars. <p><u>NOISE</u></p> <ul style="list-style-type: none"> • Consider relationships between high noise sources and development, particularly housing. <p><u>ENVIRONMENTAL HAZARDS</u></p> <ul style="list-style-type: none"> • Consider flooding potential of the Ravensbourne River. • Consider unstable land and appropriate management techniques. <p><u>NATURE CONSERVATION / BIODIVERSITY</u></p> <ul style="list-style-type: none"> • Protect and enhance biodiversity in Catford Town Centre. • Consider the Ravensbourne River for its biodiversity assets. • Consider potential for new / improved wildlife habitats. <p><u>OPEN SPACE / RECREATION</u></p> <ul style="list-style-type: none"> • Adequacy and quality of Open Space provided (distribution) in and around the Catford Town Centre. • Protection of Open Space and biodiversity from development and enhancement where possible. 	<p>Improving the quality of the built and natural environment in Catford Town Centre to be a sustainability objective.</p> <p>Improving water quality to be a sustainability objective.</p> <p>Improving air-quality and minimising gas emissions to be sustainability objective.</p> <p>Minimising waste to be a sustainability objective.</p> <p>Protection and enhancement of Biodiversity to be a sustainability objective.</p>

B7 REVIEW OF THE LEWISHAM COMMUNITY STRATEGY

The following outlines the actions of the Community Strategy and the key implications for the Catford Town Centre Area Action Plan.

ACTION 1 - MAKE LEWISHAM A SAFER PLACE AND REDUCE THE FEAR OF CRIME

- Promote good quality, well maintained environments and built forms designed to enhance safety and prevent crime.
- Larger developments and regeneration schemes should place the creation of safe environments central to the development of the proposal or scheme, including consideration of safety on key routes to and from the area.
- Provide detailed guidance for specific areas / sites on how safety can be improved or incorporated in new developments.

ACTION 2 - SUSTAIN AND IMPROVE THE HEALTH AND WELLBEING OF LOCAL PEOPLE

- Need to ensure that policies which impact on health and well-being are fully integrated into mainstream actions as opposed to there being a separated single issue approach to health.
- Ensure health and improvements to the well being of local people are reflected in the sustainability objectives and appraisal.
- Identification of sites which can / should provide facilities linked to health and well being;
- Assessment of health needs that may arise as a result of new development and how the need will be met.

ACTION 3 - RAISE EDUCATIONAL ATTAINMENT, SKILL LEVELS AND EMPLOYABILITY

- The provision of physical infrastructure associated with education and skills in the Catford Town Centre.
- Consider role of key-worker housing to ensure local supply of essential workers.

ACTION 4

FOSTER ENTERPRISE AND SUSTAINABLE BUSINESS GROWTH, INCLUDING CREATIVE INDUSTRIES

- Supporting, promoting and encouraging new and expanded business across all sectors including the creative sector to be a key objective of the Local Development Framework and expressed in the Spatial (Core) Strategy.
- Catford Town Centre Area Action Plan to promote economic development and encourage new business and the expansion of existing businesses.

- A continuing and committed focus on the physical environment in terms of cleanliness, appearance, design quality and maintenance to ensure the appearance, attraction and appeal of Lewisham contribute positively to investment decision;
- Ensure regeneration schemes consider and facilitate new businesses in Lewisham.

ACTION 5 – DEVELOP CULTURAL VITALITY – BUILDING ON LEWISHAM’S DISTINCTIVE CULTURES AND DIVERSITY

- Catford Town Centre Area Action Plan to support the Creative Lewisham agenda.
- Support for existing and new cultural facilities, including open spaces, theatres, religious and social venues.
- Consideration of culture as part of significant new development.
- Promote art in Catford Town Centre.

ACTION 6 - SECURE THE SUSTAINABLE REGENERATION OF LEWISHAM AS A PLACE – ITS HOUSING, TRANSPORT AND ENVIRONMENT

- ❖ Catford Town Centre Area Action Plan to seek to mediate, and minimise conflicts between, differing objectives relating to housing, transport and the environment;
- ❖ Planning system to seek physical improvements and changes, in line with community expectations, across the Town Centre.
- ❖ Delivery of the supply of housing (new, renovated or modified) to meet the needs of the community, including the need for affordable housing.
- ❖ Ensuring the environment is protected and enhanced as part of regeneration activities.
- ❖ Provide more sustainable solutions to manage transport problems in Catford.
- ❖ Consideration of maximising the benefits of regeneration activities beyond a specific development or locality.

ACTION 7

REDUCE WELFARE DEPENDENCY, PROMOTE INDEPENDENCE AND INCREASE THE LIFE CHANCES OF VULNERABLE MEMBERS OF THE COMMUNITY

ACTION 8

HELP LOCAL COMMUNITIES TO DEVELOP THE CAPACITY TO SUPPORT THEMSELVES, ACT INDEPENDENTLY AND PARTICIPATE IN PROVING SERVICES AND WIDER SUPPORT TO THE BOROUGH.

- Catford Town Centre to supports the creation of a vibrant economy which will provide more opportunities for the community.

- Reinforce accessibility for all, both within a specific development (e.g. disabled access) but also throughout the built and natural environment (e.g. transport, safety).
- Support local providers of infrastructure and services in their activities in service the community across all scales (e.g. local child-care centre through to redeveloped hospitals).
- Consider the provision infrastructure and services associated with education and skills.

ACTION 9

DESIGN DIVERSITY INTO LOCAL INSTITUTIONS AND DESIGN OUT DISCRIMINATION, ENSURING EQUALITY IN SERVICE DELIVERY

- Reinforce accessibility for all, both within a specific development but also throughout the built and natural environment;
- Ensure all sections of the community have the opportunity to actively participate in the planning system;
- Ensure policies can accommodate the spatial desires of all sections of the Lewisham community.
- Assess equality as part of the sustainability appraisal.

ACTION 10

IMPROVE THE EFFECTIVENESS, EFFICIENCY AND SUSTAINABILITY OF LOCAL PUBLIC SERVICES, OPTIMISE INVESTMENT IN INFRASTRUCTURE, AND IMPROVE THE MANAGEMENT OF ASSETS.

- Seek to co-ordinate infrastructure provision across a range of agencies;
- Ensure all public authorities and public service providers can have their input into the development of the Area Action Plan.
- Promotes a 'joined-up' approach to asset management and provision.

B8 REVIEW OF THE UNITARY DEVELOPMENT PLAN

This section summarises the key issues for the Catford Town Centre derived from the Unitary Development Plan. The Unitary Development Plan is the current planning strategy for the whole of the London Borough of Lewisham.

CHAPTER 2 – URBAN DESIGN AND CONSERVATION - ISSUES

- Well designed, safe and accessible urban environment
- Preservation and enhancement of the historic aspects of the borough's environment
- Improve overall image of the borough.
- Seek high quality design on key development sites.
- Enhance and improve environment of the borough.
- Reduction of crime and fear of crime by design.
- Location of High Buildings
- Environment to provide accessibility to all
- Shopfront design.
- Advertisements.
- Facilitate growth of telecommunication systems but protect the amenity of urban areas
- Nature conservation/Biodiversity
- Trees
- Local views and Local Landmarks
- Provision of public art
- Murals to screen prominent sites boarded up in preparation for development

CHAPTER 3 – OPEN SPACE - ISSUES

- Protection of open space
- Allow opportunities for additional Open Space.
- Protect sites of nature conservation from development.
- Protect Open spaces forming the South East London Green Chain.
- Safeguard the proposed route of the Waterlink Way and land adjacent as MOL
- Protect, enhance and restore the natural elements of the river environment.
- Negotiate with developers for new areas of Public Open Space within housing schemes.
- Bring suitable vacant land into temporary open space use.
- Prevent the loss of trees and allow Tree Preservation Orders.
- Sites of Nature Conservation Importance.

CHAPTER 3 – ENVIRONMENTAL PROTECTION - ISSUES

- Waste management sites within developments.
- Access for waste collection.
- Minimise impacts of polluting activities.
- Encourage renewable energy schemes in developments.
- Encourage renewable energy and natural resource conservation.
- Assess impacts of developments on contaminated land.
- Avoidance and mitigation of effects of flooding on developments.
- Encouraging Recycling
- Assessment of impact of new developments on air quality within AQMA's.
- Mitigate effects of Noise generating activities.
- Mitigate effects of obtrusive lighting.
- Consider archaeological issues.
- Mitigation of risk from flood hazards.
- Energy efficiency and natural resource conservation through design, orientation, density and location.

CHAPTER 4 – HOUSING - ISSUES

- Prevent the loss of housing.

- Protect and enhance the character and amenity of residential areas.
- Meet housing need.
- Provide sufficient affordable housing to meet needs.
- Higher densities in locations with good public transport.
- Providing housing for a range of households, household sizes and affordable housing.
- Improve and safeguard residential amenity.
- Quality of new residential development.
- Dwelling mix.
- Live / Work Developments
- Mixed and balanced communities.
- Locations for higher densities and flexible residential development standards.
- Need for travellers sites.
- Provision of bed and breakfast accommodation.

TRANSPORT - ISSUES

- Access to facilities, especially in Town Centres.
- Location of activity generators in relation to public transport and parking.
- Provision of car parking.
- Safe provision for cyclists and pedestrians.
- Location of cycle and pedestrian paths in new and exiting developments.
- Traffic management.
- Impact of development major schemes on congestion, safety, and the surrounding environment.
- Developer contributions to highway improvements, traffic management and accessible public transport and cycle/pedestrian facilities.
- Protection and improvement of public transport.
- Interchange facilities and linkages.

EMPLOYMENT - ISSUES

- Suitability of sites and site allocations for business/industrial use and for new growth areas of the economy
- Providing sufficient employment land to meet needs.
- Retention and promotion of premises for use by Creative Industries.
- Location of new office development

SHOPPING AND TOWN CENTRES - ISSUES

- Protecting and promote quality town centres.
- Location of new stores in/out of existing.
- Improve attractiveness of existing centres.
- Maintain and improve role & function of centres in retail hierarchy.
- Loss of local shopping facilities.
- Promote mixed use schemes.
- Promoting the night time economy.
- Support for A205 improvements in Catford.
- Promoting tourism in town centres.

LEISURE, COMMUNITY FACILITIES AND EDUCATION - ISSUES

- Appropriate location of community facilities and services.
- Accessibility to all users.
- Provision and location of community facilities and services.
- Location and provision of tourist facilities.
- Provision of accommodation and tourist facilities/infrastructure.
- Location of community and education facilities.
- Adequate provision for public conveniences.

**TECHNICAL APPENDIX
SECTION C – SUSTAINABILITY APPRAISAL FRAMEWORK**

C1 INTRODUCTION

Section C of the Technical Appendix outlines information which develops the sustainability appraisal framework. This involves developing objectives, which may be expressed in the form of targets, and which should be measurable using identified indicators. The work undertaken in Sections A & B above have informed the development of these objectives.

C2 THE SUSTAINABILITY OBJECTIVES, INDICATORS AND TARGETS

Obj. No.	SUSTAINABILITY OBJECTIVE	INDICATORS	TARGETS (IF ANY)	SOURCE OF TARGET (IF ANY)	SOURCE OF INDICATOR	SEA DIRECTIVE
ECONOMIC						
1	To encourage sustained economic growth.	Economic Growth			(determine source of indicator)	
		Amount of completed retail, office and leisure development.	No targets.		Annual Monitoring Report	
2	To encourage and promote employment and new enterprises in Catford Town Centre.	Employment land supply by type.	No targets.		Annual Monitoring Report.	
		Amount of land developed for employment by type.	No targets.		Annual Monitoring Report.	
		Amount of employment land lost to other uses.	No targets.		Annual Monitoring Report.	
ENVIRONMENT						
3	To minimise waste.	Total Household Waste Stream (% incinerated, landfilled, recycled)	Recycling 25% 2005 30% 2010 33% 2015	London Plan	Annual Monitoring Report	
		Amount of household waste collected (tonnes)			Annual Monitoring Report	
4	To improve water quality.	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	No targets.		Annual Monitoring Report.	Water Climatic Factors
		Water quality levels – rated % good / fair quality.	No targets.		DEFRA e-Digest Statistics: River Water Quality Database (Web).	Water
5	To maintain and enhance biodiversity, flora and fauna.	Changes in areas and populations of biodiversity importance.	No targets. Aim to increase change.		Annual Monitoring Report.	Biodiversity Fauna Flora Landscape
6	To improve air quality and reduce pollution and the emissions of greenhouse gases.	Levels Exceeding Main Air Pollutant Quality Standards.	As per AQMA standards.	Air Quality Regulations 2000 and (Amendment) Regulations 2002)	To be completed	Air
		Number of developments granted planning permission incorporating renewable energy by type.	Target to be set in the Spatial (Core) Strategy		Annual Monitoring Report	Climatic Factors

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN – TECHNICAL APPENDIX

Obj. No.	SUSTAINABILITY OBJECTIVE	INDICATORS	TARGETS (IF ANY)	SOURCE OF TARGET (IF ANY)	SOURCE OF INDICATOR	SEA DIRECTIVE
7	To improve the quality of the built and natural environment.	Users satisfied with parks and open space.	As per BV Target.	Best Value	Best Value 199e	Material Assets Cultural Heritage Landscape
		Perceptions of Street Cleaning Service	No target. Aim to improve.		Lewisham Annual Residents Survey	
		Open Space availability per 1000 population.	1.7ha by 2006 1.75ha by 2010	Open Space Strategy	Open Space Strategy	
SOCIAL						
8	To provide everybody with the opportunity to live in a decent home.	Number of Housing Completions (AMR).	Target to be set in the Spatial (Core) Strategy.	General conformity with the London Plan.	Annual Monitoring Report	Population
		Number of Affordable Housing Completions (AMR) – Target to be set in Spatial (Core) Strategy	Target to be set in the Spatial (Core) Strategy.	General conformity with the London Plan.	Annual Monitoring Report	
		Annual Average Number of Net Additional Dwellings Needed to Meet Overall Housing Requirements	Target to be set in the Spatial (Core) Strategy.	General conformity with the London Plan.	Annual Monitoring Report (Housing Trajectory)	
9	To improve the health of the population.	Households with a Limiting Long-Term Illness	No target. Aim to reduce this number.		Census KSO8	Population Human Health
10	To reduce poverty and social exclusion.	Index of local deprivation	No target. Improve rank.		Govt Index.	Population Human Health
11	To provide for the improvement of education and skill levels.	People Aged 16-74 with no qualifications.	No target. Aim to reduce this number.		Census KS13	Population Human Health
		Percentage of pupils achieving 5 or more GCSE's at grades A*-C or equivalent.	As per BV Target.	Best Value	Best Value 038	
		Number of learners completing adult education basic skills programme.	No target. Aim to increase this number		BV – Local Indicator	
12	To reduce crime, anti-social behaviour and the fear of crime.	Domestic burglaries per 1,000 households	As per BV Target	Best Value	Best Value 126a	Population Human Health
		Vehicle crimes per 1,000 population	As per BV Target	Best Value	Best Value 128a	
		Violent crimes per 1,000 population	As per BV Target	Best Value	Best Value 127	
		Percentage of residents who feel safe outside during the day / night.	No target. Aim to reduce.		Lewisham Annual Residents Survey	
13	To encourage a sense of community identity and welfare.	No indicators developed as yet.				Population Human Health

Obj. No.	SUSTAINABILITY OBJECTIVE	INDICATORS	TARGETS (IF ANY)	SOURCE OF TARGET (IF ANY)	SOURCE OF INDICATOR	SEA DIRECTIVE
14	To improve accessibility to community infrastructure and services.	Percentage of residents satisfied with personal social services	As per BV Target	Best Value	Best Value 03	Population Human Health

C3 AREA ACTION PLAN OBJECTIVES

As outlined in the main document, objectives for Catford Town Centre have been developed which need to be met in order to achieve the vision outlined. The objectives are outlined below.

1. Offer a variety of shops and a thriving street market that cater for the basic needs of the local community (including a mix of convenience and comparison shopping), as well as a number of speciality shops that draw in visitors from further afield.
2. Have established itself as a popular evening destination, building on the success of the Broadway Theatre and accommodating a range of cultural and leisure facilities that appeal to wide variety of people.
3. Have strengthened its role as the civic centre of the borough, with a high concentration of council services and employees providing a key anchor for the town centre economy.
4. Have raised its profile as a creative and vibrant place through the introduction of high quality design and public art throughout the area.
5. Benefit from an attractive, safe and animated public realm, including a new public square that will be a central meeting point and accommodate a series of outdoor activities and events.
6. Have attracted a series of new developments that embrace the highest standards in architecture and urban design that raise the image and profile of the area.
7. Have increased its accessibility by public transport by dramatic improvement to the waiting environment, interchange facilities and pedestrian links to bus stops and railway stations.
8. Benefit from safe and attractive pedestrian and cycle links to key destinations in the locality, including the open spaces at Ladywell Fields, Blythe Hill Fields and Mountsfield Park.

C4.0 TESTING THE OBJECTIVES

The objectives outlined in the main document for the Catford Town Centre Area Action Plan need to be tested against the sustainability objectives above to make sure that they are consistent. Testing the objectives of the CS/DP&SA Plans against the Sustainability Appraisal objectives is **TASK A5** within the Government’s guidance document ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks’.

(√) Compatible (x) Conflict (/) Neutral		SUSTAINABILITY OBJECTIVES													
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
CATFORD TOWN CENTRE OBJECTIVES	1	√	√	√	√	√	√	√	√	√	√	√	/	/	√
	2	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	3	√	√	/	/	/	√	/	√	√	√	√	√	√	√
	4	√	√	√	√	√	√	√	√	√	√	√		/	/
	5	√	√	/	/	/	√	/	√	√	√	√	√	√	√
	6	√	√	/	/	/	√	/	√	√	/	√	√	/	√
	7	√	√	/	/	/	√	/	√	√	√	√	√	√	√
	8	√	√	√	/	/	√	/	/	√	/	√	√	√	√

For translation contact:

Tercüme için temas ediniz:

Pour la traduction, entrez en contact svp:

සමුදායනය සමඟ සම්බන්ධ වන්න:

LIÊN LẠC KHI CÓ NHU CẦU THÔNG DỊCH:

Controkha troogmada:

翻译請聯絡：

Për një përkthim kontaktojeni:

Para la traducción, entre en contacto con por favor:

অনুবাদের জন্য যোগাযোগ করুন:

ترجمے کے لیے رابطہ:

Para a tradução, contate por favor:

उत्तरमें से लई सभपरब बरी:

Pro překlad se obraťte na:

अनुवाद साटे सम्पर्क करे:

अनुवाद के लिये सम्पर्क करें:

Для перевода позвоните:

Pre preklad sa obráťte na:

**For other formats, including Braille,
large print, audio tape or
computer disc contact:**

Planning Policy Unit

020-8314-7400

planning@lewisham.gov.uk

PUBLISHED BY: -

LONDON BOROUGH OF LEWISHAM
DIRECTORATE FOR REGENERATION
PLANNING SERVICE
5TH FLOOR LAURENCE HOUSE
1 CATFORD ROAD
LONDON SE6 4RU
PHONE – 020-8314-7400
INTERNET – www.lewisham.gov.uk
AUGUST 2005

APPENDIX C – OBJECTIVE TESTING

CATFORD APP OBJECTIVES

Objective 1 :- Catford Town Centre will offer a variety of shops and a thriving street market that caters for the basic needs of the local community (including a mix of convenience and comparison shopping), as well as a number of speciality shops that draw in visitors from further a field.

Objective 2 :- Catford Town Centre will have attracted a series of new developments that embrace the highest standards in architecture and urban design and raise the image and profile of the area; complemented by the retention of historic and high quality buildings.

Objective 3 :- Catford Town Centre will have a strengthened role as the civic centre of the borough, with a high concentration of council services and employees providing a key anchor for the town centre economy.

Objective 4 :- Catford Town Centre will establish itself as a popular evening destination, building on the success of the Broadway Theatre and accommodating a range of cultural and leisure facilities that appeal to a wide variety of people.

Objective 5 :- Catford Town Centre will have raised its profile as a creative and vibrant place and will contain an attractive, safe and animated public realm, including new public spaces and the introduction of high quality design and public art.

Objective 6 :- Catford Town Centre will have increased its accessibility by the creation of safe and attractive pedestrian and cycle links and through improved interchange facilities and pedestrian links to and at bus stops and railway stations.

Objective 7 :- Catford Town Centre will benefit from safe and attractive pedestrian and cycle links to key destinations in the locality, including the open spaces at Ladywell Fields, Blythe Hills Fields and Mountsfield Park.

		SUSTAINABILITY OBJECTIVES																		
CATFORD TOWN CENTRE OBJECTIVES		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	
	1	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	2	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	3	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	4	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	5	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	6	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	7	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√

(√) Compatible

(x) Conflict

(/) Neutral

APPENDIX D – APPRAISAL OF THE ISSUES AND OPTIONS

Issue 1 - Core shopping area																													
Retail Uses	1 - Designate part of the town centre as a Core Shopping Area			2 - Maintain the existing core shopping area			3 - Expand the existing shopping area			4 - Remove shopping centre allocations and rely on town centre boundaries			5 - Set a target for no less than 70% of uses to be shop (A1) uses			6 - Set a target below 70% of uses			7 - Protect existing larger retail outlets in the core from being subdivided into smaller outlets			8 - Permit subdivision of larger retail outlets into smaller outlets			Most Sustainable Option	Comments (Effects)			
Objectives	Effects			Effects			Effects			Effects			Effects			Effects			Effects										
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L					
Economic Growth	*	*	*	*	*	*	#	#	#	#	#	#	*	*	*	#	#	#	0	0	0	0	0	0	0	0	0		Economic growth will be supported by the designation of a Core Shopping Area, while there is limited demand and retail capacity to warrant expanding the existing shopping area. A target for A1 uses would ensure their retention and provision.
Employment	*	*	*	*	*	*	#	#	#	#	#	#	*	*	*	#	#	#	0	0	0	0	0	0	0	0	0		Employment growth will be supported by the designation of a Core Shopping Area, while there is limited demand and retail capacity to warrant expanding the existing shopping area. A target for A1 uses would ensure their retention and provision.
Minimise waste	0	0	0	0	0	0	#	#	#	0	0	0	0	0	0	0	0	0	*	*	*	#	#	#	0	0	0		Expanding the shopping area and the provision of additional shops will increase waste.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Air quality	0	0	0	0	0	0	#	#	#	0	0	0	*	*	*	#	#	#	0	0	0	#	#	#	0	0	0		Expanding the shopping area and the provision of additional shops would require additional deliveries which would impact on air quality.
Energy	0	0	0	0	0	0	#	#	#	0	0	0	*	*	*	#	#	#	0	0	0	#	#	#	0	0	0		Expanding the shopping area and the provision of additional shops will increase energy consumption.
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Sufficient & decent housing	0	0	0	0	0	0	#	#	#	#	#	#	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Expanding the shopping area would be at the expense of existing housing areas and therefore would reduce housing supply.
Human health	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Accessibility to services	*	*	*	*	*	*	#	#	#	#	#	#	*	*	*	#	#	#	0	0	0	*	*	*	0	0	0		The designation of a core shopping area would focus A1 uses in accessible locations.
Most Sustainable Option:																						1, 2, 5	A Core Shopping area should be designated but the exiting core area should be retained with a threshold of 70% A1 uses.						

Issue 2 - Non-core shopping areas										
Retail Uses	1- Restrict the number of restaurants, cafes, drinking establishments and hot food takeaways (A3, A4 and A5 uses)	2- Restrict A5 uses more than A3 and A4 uses		Most Sustainable Option	Comments (Effects)					
Objectives	Effects							Effects		
	S	M	L					S	M	L
Economic Growth	*	*	*	*	*	*	Generally A3, A4 uses employ more people. Restrictions would ensure provision of A1.			
Employment	*	*	*	*	*	*	Generally A3, A4 uses employ more people.			
Minimise waste	*	*	*	*	*	*	More waste is created with A5 uses.			
Water quality	0	0	0	0	0	0	Neutral impact.			
Biodiversity	0	0	0	0	0	0	Neutral impact.			
Air quality	*	*	*	*	*	*	More energy consumption with A5 uses leading to higher CO2 emissions.			
Energy	*	*	*	*	*	*	More energy consumption with A5 uses.			
Landscapes and Townscapes	0	0	0	0	0	0	Neutral impact.			
Historic environment	0	0	0	0	0	0	Neutral impact.			
Sufficient & decent housing	0	0	0	0	0	0	Neutral impact.			
Human health	*	*	*	*	*	*	Opportunity to limit take away food.			
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral impact.			
Education	0	0	0	0	0	0	Neutral impact.			
Reduce crime	0	0	0	0	0	0	Neutral impact.			
Community welfare	0	0	0	0	0	0	Neutral impact.			
Accessibility to services	*	*	*	*	*	*	Restrictions would ensure an element of A1 uses and access to services.			
				1, 2	Restrictions would ensure an element of A1 uses and access to services.					

Issue 3 - Evening Economy														
Retail Uses	1 - Support a great mix of uses including cafes, bars and other evening economy uses to support the vitality of the retail offer			2 - Encourage evening economy uses as part of a mix in uses in a particular area			3 - Concentrate evening economy uses in a particular zone			4 - Do not provide any specific town centre approach			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	0	0	0	#	#	#		Evening economy uses combined with a specific policy will support economic growth.
Employment	*	*	*	*	*	*	0	0	0	#	#	#		Evening economy uses will support employment.
Minimise waste	#	#	#	#	#	#	0	0	0	#	#	#		Evening economy uses will generate more waste.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Air quality	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Energy	#	#	#	#	#	#	0	0	0	#	#	#		Potential for increased energy consumption for longer hours.
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	#	#	#		Shopfront guidelines needed to ensure active streetfronts during the day.
Historic environment	0	0	0	0	0	0	0	0	0	#	#	#		Shopfront guidelines needed to ensure active streetfronts during the day.
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Human health	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Education	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Accessibility to services	0	0	0	0	0	0	0	0	0	#	#	#		An element of A1 uses are needed to ensure essential services are provided.
Most Sustainable Option:													1, 2	Evening economy uses support economic growth and employment, however, clear policy is needed to ensure compatibility with the town centre.

Issue 4 - Other shopping areas (periphery of the Core/Non-core areas)														
Retail Uses	1 - Permit a range of uses within the other shopping areas with no restrictions			2 - Permit the conversion of shop and business premises to residential uses (including the ground floor)			3 - Only permit the conversion to residential of the first floors			4 - Do not permit conversions			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	*	*	#	#	#	#	#	#	*	*	*		Conversions have the potential to have a negative impact on economic growth.
Employment	0	*	*	#	#	#	#	#	#	*	*	*		Conversions have the potential to have a negative impact on employment.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Air quality	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Energy	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Landscapes and Townscapes	0	0	0	#	#	#	0	0	0	0	0	0		Design guidelines are needed for conversions to ensure integration with the townscape.
Historic environment	0	0	0	#	#	#	0	0	0	0	0	0		Design guidelines are needed for conversions to ensure integration with the historic environment.
Sufficient & decent housing	0	0	0	*	*	*	*	*	*	#	#	#		Residential conversions would increase housing supply.
Human health	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Education	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact although residential uses would located population close to services and facilities.
Most Sustainable Option:													1, 2, 3	Conversions add to the housing supply, however, design guidelines are needed to ensure integration with the townscape and no loss to employment.

Issue 5 - Retail parks								
Retail Uses	1 - Focus comparison shopping in the retail parks			2 - Permit retail park areas to be redeveloped including mixed uses			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*		Positive impact.
Employment	*	*	*	*	*	*		Positive impact.
Minimise waste	0	0	0	#	#	#		Intensification of development will increase waste.
Water quality	0	0	0	0	0	0		Neutral impact.
Biodiversity	0	0	0	0	0	0		Neutral impact.
Air quality	0	0	0	#	#	#		Intensification of development has the potential to increase traffic which impacts on air quality.
Energy	0	0	0	#	#	#		Intensification of development has the potential to increase energy consumption.
Landscapes and Townscapes	0	0	0	0	0	0		Design criteria is needed to ensure quality buildings.
Historic environment	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Sufficient & decent housing	N/A	N/A	N/A	*	*	*		Mixed use would permit housing and increase housing stock.
Human health	0	0	0	0	0	0		Neutral impact.
Reduce poverty & exclusion	0	0	0	0	0	0		Neutral impact.
Education	0	0	0	0	0	0		Neutral impact.
Reduce crime	0	0	0	0	0	0		Neutral impact.
Community welfare	0	0	0	0	0	0		Neutral impact.
Accessibility to services	N/A	N/A	N/A	*	*	*		Housing in the town centre will improve accessibility to services.
Most Sustainable Option:							1, 2	The options should be merged. Comparison shopping should be focussed in the retail parks but an element of mixed use could be promoted where appropriate.

Issue 6 - Street market								
Retail Uses	1 - Retain the presence of the street market			2 - Designate specific areas where the market can operate			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*		The presence of the market provides opportunities for economic growth within the town centre.
Employment	*	*	*	*	*	*		The presence of the market provides opportunities for employment growth within the town centre.
Minimise waste	#	#	#	#	#	#		Additional traders in the town centre has the potential to increase waste.
Water quality	0	0	0	0	0	0		Neutral impact.
Biodiversity	0	0	0	0	0	0		Neutral impact.
Air quality	#	#	#	#	#	#		Marginally negative impact where stalls contributes to increased deliveries and traffic.
Energy	0	0	0	0	0	0		Neutral impact.
Landscapes and Townscapes	#	0	0	0	0	0		There is the potential for a negative impact where the appearance of the market can detract from the overall townscape.
Historic environment	0	0	0	0	0	0		Neutral impact.
Sufficient & decent housing	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Human health	0	0	0	0	0	0		Neutral impact.
Reduce poverty & exclusion	0	0	0	0	0	0		Neutral impact.
Education	0	0	0	0	0	0		Neutral impact.
Reduce crime	0	0	0	0	0	0		Neutral impact.
Community welfare	*	*	*	*	*	*		The market provides an opportunity for the community to interact.
Accessibility to services	*	*	*	*	*	*		The market increases the number of services and
Most Sustainable Option:							1, 2	The market should be retained, however, it is considered preferable for it to be located within a designated area to focus the market activity.

Issue 1 - Cafes/restaurants and eating out											
Leisure Uses	1 - Promote the town centre as a café and restaurant destination	2 - Encourage cafes and restaurants in specific areas of the town centre	3 - Permit cafe's and restaurants anywhere within the town centre							Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	**	**	*	**	**	*	*	#	Opt 1 and 2	opt 1 and 2 would boost the night time economy in Catford and encourage larger retailers to open in the town centre
Employment	*	**	**	*	**	**	*	*	#	Opt 1 and 2	Opt 1 and 2 is likely to have a positive effect on the retailers so employment is likely to increase both in food and as well as general retail sectors
Minimise waste	#	#	#	#	#	#	#	#	#	None	All the options would generate more waste with the increase in restaurants and café's being used during the day and in the evening.
Water quality	#	#	#	#	#	#	#	#	#	None	Water usage is likely to increase with an increase in food outlets as these are heavy users of water. Water quality is not likely to be affected.
Biodiversity	0	0	0	0	0	0	0	0	0	None	No significant impact
Air quality	0	0	0	0	0	0	0	0	0	None	All the options would generate more traffic during the day and in the evening. This may however be offset by local people becoming walking distance to facilities that they would normally drive to.
Energy	#	#	#	#	#	#	#	#	#	None	All the options would require energy to operate.
Landscapes and Townscapes	*	*	*	*	*	*	0	0	0	Opt 1 and 2	The townscape is likely to improve with new outlets which are located in a well planned manner. Opt 3 departs from that and may not bring about any improvements to the appearance of the town centre.
Historic environment	0	0	0	0	0	0	0	0	0	None	No significant impact
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	None	No significant impact
Human health	0	0	0	0	0	0	0	0	0	None	No significant impact
Reduce poverty & exclusion	0	*	*	0	*	*	0	0	0	Opt 1 and 2	By improving the local economy the town centre may provide better variety of jobs and a mix of people living in the area.
Education	0	0	0	0	0	0	0	0	0	None	No significant impact
Reduce crime	0	*	*	0	*	*	0	0	0	Opt 1 and 2	By becoming a lively centre of activity during the day and in the evening, natural surveillance would increase and the perception of crime is likely to be reduced.
Community welfare	0	0	0	0	0	0	0	0	0	None	No significant impact
Accessibility to services	0	0	0	0	0	0	0	0	0	None	No significant impact
Most Sustainable Option:										Opt 1 and 2	Options 1 and 2 are the most sustainable options as they will improve the local economy in improve the townscape.

Issue 2 - Theatre and cinema								
Leisure Uses	1 - Designate the cinema for on-going cinema uses			2 - Permit any use to occur in the cinema			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	#	#	0	0	0	2	The cinema has been shut for 5 years so in the med and long turn the underuse of this building could have a detrimental effect on the townscape and hence economic growth.
Employment	0	0	0	0	*	*	2	The usage of the building would increase employment
Minimise waste	0	0	0	0	0	0	Neutral	No significant impact
Water quality	0	0	0	0	0	0	Neutral	No significant impact
Biodiversity	0	0	0	0	0	0	Neutral	No significant impact
Air quality	0	0	0	0	0	0	Neutral	No significant impact
Energy	0	0	0	0	0	0	Neutral	No significant impact
Landscapes and Townscapes	0	#	#	0	*	*	2	The building is vacant and has a negative impact on the townscape. The usage of the building would improve the townscape.
Historic environment	0	0	0	0	0	0	Neutral	No significant impact
Sufficient & decent housing	0	0	0	0	0	0	Neutral	No significant impact
Human health	0	0	0	0	0	0	Neutral	No significant impact
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	No significant impact
Education	0	0	0	0	0	0	Neutral	No significant impact
Reduce crime	0	0	0	0	0	0	Neutral	No significant impact
Community welfare	0	0	0	*	*	*	2	Allowing the building to be used for other community purposes will be beneficial for the local community.
Accessibility to services	0	0	0	0	0	0	Neutral	No significant impact
Most Sustainable Option:							2	Opt 2 is the most sustainable option. The building has been given permission to be used for religious purposes.

Issue 3 - Other leisure uses								
Leisure Uses	1 - Permit and encourage a range of leisure activities			2 - Seek the provision of leisure uses as part of any major/large proposal			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*		Both options would increase number of people accessing the town centre and hence increase sales at retail outlets and café/ restaurants
Employment	*	*	*	*	*	*		Both options would create employment opportunities related to the use
Minimise waste	#	0	0	#	0	0		The initial phase of the construction would increase waste although the uses are less likely to increase waste significantly
Water quality	#	#	#	#	#	#		Both options are likely to increase water usage. This is much dependent on the type of usage proposed e.g. swimming pool vs bingo hall
Biodiversity	0	0	0	0	0	0		No significant impact
Air quality	#	#	#	#	#	#		Traffic is likely to increase with more people accessing the town centre
Energy	#	#	#	#	#	#		Energy usage for the leisure use of a site will increase
Landscapes and Townscapes	0	0	0	0	0	0		No significant impact
Historic environment	0	0	0	0	0	0		No significant impact
Sufficient & decent housing	0	0	0	0	0	0		No significant impact
Human health	*	*	*	*	*	*		If the proposed leisure activities are related to physical fitness then this will improve human health
Reduce poverty & exclusion	0	0	0	0	0	0		No significant impact
Education	0	0	0	0	0	0		No significant impact
Reduce crime	0	0	0	0	0	0		No significant impact
Community welfare	*	*	*	*	*	*		An increase in leisure activities will make these facilities more accessible and are likely to make the town centre a more attractive place to visit and subsequently improve local people's well being.
Accessibility to services	0	0	0	0	0	0		No significant impact
Most Sustainable Option:								The options complement each other. They both equally sustainable and should be kept as the preferred options

Issue 1 - Office/work space employment											
Employment Uses	1 - Seek to retain existing employment uses			2 - Large developments to provide for employment space as part of any proposal			3 - No requirement to provide employment space			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	*	**	**	#	#	#		Retaining and requiring employment space contributes to economic growth opportunities.
Employment	*	*	*	*	*	*	#	#	#		Retaining and requiring employment space contributes to employment growth opportunities.
Minimise waste	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Water quality	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Biodiversity	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Air quality	0	0	0	0	0	0	0	0	0		Generally neutral impact.
Energy	0	0	0	0	0	0	0	0	0		Generally neutral impact.
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0		Generally neutral impact.
Historic environment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Sufficient & decent housing	N/A	N/A	N/A	#	#	#	*	*	*		Employment space could be at the expense of residential development.
Human health	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Reduce poverty & exclusion	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Education	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Reduce crime	0	0	0	0	0	0	0	0	0		Generally neutral impact.
Community welfare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Accessibility to services	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Most Sustainable Option:											Retention of existing employment uses supports economic growth and employment.

Issue 2 - Hotel/visitors accomodation					
Employment Uses	1- Encourage hotel/visitor accomodation within the town centre			Most Sustainable Option	Comments (Effects)
Objectives	Effects				
	S	M	L		
Economic Growth	*	*	*		Hotel accommodation would contribute positively to economic growth.
Employment	*	*	*		Hotel accommodation would contribute positively to employment.
Minimise waste	0	0	0		Generally neutral impact.
Water quality	0	0	0		Generally neutral impact.
Biodiversity	0	0	0		Generally neutral impact.
Air quality	0	0	0		Generally neutral impact.
Energy	0	0	0		Generally neutral impact.
Landscapes and Townscapes	0	0	0		Generally neutral impact.
Historic environment	0	0	0		Generally neutral impact.
Sufficient & decent housing	#	#	#		Hotel accomodaition could be at the expense of residential development.
Human health	N/A	N/A	N/A		Not applicable
Reduce poverty & exclusion	N/A	N/A	N/A		Not applicable
Education	N/A	N/A	N/A		Not applicable
Reduce crime	N/A	N/A	N/A		Not applicable
Community welfare	N/A	N/A	N/A		Not applicable
Accessibility to services	N/A	N/A	N/A		Not applicable
Most Sustainable Option:					

Housing																				
Objectives	1 - Promote housing above ground floor shops (shop-top housing)			2 - Do not promote/permit shop-top housing			3 - Support taller buildings and more intensive development			4 - Maintain current density /housing levels			5 - Promote housing as part of the development of opportunity sites			6 - Ensure that the redevelopment of existing housing results in the overall provision of the same or more housing on the site			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	0	0	0	0	*	*	**	0	0	0	*	*	*	0	0	*		More intensive development within the town centre will have a positive impact on
Employment	0	#	#	0	+	+	+	+	+	0	0	0	0	+	+	0	0	0		The promotoin of shop-top housing would reduce the space available for shop/business activities. Taller buildings would increase opportunities for business space and increase local residents as would the promotion of housing as art of the development of opportunity sites.
Minimise waste	0	0	0	0	0	0	#	#	##	0	0	0	#	#	#	0	0	0		The intensificaton of development will result in an increase in waste.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Air quality	*	*	*	0	0	0	*	*	**	0	0	0	*	*	*	*	*	*		Increased housing in the town centre would reduce the need to travel by private vehicle and improve opportunities for public transport use thereby positively influencing air quality.
Energy	0	0	0	0	0	0	#	+	+	0	0	#	#	0	+	0	0	0		Initial housing construction will lead to increased energy consumption however increased housing in the town centre can have a positive impact through efficient design and proximity to trains and buses.
Landscapes and Townscapes	0	+	+	0	0	0	*	*	*	0	0	0	*	*	*	*	*	*		The provision of housing with the town centre provides the opportunity to use derelict land, improve the townscape and provide landscape improvements.
Historic environment	0	0	0	0	0	0	#	#	#	0	0	0	0	*	*	0	*	*		Taller buildings may impact on historic buildings and character of the town centre. New housing development has the opporunity to enhance and reflet these characteristics.
Sufficient & decent housing	*	*	*	#	#	##	*	**	**	0	#	#	*	**	**	*	*	*		The provision of additional housing in any form and locaaton would meet the sufficient and decent housing objective.
Human health	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Reduce poverty & exclusion	0	*	*	0	#	#	0	*	*	0	#	#	*	*	**	*	*	*		Additional housing, particularly affordable housing will assist in reducing poverty by providing more opportunities for people to become a home owner as well as assisting to reduce social exclusion.
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Neutral impact.
Accessibility to services	*	*	*	0	0	0	*	**	**	0	0	0	*	*	*	0	0	0		Increased housing in the town centre locates people closer to services and creates
Most Sustainable Option:																				

Issue 1 - Catford railways stations											
Transport	1 - Improve and promote existing transport links to the town centre including rail and bus			2 - Use the redevelopment of surrounding sites to achieve improvements to the railways stations			3 - Retain current levels of service			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	**	***	*	**	**	0	#	#		Improved services will improve accessibility which contributes to economic growth. Retention of current services could lead to a decline in accessibility in the long term.
Employment	*	**	***	*	*	*	0	#	#		Improved services will improve accessibility for employment opportunities. Retention of current services could lead to a decline in accessibility in the long term.
Minimise waste	0	0	0	0	0	0	0	0	0		Neutral impact.
Water quality	0	0	0	0	0	0	0	0	0		Neutral impact.
Biodiversity	0	0	0	0	0	0	0	0	0		Neutral impact.
Air quality	*	**	***	*	**	**	0	#	#		Any improvements to public transport services will improve air quality.
Energy	*	**	***	*	**	**	0	0	#		Any improvement to public transport services will reduce overall energy consumption.
Landscapes and Townscapes	*	*	*	*	*	*	0	0	#		Improved services reduces car use and its impact on the landscape/townscape.
Historic environment	0	0	0	0	0	0	0	0	0		Neutral impact.
Sufficient & decent housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Human health	0	0	0	0	0	0	0	0	0		Neutral impact.
Reduce poverty & exclusion	*	*	*	*	*	*	0	0	0		Improved services will improve accessibility which can have a positive impact on social exclusion.
Education	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Reduce crime	0	0	0	0	0	0	0	0	0		Neutral impact.
Community welfare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Accessibility to services	*	**	***	*	**	***	0	0	#		Improved services will improve accessibility.
Most Sustainable Option:											

Issue 2 - Road changes								
Transport	1 - Realign the South Circular			2 - Do not realign the South Circular			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	**	**	0	0	#		Realignment offers the opportunity to remove traffic from the town centre and provides the initiative for significant regeneration projects which can contribute to economic growth.
Employment	*	**	**	0	0	#		Realignment offers the opportunity to remove traffic from the town centre and provides the initiative for significant regeneration projects which can improve employment opportunities.
Minimise waste	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Water quality	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Biodiversity	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Air quality	*	*	*	0	0	0		Realignment provides the opportunity to improve bus and traffic flows.
Energy	N/A	N/A	N/A	N/A	N/A	N/A		
Landscapes and Townscapes	*	*	*	0	0	0		Realignment provides the opportunity to regenerate the town centre through the more efficient use of land.
Historic environment	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Sufficient & decent housing	*	*	*	0	#	#		Realignment would allow town centre redevelopment and the provision of additional housing to decent home standards.
Human health	N/A	0	0	0	0	0		Neutral impact.
Reduce poverty & exclusion	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Education	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Reduce crime	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Community welfare	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Accessibility to services	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Most Sustainable Option:								

Issue 3 - Public transport projects								
Transport	1 - Bus enhancements			2 - Additional National Rail services			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	**	***	*	**	***		Improved bus and rail services will improve accessibility which contributes to economic growth.
Employment	*	**	***	*	**	***		Improved bus and rail services will improve accessibility which contributes to economic growth and can promote employment opportunities.
Minimise waste	0	0	0	0	0	0		Neutral Impact
Water quality	0	0	0	0	0	0		Neutral Impact
Biodiversity	0	0	0	0	0	0		Neutral Impact
Air quality	*	**	***	*	**	***		Any improvement to public transport services will improve air quality.
Energy	*	**	***	*	**	***		Any improvement to public transport services will reduce overall energy consumption.
Landscapes and Townscapes	*	*	*	*	*	*		Improved services reduces car use and its impact on the landscape/townscape.
Historic environment	0	0	0	0	0	0		Neutral impact.
Sufficient & decent housing	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Human health	0	0	0	0	0	0		Neutral impact.
Reduce poverty & exclusion	*	*	*	*	*	*		Improved services will improve accessibility which can have a positive impact on social exclusion.
Education	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Reduce crime	0	0	0	0	0	0		Neutral impact.
Community welfare	N/A	N/A	N/A	N/A	N/A	N/A		Not applicable.
Accessibility to services	*	**	***	*	**	***		Improved services will improve accessibility.
Most Sustainable Option:								

Creating a more sustainable town centre														
Renewable Energy and Waste	1 - Require all new developments to include renewable energy as part of their proposals			2 - Require renewable energy only for large scale/major proposals			3 - New developments makes space for recycling facilities			4 - Include recycling bins throughout the public parts of the town centre alongside normal waste bins			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	None of these options are likely to make an impact on the economic growth, unless remanufacturing of recycled goods was co-located with a recycling facility
Employment	0	0	0	0	0	0	0	0	0	0	0	0	0	Unlikely to have any impact on local employment, other than in situations where an increase in recycling could increase the manufacturing of recycled goods in the borough
Minimise waste	0	0	0	0	0	0	**	**	**	**	**	**	**	Opt 3 and 4 would encourage and enable people to use recycling bins more readily. This would reduce amount of residual waste
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Energy	**	**	**	*	*	*	0	0	0	0	0	0	0	The incorporation of renewable technologies would reduce energy consumption and greenhouse gas emissions. The proportion of energy saved would be greater if applied to all developments.
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Human health	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Education	*	*	*	*	*	*	*	*	*	*	*	*	*	Renewable energy installations and visible recycling facilities would educate people in how they can have a more sustainable lifestyle. This would be particularly beneficial for the younger generation.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	0	No significant effect
Most Sustainable Option:														Opt 1 and 2 and opt 3 and 4 deal with separate issues. A combination of all these options would be the most sustainable options

Issue 1 - New development design principles																										
Design Principles	1 - Public realm enhancements			2 - Improve landscaping			3 - Encourage new developments at the town centre gateways to raise the profile of the town centre as a whole			4 - Mark entrances with art (sculptures, murals etc) creating visual interest and a sense of arrival			5 - Enhance the night time appearance of buildings at the entrances to the town centre			6 - Encourage the redevelopment of underused sites			7 - Set specific design principles for new development			8 - Set broad design principles for new development			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects			Effects			Effects			Effects							
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	**	*	*	**	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0	0	0	0		Improvements to the public realm, landscaping and general appearance of the town centre improves the attractiveness which contributes to economic growth.
Employment	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0	0	0	0		Improvements to the public realm, landscaping and general appearance of the town centre improves the attractiveness which can contribute to employment growth.
Minimise waste	*	*	*	*	*	*	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	*	*	*	*	*	*		Opportunities to reduce, reuse and recycle waste can be incorporated into the public realm.
Water quality	*	*	*	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	0	0	0	0	0	0		Opportunities to improve water quality can be incorporated into the public realm and design initiatives in new development.
Biodiversity	*	*	*	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	0	0	0	0	0	0		Opportunities to promote and improve biodiversity can be incorporated into the public realm.
Air quality	0	0	0	0	0	0	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	0		Generally a neutral impact.
Energy	N/A	0	0	0	0	0	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	*	*	*	*	*	*		Generally a neutral impact.
Landscapes and Townscapes	*	**	***	*	**	***	*	**	***	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		Improvements to the public realm and building design will improve the landscape and townscape
Historic environment	*	*	*	*	*	*	*	*	*	*	*	*	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0		Improvements to the public realm and building design will enhance the historic environment.
Sufficient & decent housing	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A		New development can incorporate an element of housing.
Human health	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0		Generally a neutral impact.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	0	0	0	0	0	0		Redevelopment can provide additional services and facilities.
Education	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A		Redevelopment can contribute to training and development schemes.
Reduce crime	*	*	*	*	*	*	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	0	0	0	0	0	0		Safer by design principles can be used in any redevelopment/regeneration schemes.
Community welfare	*	*	*	*	*	*	*	*	*	*	*	*	N/A	N/A	N/A	*	*	*	0	0	0	0	0	0		Redevelopment/regeneration can provide new meeting spaces/places where the design can be influenced by community involvement.
Accessibility to services	0	0	0	0	0	0	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	0	0	0	0	0	0		Redevelopment/regeneration will improve overall accessibility to and within the town centre.
Most Sustainable Option:																										

Issue 2 - Walking in Catford					
Design Principles	Provide and promote safe and comfortable walking routes to, from and within the town centre			Most Sustainable Option	Comments (Effects)
Objectives	Effects				
	S	M	L		
Economic Growth	*	*	**		Improvements to accessibility contribute to economic growth.
Employment	*	*	**		Improvements to accessibility can assist in employment growth.
Minimise waste	0	0	0		Neutral impact.
Water quality	0	0	0		Neutral impact.
Biodiversity	0	0	0		Neutral impact.
Air quality	*	*	**		Improving accessibility through appropriate walking routes will reduce the use of the private vehicle and contribute to improved air quality.
Energy	*	*	**		Improving accessibility through appropriate walking routes will reduce the use of the private vehicle and contribute to improved air quality.
Landscapes and Townscapes	*	*	*		Improvements to accessibility contribute to improved townscapes.
Historic environment	N/A	N/A	N/A		Not applicable.
Sufficient & decent housing	N/A	N/A	N/A		Not applicable.
Human health	*	*	**		Walking improves health.
Reduce poverty & exclusion	*	*	*		Walking improves accessibility and access to services.
Education	N/A	N/A	N/A		Not applicable.
Reduce crime	N/A	N/A	N/A		Not applicable.
Community welfare	*	*	**		Walking provides opportunities to interact with the community.
Accessibility to services	*	*	**		Walking improves accessibility and access to services.
Most Sustainable Option:					

Creating a more sustainable town centre															
Renewable Energy and Waste	1 - Require all new developments to include renewable energy as part of their proposals			2 - Require renewable energy only for large scale/major proposals			3 - New developments makes space for recycling facilities			4 - Include recycling bins throughout the public parts of the town centre alongside normal waste bins			Most Sustainable Option	Comments (Effects)	
Objectives	Effects			Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L	S	M	L			
Economic Growth	0	0	0	0	0	0	0	0	0	0	0	0		None of these options are likely to make an impact on the economic growth, unless remanufacturing of recycled goods was co-located with a recycling facility	
Employment	0	0	0	0	0	0	0	0	0	0	0	0		Unlikely to have any impact on local employment, other than in situations where an increase in recycling could increase the manufacturing of recycled goods in the borough	
Minimise waste	0	0	0	0	0	0	**	**	**	**	**	**		Opt 3 and 4 would encourage and enable people to use recycling bins more readily. This would reduce amount of residual waste	
Water quality	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Air quality	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Energy	**	**	**	*	*	*	0	0	0	0	0	0		The incorporation of renewable technologies would reduce energy consumption and greenhouse gas emissions. The proportion of energy saved would be greater if applied to all developments.	
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Human health	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Education	*	*	*	*	*	*	*	*	*	*	*	*		Renewable energy installations and visible recycling facilities would educate people in how they can have a more sustainable lifestyle. This would be particularly beneficial for the younger generation.	
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Most Sustainable Option:															Opt 1 and 2 and opt 3 and 4 deal with separate issues. A combination of all these options would be the most sustainable options

Community															
Community	1 - Protect existing community service uses in any redevelopment proposals			2 - Ensure community services uses are included as part of any large development proposal			3 - Require developers to contribute to the provision of community service uses through monetary or space contributions			4 - Require large development proposals to submit a social impact report/assessment to determine the community service needs arising from a proposal			Most Sustainable Option	Comments (Effects)	
Objectives	Effects			Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L	S	M	L			
Economic Growth	0	0	0	0	*	*	0	*	*	0	0	0		Opt 2 and 3 may provide some incentive for retail or business type developments to located in the vicinity of community facilities as these are likely to increase the amount of people accessing the area during the day and thus enhance the daytime economy.	
Employment	0	0	0	0	*	*	0	*	*	0	0	0		Opt 2 and 3 may provide some incentive for retail or business type developments to located in the vicinity of community facilities as these are likely to increase the amount of people accessing the area during the day and thus create additional jobs.	
Minimise waste	0	0	0	#	#	#	#	#	#	0	0	0		Opt 2 and 3 would lead to an increase in waste during the construction phase and during the use of the facilities. This can however be avoided over time by adequate information on recycling and availability of facilities on site.	
Water quality	0	0	0	0	0	0	0	0	0	0	0	0		Opt 2 and 3 will is not likely to increase surface runoff as the developments will be built on brownfield sites. There will be increase in water usage for the community facility.	
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0		None of the options are likely to have any significant impact on biodiversity.	
Air quality	0	0	0	#	0	0	#	0	0	0	0	0		There will be an increase in traffic during construction phase but the cumulative effect of traffic during operational phase will be less	
Energy	0	0	0	#	#	#	#	#	#	0	0	0		The construction and operation of community facilities will lead to an increase of energy consumption of electricity and gas	
Landscapes and Townscapes	0	0	0	0	*	*	0	*	*	0	0	0		Townscape will improve but this will be a cumulative effect of the whole development as opposed to the community facility on its own	
Historic environment	*	*	*	0	0	0	0	0	0	0	0	0		No significant effect	
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Human health	0	0	0	0	*	*	0	*	*	0	0	0		Having easy access to community facilities is likely to have a positive impact on the overall well being	
Reduce poverty & exclusion	0	0	0	0	*	*	0	*	*	0	0	0		Will have some positive effects on excluded groups as community facilities provide support and a forum to raise issues and concerns	
Education	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0		No significant effect	
Community welfare	*	*	*	**	**	**	**	**	**	**	**	**		Opt 2, 3 and 4 will have a significantly positive effect on community welfare as the	
Accessibility to services	0	0	0	**	**	**	*	*	*	*	*	*		Opt 2 will be most beneficial for accessibility as it will provide access to community facilities within the development	
Most Sustainable Option:															These options are useful for separate issues and the most sustainable option would be to retain all of them

Catford Shopping Centre and Milford Towers											
Catford Shopping Centre and Milford Towers	1 - Ground floor level shopping and retailing			2 - Residential uses above ground floor levels.			3. Design Options			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	#	#	#	#	0	0	#	#	#	All	Additional and better retailing will improve the economic and employment scope of the town centre. Design options to create a better physical environment will also support sustainable economic development and employment. On-going residential uses above ground floor will have short term economic and employment benefits through construction / improvement related economic development.
Employment	#	#	#	#	0	0	#	#	#	All	Additional and better retailing will improve the economic and employment scope of the town centre. Design options to create a better physical environment will also support sustainable economic development and employment. On-going residential uses above ground floor will have short term economic and employment benefits through construction / improvement related economic development.
Minimise waste	*	0	0	*	0	0	0	0	0	All	Construction related increase in waste will be expected in the short term as a result of redevelopment and regeneration. Medium and longer effects are more positive given appropriate waste management measures.
Water quality	0	0	0	0	0	0	#	#	#	All	The site is very urbanised so impacts on water quality will be neutral or possibly positive through the use of sustainable water management techniques.
Biodiversity	0	0	0	0	0	0	0	0	0	All	The urbanised nature of the site results in a neutral outcome for biodiversity. Some minor opportunity to improve biodiversity through urban landscaping should occur.
Air quality	#	#	#	#	#	#	#	#	#	All	The town centre location and high public transport accessibility makes this site an excellent location for development as it should help to reduce the need to travel.
Energy	0	0	0	0	0	0	0	0	0	All	Impacts are neutral. Some opportunity for improvement through the use of sustainable design and construction.
Landscapes and Townscapes	#	#	#	#	#	#	#	#	#	All	Improvements to the townscape of the town centre will have positive economic effects and should work to make the town centre a more desirable place to visit.
Historic environment	0	0	0	0	0	0	#	#	#	All	Urban design policies should ensure that the historic environment is protected and enhanced.
Sufficient & decent housing	0	0	0	#	#	#	#	#	#	All	New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.
Human health	0	0	0	0	0	0	#	#	#	All	Better design outcomes will improve the use of the town centre and create a more pleasant environment which should have a positive impact on human health.
Reduce poverty & exclusion	0	0	0	0	#	#	#	#	#	All	New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.
Education	0	0	0	0	0	0	0	0	0	All	n/a
Reduce crime	0	0	0	0	0	0	0	#	#	All	Better design outcomes should make the town centre safer and reduce crime.
Community welfare	0	0	0	0	0	0	0	0	0	All	n/a
Accessibility to services	#	#	#	#	#	#	0	0	0	All	The town centre location makes new development in this location more accessible to the most number of people over other locations.
Most Sustainable Option:										All options subject to mitigation identified.	

The Civic Quarter - Land to the North																	
The Civic Quarter - Land to the North	1 - Ground floor level shopping and retailing and leisure			2. Open Space			3. Offices (Civic)			4 - Residential uses above ground floor levels.			5. Design Options			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	#	#	#	#	#	#	#	#	#	#	0	0	#	#	#		Additional and better retailing and new offices will improve the economic and employment scope of the town centre. Design options to create a better physical environment will also support sustainable economic development and employment. On-going residential uses above ground floor will have short term economic and employment benefits through construction / improvement related economic development.
Employment	#	#	#	#	#	#	#	#	#	#	0	0	#	#	#		Additional and better retailing and new offices will improve the economic and employment scope of the town centre. Design options to create a better physical environment will also support sustainable economic development and employment. On-going residential uses above ground floor will have short term economic and employment benefits through construction / improvement related economic development.
Minimise waste	*	0	0	0	0	0	*	0	0	*	0	0	0	0	0		Construction related increase in waste will be expected in the short term as a result of redevelopment and regeneration. Medium and longer effects are more positive given appropriate waste management measures.
Water quality	0	0	0	#	#	#	0	0	0	0	0	0	#	#	#		The site is very urbanised so impacts on water quality will be neutral or possibly positive through the use of sustainable water management techniques.
Biodiversity	0	0	0	#	#	#	0	0	0	0	0	0	0	0	0		The urbanised nature of the site results in a neutral outcome for biodiversity. Some minor opportunity to improve biodiversity through urban landscaping should occur.
Air quality	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#		The town centre location and high public transport accessibility makes this site an excellent location for development as it should help to reduce the need to travel.
Energy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Impacts are neutral. Some opportunity for improvement through the use of sustainable design and construction.
Landscapes and Townscapes	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#		Improvements to the townscape of the town centre will have positive economic effects and should work to make the town centre a more desirable place to visit.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	#	#	#		Urban design policies should ensure that the historic environment is protected and enhanced.
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	#	#	#	#	#	#		New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.
Human health	0	0	0	#	#	#	0	0	0	0	0	0	#	#	#		Better design outcomes will improve the use of the town centre and create a more pleasant environment which should have a positive impact on human health.
Reduce poverty & exclusion	0	0	0	#	#	#	0	0	0	0	#	#	#	#	#		New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		n/a
Reduce crime	0	0	0	#	#	#	0	0	0	0	0	0	0	#	#		Better design outcomes should make the town centre safer and reduce crime.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		n/a
Accessibility to services	#	#	#	N/A	0	0	#	#	#	#	#	#	0	0	0		The town centre location makes new development in this location more accessible to the most number of people over other locations.
Most Sustainable Option:																	
All options subject to mitigation identified.																	

The Civic Quarter - Land to the South											
The Civic Quarter - Land to the South	1. Residential Uses			2. Leisure, Retail, Commercial to complement town centre at ground floor and lower levels			3. Design Options			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	#	0	0	#	#	#	#	#	#	Additional and better retailing will improve the economic and employment scope of the	
Employment	#	0	0	#	#	#	#	#	#	Additional and better retailing will improve the economic and employment scope of the	
Minimise waste	*	0	0	*	0	0	0	0	0	Construction related increase in waste will be expected in the short term as a result of	
Water quality	0	0	0	0	0	0	#	#	#	The site is very urbanised so impacts on water quality will be neutral or possibly positive	
Biodiversity	0	0	0	0	0	0	0	0	0	The urbanised nature of the site results in a neutral outcome for biodiversity. Some minor opportunity to improve biodiversity through urban landscaping should occur.	
Air quality	#	#	#	#	#	#	#	#	#	The town centre location and high public transport accessibility makes this site an	
Energy	0	0	0	0	0	0	0	0	0	Impacts are neutral. Some opportunity for improvement through the use of sustainable	
Landscapes and Townscapes	#	#	#	#	#	#	#	#	#	Improvements to the townscape of the town centre will have positive economic effects and should work to make the town centre a more desirable place to visit.	
Historic environment	0	0	0	0	0	0	#	#	#	Urban design policies should ensure that the historic environment is protected and enhance.	
Sufficient & decent housing	#	#	#	0	0	0	#	#	#	New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.	
Human health	0	0	0	0	0	0	#	#	#	Better design outcomes will improve the use of the town centre and create a more	
Reduce poverty & exclusion	0	#	#	0	0	0	#	#	#	New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.	
Education	0	0	0	0	0	0	0	0	0	n/a	
Reduce crime	0	0	0	0	0	0	0	#	#	Better design outcomes should make the town centre safer and reduce crime.	
Community welfare	0	0	0	0	0	0	0	0	0	n/a	
Accessibility to services	#	#	#	#	#	#	0	0	0	The town centre location makes new development in this location more accessible to the most number of people over other locations.	
Most Sustainable Option:										All options subject to mitigation identified.	

Plassy Road														
Plassy Road	1 - Retail uses			2 - Using the space above ground/lower level retail uses – residential, hotel or visitors accommodation			3. Leisure Uses			4. Design Options			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	#	#	#	#	0	0	#	#	#	#	#	#		Additional and better retailing will improve the economic and employment scope of the town centre. However, as this site is physically separated from the main shopping area it is considered that substantial new retail development could reduce the viability of core retail areas and thus have an overall negative effect. A focus on comparison retail should mitigate against this negative effect. Design options to create a better physical environment will support sustainable economic development and employment. On-going residential uses above ground floor will have short term economic and employment benefits through construction / improvement related economic development. Longer effects relate to the increased population in the town centres primary catchment.
Employment	#	#	#	#	0	0	#	#	#	#	#	#		Additional and better retailing will improve the economic and employment scope of the town centre. Design options to create a better physical environment will also support sustainable economic development and employment. On-going residential uses above ground floor will have short term economic and employment benefits through construction / improvement related economic development.
Minimise waste	*	0	0	*	0	0	*	0	0	0	0	0		Construction related increase in waste will be expected in the short term as a result of redevelopment and regeneration. Medium and longer effects are more positive given appropriate waste management measures.
Water quality	0	0	0	0	0	0	0	0	0	#	#	#		The site is very urbanised so impacts on water quality will be neutral or possibly positive through the use of sustainable water management techniques.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0		The urbanised nature of the site results in a neutral outcome for biodiversity. Some minor opportunity to improve biodiversity through urban landscaping should occur.
Air quality	#	#	#	#	#	#	#	#	#	#	#	#		The town centre location and high public transport accessibility makes this site an excellent location for development as it should help to reduce the need to travel.
Energy	0	0	0	0	0	0	0	0	0	0	0	0		Impacts are neutral. Some opportunity for improvement through the use of sustainable design and construction.
Landscapes and Townscapes	#	#	#	#	#	#	#	#	#	#	#	#		Improvements to the townscape of the town centre will have positive economic effects and should work to make the town centre a more desirable place to visit.
Historic environment	0	0	0	0	0	0	0	0	0	#	#	#		Urban design policies should ensure that the historic environment is protected and enhanced.
Sufficient & decent housing	0	0	0	#	#	#	0	0	0	#	#	#		New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.
Human health	0	0	0	0	0	0	0	0	0	#	#	#		Better design outcomes will improve the use of the town centre and create a more pleasant environment which should have a positive impact on human health.
Reduce poverty & exclusion	0	0	0	0	#	#	0	0	0	#	#	#		New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.
Education	0	0	0	0	0	0	0	0	0	0	0	0		n/a
Reduce crime	0	0	0	0	0	0	0	0	0	0	#	#		Better design outcomes should make the town centre safer and reduce crime.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0		n/a
Accessibility to services	#	#	#	#	#	#	#	#	#	0	0	0		The town centre location makes new development in this location more accessible to the most number of people over other locations.
Most Sustainable Option:													All options subject to mitigation identified.	

The Greyhound Stadium Area														
The Greyhound Stadium Area	1. Residential Uses			2. Small Scale Community and Commercial Uses			3. Retail Uses			4. Design Options			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	#	0	0	#	#	#	0	*	*	#	#	#		Additional and better retailing will improve the economic and employment scope of the town centre. However, as this site is physically separated from the main shopping area it is considered that substantial new retail development could reduce the viability of core retail areas and thus have an overall negative effect. A focus on comparison retail (as current exists) should mitigate against this negative effect. Design options to create a better physical environment will support sustainable economic development and employment. On-going residential uses above ground floor will have short term economic and employment benefits through construction / improvement related economic development. Longer effects relate to the increased population in the town centres
Employment	#	0	0	#	#	#	0	*	*	#	#	#		Additional and better retailing will improve the economic and employment scope of the town centre. Design options to create a better physical environment will also support sustainable economic development and employment. On-going residential uses above ground floor will have short term economic and employment benefits through construction / improvement related economic development.
Minimise waste	*	0	0	*	0	0	*	0	0	0	0	0		Construction related increase in waste will be expected in the short term as a result of redevelopment and regeneration. Medium and longer effects are more positive given appropriate waste management measures.
Water quality	0	0	0	0	0	0	0	0	0	#	#	#		The site is very urbanised so impacts on water quality will be neutral or possibly positive through the use of sustainable water management techniques.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0		The urbanised nature of the site results in a neutral outcome for biodiversity. Some minor opportunity to improve biodiversity through urban landscaping should occur.
Air quality	#	#	#	#	#	#	#	#	#	#	#	#		The town centre location and high public transport accessibility makes this site an excellent location for development as it should help to reduce the need to travel.
Energy	0	0	0	0	0	0	0	0	0	0	0	0		Impacts are neutral. Some opportunity for improvement through the use of sustainable design and construction.
Landscapes and Townscapes	#	#	#	#	#	#	#	#	#	#	#	#		Improvements to the townscape of the town centre will have positive economic effects and should work to make the town centre a more desirable place to visit.
Historic environment	0	0	0	0	0	0	0	0	0	#	#	#		Urban design policies should ensure that the historic environment is protected and enhance.
Sufficient & decent housing	#	#	#	0	0	0	0	0	0	#	#	#		New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.
Human health	0	0	0	0	0	0	0	0	0	#	#	#		Better design outcomes will improve the use of the town centre and create a more
Reduce poverty & exclusion	0	#	#	0	0	0	0	0	0	#	#	#		New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.
Education	0	0	0	0	0	0	0	0	0	0	0	0		n/a
Reduce crime	0	0	0	0	0	0	0	0	0	0	#	#		Better design outcomes should make the town centre safer and reduce crime.
Community welfare	0	0	0	#	#	#	0	0	0	0	0	0		Community uses will have a positive effect.
Accessibility to services	#	#	#	#	#	#	#	#	#	0	0	0		The town centre location makes new development in this location more accessible to the most number of people over other locations.
Most Sustainable Option:														All options subject to mitigation identified.

Wickes Site														
Wickes Site	1. Residential Uses			2. Hotel Uses			3. Retail Uses			4. Design Options			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	#	0	0	#	#	#	0	*	*	#	#	#		Additional and better retailing will improve the economic and employment scope of the town centre. However, as this site is physically separated from the main shopping area it is considered that substantial new retail development could reduce the viability of core retail areas and thus have an overall negative effect. A focus on comparison retail (as current exists) should mitigate against this negative effect. Design options to create a better physical environment will support sustainable economic development and employment. On-going residential uses above ground floor will have short term economic and employment benefits through construction / improvement related economic development. Longer effects relate to the increased population in the town centres primary catchment.
Employment	#	0	0	#	#	#	0	*	*	#	#	#		Additional and better retailing will improve the economic and employment scope of the town centre. Design options to create a better physical environment will also support sustainable economic development and employment. On-going residential uses above ground floor will have short term economic and employment benefits through construction / improvement related economic development.
Minimise waste	*	0	0	*	0	0	*	0	0	0	0	0		Construction related increase in waste will be expected in the short term as a result of redevelopment and regeneration. Medium and longer effects are more positive given appropriate waste management measures.
Water quality	0	0	0	0	0	0	0	0	0	#	#	#		The site is very urbanised so impacts on water quality will be neutral or possibly positive through the use of sustainable water management techniques.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0		The urbanised nature of the site results in a neutral outcome for biodiversity. Some minor opportunity to improve biodiversity through urban landscaping should occur.
Air quality	#	#	#	#	#	#	#	#	#	#	#	#		The town centre location and high public transport accessibility makes this site an excellent location for development as it should help to reduce the need to travel.
Energy	0	0	0	0	0	0	0	0	0	0	0	0		Impacts are neutral. Some opportunity for improvement through the use of sustainable design and construction.
Landscapes and Townscapes	#	#	#	#	#	#	#	#	#	#	#	#		Improvements to the townscape of the town centre will have positive economic effects and should work to make the town centre a more desirable place to visit.
Historic environment	0	0	0	0	0	0	0	0	0	#	#	#		Urban design policies should ensure that the historic environment is protected and enhance.
Sufficient & decent housing	#	#	#	0	0	0	0	0	0	#	#	#		New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.
Human health	0	0	0	0	0	0	0	0	0	#	#	#		Better design outcomes will improve the use of the town centre and create a more pleasant environment which should have a positive impact on human health.
Reduce poverty & exclusion	0	#	#	0	0	0	0	0	0	#	#	#		New and/or upgraded housing will deliver more and better quality housing which is a significant beneficial effect.
Education	0	0	0	0	0	0	0	0	0	0	0	0		n/a
Reduce crime	0	0	0	0	0	0	0	0	0	0	#	#		Better design outcomes should make the town centre safer and reduce crime.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0		n/a
Accessibility to services	#	#	#	#	#	#	#	#	#	0	0	0		The town centre location makes new development in this location more accessible to the most number of people over other locations.
Most Sustainable Option:														All options subject to mitigation identified.

APPENDIX E – APPRAISAL OF THE PREFERRED OPTIONS

Sustainability Appraisal for Preferred Options – CATFORD AAP RETAIL POLICIES

Key for appraisal tables:

SA Objective	Sustainability appraisal objectives	
Effect	Likely impact on the objective caused by applying the preferred option	
Significance of effect	- -	Potentially significant adverse impact
	-	Potential adverse impact
	0	No impact
	+	Potential beneficial impact
	++	Potentially significant beneficial impact
	?	Uncertain or insufficient information on which to determine potential impacts
	+/-	Positive and negative impacts where benefits and drawback can appear to be neutral or display impacts in their own right
Timescale	S	Short term effect (predicted to occur between 0 – 5 yrs from implementation)
	M	Medium term effect (predicted to occur between 5 – 13 yrs from implementation)
	L	Long term effect (predicted to occur over 13 yrs and beyond the plan period)
Cause	D	Direct effect (following a direct link of cause and effect)
	I	Indirect (secondary) effects happen away from the original effect or follow a complex pathway. These include <u>cumulative</u> effects, cause by the effects of several preferred options; and, <u>synergistic</u> effects, producing a total effect greater than the sum of the individual effects
Mitigation/Enhancement measures	Measures that can be implemented to neutralise adverse effects or bring improvements to the predicted levels of impact	

CAAP1 Core shopping areas

Within the Core Shopping Areas, as defined on the Proposals Map, the Council will strongly resist any change of use involving the loss at ground floor of an A1 use. The following factors will be taken into account when considering exceptions:

- Whether the proposal harms the overwhelming retail appearance of the shopping frontage, with an over concentration of non-retail uses (normally three non A1 uses together and 70% maintained in A1 use);
- Whether the proposal will generate a significant number of pedestrian visits; and
- Whether the proposal uses vacant units (having regard both to their number within the shopping centre as a whole and the Core Shopping Area and the length of time they have been vacant).

All non retail development within the Core Shopping Area, including where relevant changes of use, should:

- Not harm the amenity of adjoining properties, including that created by noise and disturbance, smell, litter and incompatible opening hours (all of which may be controlled by appropriate conditions);
- Provide attractive display windows and entrances that are compatible with adjoining shop units; and
- Make adequate provision for access for people with disabilities.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy seeks to ensure that the borough remains competitive whilst growing at a rate in relation to ensure that common necessities can still be purchased locally.	++	P (S – L)	D	No enhancement measures are needed so long as the implementation is robust.
2	Employment	This policy encourages new proposals and opportunities which will provide much needed jobs to cater for the residents.	++	P (S – L)	D	No enhancement measures are needed so long as the implementation is robust.
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the framework for minimising this waste.	--	P (S – L)	D	Planning obligations could be asked in relation to recycling the waste that is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed. A3 uses are likely to require more water resources than A2.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	This policy requires that a Travel plan is submitted if the development would be over 1000m ² which will go towards reducing the amount of emissions released into the air.	++	P (M – L)	D	No enhancement measures suggested.
7	Transport	The likely impact will be the transportation of stock to and from shops which would be minimal. Private vehicles would also be minimal due to heavily enforced roads in Town centres. This policy requires that a Travel plan is submitted if the development would be over 1000m ² .	+	P (S – L)	D	The implementation of car free zones within the town centre would strengthen the use of public transport.

8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets, however large retail developments consume large quantities of electricity. The policy for the LDF will require developments of over 1000m ² to incorporate on site renewable energy equipment to reduce predicted CO ₂ emissions by at least 20%.	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to implement a reduction in emissions and improvements in energy efficiency.
9	Flood risk	To the north of the borough and the River Thames tributaries which run within the borough are susceptible to flooding due to loss of permeable surfaces from town centre development could increase the likelihood of flooding.	--	P (S – L)	D	The incorporation of SUD's and other preventative measures are addressed within other policies in this plan.
10	Landscapes and Townscapes	This policy seeks to retain the vitality and viability of the borough's town centres and to give it a competitive edge in marketing itself for future trade.	++	P (S – L)	D	No enhancement measures needed
11	Historic environment	This policy seeks to reinforce and retain the legacy of our town centres to prevent out of town centres from taking over the role of a town centre.	++	P (S – L)	D	No enhancement measures needed.
Social						
12	Sufficient & decent housing	It will be important that retail uses do not impact on the residential amenities of nearby occupiers so that dual use can effectively coexist.	+ -	P (M – L)	I	No enhancement measures suggested as policy seeks to take account of neighbouring properties.
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	By enabling the core areas to have a predominant level of A1 use, this will encourage more people to shop locally which will encourage community interaction.	++	P (S – L)	D	No enhancement measures needed.
18	Accessibility	As an indirect consequence of this policy access into the town centre will cater for a large catchment enabling easy reach of services and goods.	+	P (S – L)	I	No enhancement measures needed as proposals as any proposals for a change of use which would require altering its appearance or structure would require a design and access statement.
Comment: this policy shows positive effects through economic growth, employment, air quality, transport, energy use, climate change, landscapes and townscapes, historic environment, sufficient and decent housing, community welfare and accessibility. This policy promotes retail growth through the enhancement of the existing centres in order to create sustainable communities. The negative effects are mainly found within the environmental						

section as the implementation of this policy will inevitably lead to problems of waste, water resources and potential flood risk.

CAAP2 Non-core shopping areas

Within the Non-Core Shopping Areas, proposals for development or change of use from an A1 use will generally be acceptable provided:

- a) A1 uses account for at least 40% of uses;
- b) It is to an A2, A3, or appropriate A4 or A5 use or community or amusement centre;
- c) It does not harm the amenity of adjoining properties;
- d) It does not harm the retail character, attractiveness, vitality and viability of the shopping centre including unreasonably reducing the percentage of A1 units; and
- e) It is considered appropriate to the area's specific retail character.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy seeks to ensure that the borough remains competitive whilst growing at a rate in relation to ensure that common necessities can still be purchased locally.	++	P (S – L)	D	No enhancement measures are needed so long as the implementation is robust.
2	Employment	This policy encourages new proposals and opportunities which will provide much needed jobs to cater for the residents.	++	P (S – L)	D	No enhancement measures are needed so long as the implementation is robust.
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the framework for minimising this waste.	--	P (S – L)	D	Planning obligations could be asked in relation to recycling the waste that is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed. A3 uses are likely to require more water resources than A2.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	This policy requires that a Travel plan is submitted if the development would be over 1000m ² which will go towards reducing the amount of emissions released into the air.	++	P (M – L)	D	No enhancement measures suggested.
7	Transport	The likely impact will be the transportation of stock to and from shops which would be minimal. Private vehicles would also be minimal due to heavily enforced roads in Town centres. This policy requires that a Travel plan is submitted if the development would be over 1000m ² .	+	P (S – L)	D	The implementation of car free zones within the town centre would strengthen the use of public transport.
8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets, however large retail developments consume large quantities of electricity. The	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to implement a reduction in emissions and improvements in energy efficiency.

		policy for the LDF will require developments of over 1000m ² to incorporate on site renewable energy equipment to reduce predicted CO ₂ emissions by at least 20%.				
9	Flood risk	To the north of the borough and the River Thames tributaries which run within the borough are susceptible to flooding due to loss of permeable surfaces from town centre development could increase the likelihood of flooding.	--	P (S – L)	D	The incorporation of SUD's and other preventative measures are addressed within other policies in this plan.
10	Landscapes and Townscapes	This policy seeks to retain the vitality and viability of the borough's town centres and to give it a competitive edge in marketing itself for future trade.	++	P (S – L)	D	No enhancement measures needed
11	Historic environment	This policy seeks to reinforce and retain the legacy of our town centres to prevent out of town centres from taking over the role of a town centre.	++	P (S – L)	D	No enhancement measures needed.
Social						
12	Sufficient & decent housing	It will be important that retail uses do not impact on the residential amenities of nearby occupiers so that dual use can effectively coexist.	+ -	P (M – L)	I	No enhancement measures suggested as policy seeks to take account of neighbouring properties.
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	By enabling the core areas to have a predominant level of A1 use, this will encourage more people to shop locally which will encourage community interaction.	++	P (S – L)	D	No enhancement measures needed.
18	Accessibility	As an indirect consequence of this policy access into the town centre will cater for a large catchment enabling easy reach of services and goods.	+	P (S – L)	I	No enhancement measures needed as proposals as any proposals for a change of use which would require altering its appearance or structure would require a design and access statement.
<p>Comment: this policy shows positive effects through economic growth, employment, air quality, transport, energy use, climate change, landscapes and townscapes, historic environment, sufficient and decent housing, community welfare and accessibility. This policy promotes retail growth through the enhancement of the existing centres in order to create sustainable communities. The negative effects are mainly found within the environmental section as the implementation of this policy will inevitably lead to problems of waste, water resources and potential flood risk.</p>						

CAAP3 Other shopping areas

Outside the Core and Non-Core Shopping Areas, applications for development or change of use which involves the loss of an A1 use will normally be acceptable provided it does not harm the:

- a) Amenity of adjoining properties; and
- b) Character, attractiveness, vitality and viability of the centre as a whole.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy seeks to ensure that the borough remains competitive whilst growing at a rate in relation to ensure that common necessities can still be purchased locally.	++	P (S – L)	D	No enhancement measures are needed so long as the implementation is robust.
2	Employment	This policy encourages new proposals and opportunities which will provide much needed jobs to cater for the residents.	++	P (S – L)	D	No enhancement measures are needed so long as the implementation is robust.
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the framework for minimising this waste.	--	P (S – L)	D	Planning obligations could be asked in relation to recycling the waste that is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed. A3 uses are likely to require more water resources than A2.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	This policy requires that a Travel plan is submitted if the development would be over 1000m ² which will go towards reducing the amount of emissions released into the air.	++	P (M – L)	D	No enhancement measures suggested.
7	Transport	The likely impact will be the transportation of stock to and from shops which would be minimal. Private vehicles would also be minimal due to heavily enforced roads in Town centres. This policy requires that a Travel plan is submitted if the development would be over 1000m ² .	+	P (S – L)	D	The implementation of car free zones within the town centre would strengthen the use of public transport.
8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets, however large retail developments consume large quantities of electricity. The policy for the LDF will require developments of over 1000m ² to incorporate on site renewable energy	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to implement a reduction in emissions and improvements in energy efficiency.

		equipment to reduce predicted CO ₂ emissions by at least 20%.				
9	Flood risk	To the north of the borough and the River Thames tributaries which run within the borough are susceptible to flooding due to loss of permeable surfaces from town centre development could increase the likelihood of flooding.	--	P (S – L)	D	The incorporation of SUD's and other preventative measures are addressed within other policies in this plan.
10	Landscapes and Townscapes	This policy seeks to retain the vitality and viability of the borough's town centres and to give it a competitive edge in marketing itself for future trade.	++	P (S – L)	D	No enhancement measures needed
11	Historic environment	This policy seeks to reinforce and retain the legacy of our town centres to prevent out of town centres from taking over the role of a town centre.	++	P (S – L)	D	No enhancement measures needed.
Social						
12	Sufficient & decent housing	It will be important that retail uses do not impact on the residential amenities of nearby occupiers so that dual use can effectively coexist.	+ -	P (M – L)	I	No enhancement measures suggested as policy seeks to take account of neighbouring properties.
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	By enabling the core areas to have a predominant level of A1 use, this will encourage more people to shop locally which will encourage community interaction.	++	P (S – L)	D	No enhancement measures needed.
18	Accessibility	As an indirect consequence of this policy access into the town centre will cater for a large catchment enabling easy reach of services and goods.	+	P (S – L)	I	No enhancement measures needed as proposals as any proposals for a change of use which would require altering its appearance or structure would require a design and access statement.
<p>Comment: this policy shows positive effects through economic growth, employment, air quality, transport, energy use, climate change, landscapes and townscapes, historic environment, sufficient and decent housing, community welfare and accessibility. This policy promotes retail growth through the enhancement of the existing centres in order to create sustainable communities. The negative effects are mainly found within the environmental section as the implementation of this policy will inevitably lead to problems of waste, water resources and potential flood risk.</p>						

CAAP4 Larger retail units

In the identified Core Shopping Area the loss of larger retail units of over 250 square metres gross floor area suitable for occupation by national multiples will be resisted unless it is demonstrated that there is a lack of demand.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy seeks to ensure the town centre contains larger stores which can act as anchors to support the whole centre. It is therefore considered to have a positive effect on this objective.	++	S-L	D	n/a
2	Employment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
4	Water resources	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
5	Biodiversity and Open Space	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
8	Energy and climate change	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
9	Flood risk	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
10	Landscapes and Townscapes	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
11	Historic environment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Social						
12	Sufficient & decent housing	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
18	Accessibility	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A

Comment:

This policy seeks to ensure the town centre contains larger stores which can act as anchors to support the whole centre. It is therefore considered to have a positive effect on this objective.

CAAP5 Evening economy uses

(1) Restaurants and cafes (Use Class A3)

A3 uses will be granted permission where they satisfy the following principles:

- Their location, design, parking and traffic generation is acceptable and is not a danger to other road users, public transport operators or pedestrians; and
- They do not harm the living conditions of nearby residents, including that created by noise and disturbance from users and their vehicles, smell, litter and unneighbourly opening hours.

In addition, applicants will be expected to provide acceptable arrangements for:

- The efficient and hygienic discharge of fumes and smells, including the siting of ducts, which should be unobtrusive;
- The collection, storage and disposal of bulk refuse and customer litter;
- Sound proofing, especially to any living accommodation vertically and horizontally; and
- The impact on neighbours of the proposed opening hours which will normally be restricted to 8.00am to 12 midnight.

(2) Pubs and bars (Use Class A4)

Proposals for pubs and bars (class A4) will be acceptable outside of the Core Shopping Area subject to the following considerations:

- The impact on neighbouring residential amenities;
- Proximity to schools, places of worship and similar sensitive uses;
- The appropriateness of the scale of the development for the location;
- The concentration and existing level of disturbance from A3, A4, A5 and other entertainment and leisure uses; and
- The appropriate provision of ventilation and extract ducting systems.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	The evening economy in Lewisham has largely suffered due to competition from other neighbouring centres. This policy seeks to encourage a buoyant evening and night time economy whilst having regard to amenities of other properties.	++	P (S – L)	D	Sufficient mitigational effects have been taken into account.
2	Employment	The effect of this policy will provide employment opportunities to the locum	++	P (S – L)	D	No enhancement measures suggested.
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the framework for minimising this waste.	-			Planning obligations could be asked in relation to recycling the waste that is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	The likely impact will be the transportation of stock to and from shops which would be minimal. Private vehicles would also be minimal due to	+	P (S – L)	D	The implementation of car free zones within the town centre would strengthen the use of public transport.

		heavily enforced roads in Town centres.				
8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets, however large retail developments consume large quantities of electricity. The policy for the LDF will require developments of over 1000m ² to incorporate on site renewable energy equipment to reduce predicted CO ₂ emissions by at least 20%.	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to implement a reduction in emissions and improvements in energy efficiency.
9	Flood risk	To the north of the borough and the River Thames tributaries which run within the borough are susceptible to flooding due to loss of permeable surfaces from town centre development could increase the likelihood of flooding.	--	P (S – L)	D	The incorporation of SUD's and other preventative measures are addressed within other policies in this plan.
10	Landscapes and Townscapes	This policy seeks to retain the vitality and viability of the borough's town centres and to give it a competitive edge in marketing itself for future trade.	++	P (S – L)	D	No enhancement measures needed
11	Historic environment	This policy seeks to reinforce and retain the legacy of our town centres to prevent out of town centres from taking over the role of a town centre.	++	P (S – L)	D	No enhancement measures needed.
Social						
12	Sufficient & decent housing	The policy will need to ensure that it doesn't have a detrimental impact on residential properties and that there amenities will not be jeopardised.	-	P (S – L)	D	Policy already includes criteria preventing unnecessary impact on residential properties.
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	To some extent this policy will provide employment and reduce the chances of people falling into poverty, although it is not considered that this policy would be directly associated with it.	+-	P (S)	I	This policy is not considered to be of a sufficient impact to warrant any enhancement measures.
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	Studies have shown that the evening and night time economy can increase crime related issues and as such there will need to be other external factors outside of planning needed to deal with these issues.	--	P (S)	D	This policy would need to instil a variety of techniques and seek cooperation from other bodies to work towards reducing crime committed as a consequence of the evening and night time economy.
17	Community welfare	The effect of this policy on community welfare can be both positive and negative as local owners will benefit from a buoyant evening economy but it can also become detrimental to local	--	P(S – M)	D	This policy would need to instil a variety of techniques and seek cooperation from other bodies to work towards reducing crime committed as a consequence of

		residents as noise, disturbance and criminal activity can lead to distressed residents and a lack of community cohesion.				the evening and night time economy.
18	Accessibility	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
<p>Comment: this policy proposes very good economic benefits and some environmental benefits. It reinforces the role and function of the town centre and will create a variety of jobs for the workforce. The negative effects this policy could foresee is an increase in crime related activity which could be exacerbated by a proliferation of pubs, bars and restaurants. This policy will need to be applied with a variety of other techniques to ensure the negative effects of the policy can be dealt with in order to protect the amenities of the local community.</p>						

CAAP6 Hot food takeaways (Use Class A5)

Proposals will also be subject to the Core and Non-core policy and:

- a) The impact on the amenities of neighbouring residential accommodation;
- b) The specific nature and size of the use proposed;
- c) The character of the area;
- d) The existing number and concentration of A3, A4 and A5 and other entertainment and leisure uses in the centre; and
- e) The provision of ventilation and extract ducting.

Hot food takeaways (use class A5) will not be allowed to exceed 10% of the Non-Core Shopping Area.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
2	Employment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
4	Water resources	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
5	Biodiversity and Open Space	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	Criteria based policy to ensure air quality is considered.	0	N/A	N/A	Depends on implementation and site specific circumstances.
7	Transport	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
8	Energy and climate change	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
9	Flood risk	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
10	Landscapes and Townscapes	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
11	Historic environment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Social						
12	Sufficient & decent housing	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
18	Accessibility	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A

Comment: This preferred option is not expected to have a significant effect.

CAAP7 Markets

The Council is committed to supporting the ongoing operation of the market and will work with market traders, retailers and other town centre stakeholders, to improve and enhance its operation in appropriate locations.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Market adds vitality and vibrancy to the town centre so considered to advance this objective.	+	S-L	D / I	N/A
2	Employment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
4	Water resources	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
5	Biodiversity and Open Space	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
8	Energy and climate change	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
9	Flood risk	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
10	Landscapes and Townscapes	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
11	Historic environment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Social						
12	Sufficient & decent housing	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
18	Accessibility	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A

Comment:

This preferred option is not expected to have a significant effect.

CAAP8 Public houses

The Council will only permit the change of use of public houses to other uses, or their demolition, where:

- a) It has been demonstrated that there are alternative remaining public houses in the vicinity; and
- b) That the potential for alternative community use of the building has been exhausted.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
2	Employment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
4	Water resources	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
5	Biodiversity	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
8	Energy and climate change	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
9	Flood risk	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
10	Landscapes and Townscapes	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
11	Historic environment	Where pubs have historic values this policy will support the objective.	+	L	D	N/A
Social						
12	Sufficient & decent housing	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
18	Accessibility	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A

Comment: This preferred option is not expected to have a significant effect.

CAAP9 Mini cab or taxi offices

The Council will grant planning permission for mini cab or taxi businesses only in locations where they would not:

- a) Cause any adverse impact on the surrounding area by virtue of traffic congestion, including parking, which would be of detriment to the safety of other vehicle users or pedestrians; and
- b) Have a detrimental effect on the amenities of adjoining property, especially residential occupiers, including that caused by noise disturbance.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
2	Employment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
4	Water resources	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
5	Biodiversity and Open Space	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
8	Energy and climate change	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
9	Flood risk	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
10	Landscapes and Townscapes	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
11	Historic environment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Social						
12	Sufficient & decent housing	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
18	Accessibility	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A

Comment: This preferred option is not expected to have a significant effect.

CAAP10 Employment space

The Council will seek:

- (a) To retain existing employment and office space; and
 (b) For large scale developments to provide suitable employment space as part of any mixed-use proposal.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy will advance this objective by promoting employment in the town centre.	+	L	D	Depends on implementation / site specific considerations.
2	Employment	Positive effect.	+	L	D	N/A
Environmental						
3	Minimise waste	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
4	Water resources	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
5	Biodiversity and Open Space	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
8	Energy and climate change	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
9	Flood risk	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
10	Landscapes and Townscapes	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
11	Historic environment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Social						
12	Sufficient & decent housing	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A

15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
18	Accessibility	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Comment: No significant effects identified.						

CAAP11 Tourism and tourist accommodation

The Council will:

- (a) Welcome proposals for tourist accommodation falling within Use Class C1 subject to adequate highway considerations; and
 (b) Facilitate and support tourism by promoting local attractions and by providing street signing and other promotional activities.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Increased activities in the town centre to support other activities such as the evening economy.	+	L	D	n/a
2	Employment	Any possible direct employment from tourist uses would benefit this objective.	+	L	D	n/a
Environmental						
3	Minimise waste	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
4	Water resources	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
5	Biodiversity and Open Space	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
8	Energy and climate change	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
9	Flood risk	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
10	Landscapes and Townscapes	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
11	Historic environment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Social						
12	Sufficient & decent housing	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A

14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
18	Accessibility	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Comment: No significant effects identified.						

CAAP12 Urban design principles

Development will be required to address the following criteria:

Maximise use

Every site for development/redevelopment should maximise the potential of the site to ensure that no opportunity is lost to effect change, subject to the surrounding context and infrastructure capacity.

Mixed-use

An appropriate mix of uses will be encouraged both vertically and horizontally in the Catford Town Centre. In particular, residential development above ground floor retail and commercial uses will be encouraged.

Building footprint

Historic plot and street patterns should be respected and where appropriate extended in areas of new development/redevelopment. Large-scale development should be delivered as a series of smaller units, each capable of accommodating a range of uses over time.

Orientation

Development should be designed to accommodate active uses at street level, including shop fronts; entrances to residential or commercial properties; and windows, to ensure passive surveillance over public spaces and the creation of more interesting spaces and facades.

Building design

Buildings should front public spaces and on major streets and public spaces 'backs' of buildings should be avoided. A clear demarcation between public and private space should be maintained.

Taller buildings

Taller buildings should be of an outstanding architectural quality when compared to both existing development in Catford and also when compared to the best new buildings in London. Particular attention should be made to view lines to any new tall building.

Connection

Development should be designed to improve connections into and through the town centre, particularly for pedestrians, and where possible, create new public routes.

Crime prevention

Secured-by-design principles are to be considered in the design of new development in order to create spaces that minimise crime and make people feel safe.

Landscaping

Landscaping should be a priority for all development and includes trees, grass, seats and lighting.

Relationship with nature

Development adjoining or near the Ravensbourne River should be designed so that the natural elements of the area are protected and enhanced. The natural feel of the area should be continued through the development by incorporating appropriate landscaping and water features.

Heritage

Development close to any identified heritage asset should aim to protect or enhance that feature whilst being a distinctively designed proposal in its own right. Development should not seek to copy heritage features of nearby buildings, but should rather take forward important heritage features in a contemporary manner.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	High quality urban landscapes attract inward investment which will indirectly contribute to economic growth.	+	P (S – L)	I	
2	Employment	High quality urban landscapes attract inward investment which will indirectly contribute to economic growth and thereby job creation.	+	P (S – L)	I	
Environmental						
3	Minimise waste	An emphasis on the quality and durability of materials used should in the long run minimise waste.	+	P (L)	D	
4	Water resources	Not relevant to this policy	0	0		
5	Biodiversity	This policy requires the biodiversity of development sites to be examined and proposals for enhancement and/or mitigation.	+	P (S – L)	D	
6	Air quality	Landscaping and retention of trees required by this policy has a beneficial effect on air quality.	+	P (S – L)	D	
7	Reduce Car Travel and improve Accessibility	The policy requires that accessibility to public routes should be considered as part of the development design.	+	P (S – L)	D	
8	Climate Change	Not relevant to this policy	0	0		
9	Mitigate Flood Risk	Not relevant to this policy	0	0		
10	Landscapes and Townscapes	This policy will ensure that new development is of high quality and compatible with its context and contributes to a sense of place.	++	P (S – L)	D	
11	Historic environment	This policy will ensure that new development is of high quality and compatible with its context including the historic environment.	++	P (S – L)	D	

Social						
12	Sufficient & decent housing	Not relevant to this policy	0	0		
13	Human health	Not relevant to this policy	0	0		
14	Reduce poverty & exclusion	Not relevant to this policy	0	0		
15	Education	Not relevant to this policy	0	0		
16	Reduce crime	High quality environments, with safe public routes that contribute to a sense of place will have an effect in reducing the fear of crime.	+	P (S – L)	I	
17	Community welfare	Not relevant to this policy	0	0		
18	Accessibility	This policy seeks to ensure that new development is considered in relationship to surrounding facilities and that access to them is clear and safe.	+	P (S – L)		
<p>Comment: This policy is concerned with high quality urban design. No negative affects are recorded. The whole purpose of the policy is the mitigation and enhancement of development.</p>						

CAAP13 Public spaces

- (a) The Council will support public realm improvements particularly in association with all major developments. Public spaces should be designed to be attractive, robust and easy to maintain.
- (b) Development adjacent to proposed public space will need to address the contribution it makes to that space.

The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	New Open space provides a scenic and quiet place and the implementation of this policy will enhance this role. Trees produce oxygen from the harmful carbon dioxide which aid in improving air quality.	++	P (S – L)	D	No enhancement measures suggested
7	Transport	No identified impact on this SA objective.	0	N/A	N/A	N/A
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow	++	P (S – L)	D	No enhancement measures suggested

		drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.				
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.	++	P (S – L)	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	Amenity space is important to providing sufficient and decent housing. This policy seeks to encourage further open space particularly within housing development as it is considered a vital feature. However, the protection of open space limits potential for housing developments and provision of affordable housing	++/-	P (S – L)	D	No enhancement measures suggested
13	Human health	Open space is considered to be an important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces help to relieve people of stress like symptoms and provide a break from the built environment.	++	P (S – L)	D	No enhancement measures suggested
14	Reduce poverty & exclusion	The use of open space is a widely recognised community asset which brings people from all walks of life for leisure and relaxation. This policy encourages social cohesion within the borough's diverse community.	++	P (S – L)	D	No enhancement measures suggested.
15	Education	With the implementation of this policy, new areas for wildlife will be able to	++	P (L)	I	No enhancement measures suggested.

		thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.				
16	Reduce crime	The use of open space is a widely recognised community asset which brings people from all walks of life for leisure and relaxation. This policy encourages social cohesion within the borough's diverse community.	++	P (S – L)	D	No enhancement measures suggested.
17	Community welfare	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
18	Accessibility	Better designed spaces will aid in natural surveillance and reduce the opportunities for crime related activities. This policy aims to make this a requirement. The policy at the moment does not specifically mention crime. Crime occurs for a variety of reasons and in different types of locations. As such the policy does not seek to mitigate the effects of crime but through better design can reduce the fear of crime.	++	P (S - L)	I	Policy could include: FEAR OF CRIME .
<p>Comment: The development of this policy seeks to address the social, environmental and economic needs of the boroughs inhabitants directly and indirectly through realising the importance of open space as an outlet for society. It is considered that no enhancement or mitigation measures are needed at this stage as the policy covers the appropriate strategic objectives well. There are some uncertainties and risks that could prevent the policy</p>						

from being fully realised and this could stem from changes in central and regional government, extreme climate change, economic change and population growth.

CAAP14 Development and accessibility

(a) Major trip generating developments will be required to provide a Transport Assessment, to be submitted with a planning application, to assess the likely travel movements by all modes and their impact on the highway network, congestion, safety, and the environment of the surrounding area. The scope of the Transport Assessment will reflect the scale of the development proposed and the extent of the transport implications.

(b) Mitigation measures identified in the Transport Assessment will be secured through a condition or planning obligation on a planning permission.

(c) A Transport Assessment would normally be accompanied by a Travel Plan.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Strategy aims to ensure all transport issues are assessed in relevant applications.	+	P S – L	D	Effective policy implementation. Major development needs to be located near public transport and maximise use of walking and cycling.
8	Energy and climate change	Generally neutral. No direct impact.				
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	Need to ensure transport impacts on the townscape are reduced.	+/-	P S – L	D	Integration with the landscape and townscape.
11	Historic environment	Need to ensure transport impacts on the historic environment are reduced.	+/-	P S – L	D	Have regard to relevant conservation policies.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality and opportunities to walk and cycle.	+	P L	D	Walking and cycling should be considered as part of any assessment process.

14	Reduce poverty & exclusion	Generally neutral. No direct impact.				
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Effective transport management can reduce physical segregation of communities.	+	P L	D	Community issues considered in any consultation exercise.
18	Accessibility	Strategy aims to improve accessibility.	+	P L	D	Ensure accessibility in implementation.
<p>Comment: There is a need for appropriate transport assessments, and planning obligations, to ensure traffic is appropriately managed and impacts positively on the Town Centre's regeneration.</p>						

CAAP15 Travel plans

(a) Developments that will have a significant transport implication will be required to submit a Travel Plan in order to reduce the impact of travel and transport on the environment.

(b) The implementation of a Travel Plan will be secured through a planning obligation or a condition on a planning permission.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Travel Plans aims to reduce private vehicle use, promote public transport, walking and cycling - contributing to CO2 emission reductions – improving air quality (reducing NOx and PM10).	++	P S – L	D	Effective policy implementation. Ensure a full range of transport issues are assessed as part of relevant planning applications. Major trip generating development needs to be located near public transport and maximise use of walking and cycling.
7	Transport	Travel Plans aim to reduce private vehicle use, promote public transport, walking and cycling. Contributes to increasing passenger numbers on public transport.	++	P S – L	D	Effective policy implementation. Ensure a full range of transport issues are assessed as part of relevant planning applications. Major trip generating development needs to be located near public transport and maximise use of walking and cycling.
8	Energy and climate change	Travel Plans aim to reduce private vehicle use, promote public transport, walking and cycling - contributing to reducing greenhouse gas emissions – improving air quality.	++	P S – L	D	Effective policy implementation. Ensure a full range of transport issues are assessed as part of relevant planning applications. Major trip generating development needs to be located near public transport and maximise use of

						walking and cycling.
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	Generally neutral. No direct impact.				
11	Historic environment	Generally neutral. No direct impact.				
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality and opportunities to walk and cycle.	+	P L	D	Walking and cycling should be considered as part of any assessment process.
14	Reduce poverty & exclusion	Travel Plans promote the use of public transport to improve accessibility.	+	P S – L	D	
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Generally neutral. No direct impact.				
18	Accessibility	Travel Plans aim to improve accessibility.	+	P L	D	Ensure accessibility accounted for in implementation.
Comment: The promotion of public transport and other transport measures to reduce private car use has overwhelming positive impacts. There is a need for planning obligations, to ensure effective implementation and transport use impacts positively on the Town Centre's regeneration.						

CAAP16 Transport infrastructure

In appropriate circumstances, planning obligations will be sought for:

- (a) Highway improvements or traffic management measures, which are necessary for a development to proceed; and/or
- (b) Public transport improvements to services or facilities, specifically for the Catford and Catford Bridge railway stations; and/or
- (c) Other measures to improve accessibility for pedestrians and cyclists.

The cumulative impact of a development will also determine if and when planning obligations are sought.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Strategy can contribute to supporting economic growth by through traffic management and improvement, public transport provision and improvements for pedestrians and cyclists.	+	P L	D	Effective policy implementation - planning obligations can effectively assess and reduce adverse transport impacts.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Highway works can increase traffic while other works aims to reduce private vehicle use, promote public transport, walking and cycling. Potential CO2 emission reductions – improving air quality (reducing NOx and PM10).	?	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
7	Transport	Highway improvements are promoted, but this could lead to more vehicle use and trips. Policy also aims to reduce private vehicle use, promote public transport, walking and cycling. Potential to increasing passenger numbers on public transport.	+/-	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications. Development needs to be located near public transport and maximise use of walking and cycling.
8	Energy and climate change	Highway works can increase traffic while other works aims to reduce private vehicle use, promote public	?	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant

		transport, walking and cycling. Potential to contribute to reduction in greenhouse gas emissions – improving air quality.				planning applications. Development needs to be located near public transport and maximise use of walking and cycling.
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	Need to ensure transport management contributes positively to townscape.	+/-	P S – L	D	Transport projects should be integrated with the landscape and townscape.
11	Historic environment	Need to ensure transport management contributes positively to the historic environment.	+/-	P S – L	D	Transport projects need to have regard to relevant conservation policies.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality and opportunities to walk and cycle.	+	P L	D	Walking and cycling should be considered as part of any assessment process.
14	Reduce poverty & exclusion	Promotes the use of public transport to improve accessibility.	+	P S – L	D	Effective policy implementation.
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Crime or its perception can occur on streets and/or at/near transport interchanges/facilities.	+/-	P S – L	D	Traffic management, new transport facilities and any design related to transport infrastructure to be in accordance with Secured by Design standards.
17	Community welfare	Effective traffic and transport management can reduce physical segregation of communities.	+	P L	D	Community issues considered in any transport consultation exercise.
18	Accessibility	Contributes to corporate target of improving accessibility.	+	P L	D	Ensure transport projects account for accessibility in implementation.
Comment: Transport infrastructure especially through the provision of public transport has overwhelming positive impacts. There is a need for planning obligations, to ensure traffic is appropriately managed and impacts positively on the Town Centre's regeneration including the reduction of private vehicle use, while promoting walking and cycling.						

CAAP17 Car free residential development

Residential development without parking provision may be acceptable where:

- (a) There is very good public transport accessibility; and
- (b) Developers can demonstrate that the development will have no adverse impact on on-street car parking.

Where this policy applies, residents will not be eligible for an on-street parking permit.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Strategy can contribute to supporting economic growth by ensuring traffic reduction.	?/+	P L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Potential positive impacts from reducing area used for parking, contributing to increased open space.	?/+			Space allocated for car parking should be used for on-site open space.
6	Air quality	Policy aims to reduce private vehicle use, promote public transport, walking and cycling, contributing to CO2 emission reductions – improving air quality (reducing NOx and PM10).	++	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
7	Transport	Strategy aims to reduce private vehicle use, promote public transport, walking and cycling.	++	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
8	Energy and climate change	Policy aims to reduce private vehicle use, promote public transport, walking and cycling, contributing to reducing greenhouse gas emissions – improving air quality.	+	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and	Need to ensure traffic	+/-	P	D	Need to ensure development

	Townscapes	management/development contributes positively to townscape.		S – L		integrated with the landscape and townscape.
11	Historic environment	Need to ensure traffic management/development contributes positively to the historic environment.	+/-	P S – L	D	Need to ensure development has regard to relevant conservation policies.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality and opportunities to walk and cycle.	+	P L	D	Provision should be made for walking and cycling in car free development.
14	Reduce poverty & exclusion	Generally neutral. No direct impact.				
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Generally neutral. No direct impact.				
18	Accessibility	Generally neutral. No direct impact.				
Comment: The promotion and provision of car free residential development can have positive impacts. There is a need for appropriate travel and transport assessments, and planning obligations, to ensure the policy impacts positively on the Town Centre's regeneration. Ensuring access to public transport supports this approach.						

CAAP18 Controlled parking zones

Proposals which adversely affect on-street parking may be required to contribute to the introduction of a Controlled Parking Zone (CPZ) and a planning obligation may be sought to secure funding.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Strategy can contribute to supporting economic growth by ensuring traffic reduction.	+	P L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Policy seeks to control traffic around high traffic generating land uses. This can ensure better on-street parking conditions.	+	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications. Ensure community consultation.
8	Energy and climate change	Generally neutral. No direct impact.				
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	Generally neutral. No direct impact.				
11	Historic environment	Generally neutral. No direct impact.				
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Generally neutral. No direct impact.				
14	Reduce poverty & exclusion	Generally neutral. No direct impact.				
15	Education	Generally neutral. No direct impact.				

16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Generally neutral. No direct impact.				
18	Accessibility	Policy seeks to improve access around high traffic generating land uses through a turn over of parking.	+	P L	D	Ensure transport projects account for accessibility in implementation.
Comment:						
The implementation of a CPZ seeks to control traffic conditions in certain localities and ensure access to on-street parking. There is a need for appropriate travel and transport assessments, and planning obligations, to ensure traffic is appropriately managed and impacts positively on the Town Centre's regeneration.						

CAAP19 Car parking standards

The Council will normally require development to make provision for off-street parking in accordance with the standards set out in Table 1. New development shall:

- (a) Provide conveniently located spaces designate for the use by people with disabilities;
- (b) Where appropriate, encourage multi-use parking, including the public use of private commercial car parking spaces; and
- (c) Have regard to the level of public transport accessibility.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Space allocated to parking and car use reduces land potentially allocated/used as open space and associated biodiversity impacts.	-	P S-L	I	Ensure open space is provided on-site through other policies.
6	Air quality	Space allocated to parking and car use contributes to air pollution.	-	P S - L	I	Effective policy implementation. Ensure transport/parking issues are assessed as part of relevant planning applications.
7	Transport	Improved conditions for private vehicle use but not public transport use.	+/-	P S - L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications. Public transport, walking and cycling needs to be promoted through other policies.
8	Energy and climate change	Generally neutral. No direct impact.				
9	Flood risk	Surface water runoff (from parking areas) can contribute to local flood risk.	-	T S - L	I	Parking surfaces should be impermeable wherever possible, have adequate drainage and possible reuse of water runoff for other uses.
10	Landscapes and Townscapes	Parking can impact on the townscape/landscape.	+/-	P S - L	D	Traffic projects should be integrated with building design and townscape/landscape.

11	Historic environment	Parking can impact on the historic environment.	+/-	P S – L	D	Traffic projects need to have regard to relevant conservation policies, including no parking for certain types of development to reduce impact.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Associated impacts from air pollution as a result of car use.	-	P L	D	Walking and cycling should be considered as part of any assessment process.
14	Reduce poverty & exclusion	Policy accounts for the needs of people with disabilities.	+	P S – L	D	Effective policy implementation.
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Generally neutral. No direct impact.				
18	Accessibility	Private accessibility is generally increased.	+	P S - L	D	
Comment: Accessibility is increased for car owners and drivers and there is a differential impact on different groups (disabled access). The impacts of greater car use affect those living close to roads and parking areas.						

CAAP20 Motorcycle parking						
The Council will normally require development to make provision for motorcyclists and allocate parking space in appropriate development.						
	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Less air pollution from motorcycles than other modes of private transport.	+	P S – L	D	Effective policy implementation. Ensure parking provision in larger schemes.
7	Transport	Improved conditions for motorcycle use. Less impact than other modes of private transport.	+	P S – L	D	Effective policy implementation. Ensure parking provision in larger schemes.
8	Energy and climate change	Generally neutral. No direct impact.				
9	Flood risk	Surface water runoff (from parking areas) can contribute to local flood risk.	-	T S – L	I	Parking surfaces should be impermeable wherever possible, have adequate drainage and possible reuse of water runoff for other uses.
10	Landscapes and Townscapes	Parking can impact on the townscape/landscape.	+/-	P S – L	D	Traffic projects should be integrated with building design and townscape/landscape.
11	Historic environment	Parking can impact on the historic environment.	+/-	P S – L	D	Traffic projects need to have regard to relevant conservation policies, including no parking for certain types of development to reduce impact.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Associated impacts from air pollution as a result of motorcycle use.	?/-	P L	D	

14	Reduce poverty & exclusion	Policy accounts for the needs of people with disabilities.	+	P S - L	D	Effective policy implementation.
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Generally neutral. No direct impact.				
18	Accessibility	Private accessibility is generally increased.	+	P S - L	D	

Comment:

Accessibility is increased for motorcycle users. Impacts are generally thought to be less than other modes of private transport.

CAAP21 Promotion of public transport

The Council will work in partnership with relevant agencies to extend public transport to and from the town centre particularly through the support of the London Bus Priority Network.

The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Better accessibility to and within the borough can contribute to economic growth as it promotes labour mobility.	+	P S – L	D	
2	Employment	Better accessibility to and within the borough can contribute to employment growth and opportunities as it promotes labour mobility.	+	P S – L	D	
Environmental						
3	Minimise waste	A better public transport service reduces the need for private vehicle use, and the need for vehicle production.	+	P L	D	
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity	Public transport corridors can act as green corridors for flora and fauna.	+	P S – L	D	Ensure key corridors are designated as green corridors.
6	Air quality	Better public transport services reduces the need for private vehicle use, which contributes to improved air quality – reducing NOx and PM10.	++	P S – L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
7	Transport	Better public transport reduces car travel and improves accessibility by sustainable modes of transport.	++	P S – L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
8	Energy and climate change	Better public transport reduces car travel and improves accessibility by sustainable modes of transport,	++	P S – L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or

		reducing CO2 emissions.				planning obligations can effectively assess and reduce adverse transport impacts.
9	Flood risk	Public transport infrastructure may be located in flood risk areas.	-	P S – L	I	Construction of new public transport corridors needs to assess flood risk.
10	Landscapes and Townscapes	Design of additional and/or improvements to existing facilities will need to be in context of the locality.	-/+	P S – L	D	New facilities and/or refurbishment to existing facilities to make a positive contribution to the character of the local area.
11	Historic environment	Design of additional and/or improvements to existing facilities will need to be in context with historic environment.	-/+	P S – L	D	New facilities and/or refurbishment to existing facilities to be designed in character with the historic environment, where relevant.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Better public transport can reduce the use of private vehicles – reducing CO2 emissions.	+	P L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
14	Reduce poverty & exclusion	Better public transport improves accessibility to services and facilities.	+	P L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
15	Education	Improved accessibility, contributes to accessible education.	+	P L	D	
16	Reduce crime	New public transport facilities such as interchanges, railway stations, and bus stops, can be areas for anti-social behaviour.	-	P L	D	New facilities associated with public transport to be designed in accordance with Secured by Design standards.
17	Community welfare	Better public transport can improve accessibility and people's ability to become involved in community activities.	+	P L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively

						assess and reduce adverse transport impacts.
18	Accessibility	Better public transport will improve accessibility.	++	P S – L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
<p>Comment: Supporting public transport initiatives can make a positive contribution to sustainability objectives. This is achieved through improving accessibility and connectivity within the borough; improving transport choices to reduce the use of the private car; and contribute to air quality and the reduction in the use of energy.</p>						

CAAP22 Transport interchanges

- (a) Better interchange within public transport, and between public transport and private transport, will be sought as opportunities arise. Where appropriate developments should improve such facilities and provide for cycle access.
- (b) Interchange and railway station improvements at the Catford stations will be pursued with relevant agencies.

The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Better accessibility to and within the borough can contribute to economic growth as it promotes labour mobility.	+	P S – L	D	
2	Employment	Better accessibility to and within the borough can contribute to employment growth and opportunities as it promotes labour mobility.	+	P S – L	D	
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Better public transport services reduces the need for private vehicle use, which contributes to improved air quality – reducing NOx and PM10.	++	P S – L	D	Effective policy implementation through planning obligations and work with transport agencies and providers.
7	Transport	Better public transport facilities (including better connections) makes public transport use more appealing – reducing car travel and improving accessibility by sustainable modes of transport.	++	P S – L	D	Effective policy implementation through planning obligations and work with transport agencies and providers.
8	Energy and climate change	Better public transport reduces car travel and improves accessibility by sustainable modes of transport, reducing CO2 emissions.	++	P S – L	D	Effective policy implementation through planning obligations and work with transport agencies and providers.
9	Flood risk	Public transport infrastructure may	-	P	I	Construction of new public transport

		be located in flood risk areas.		S – L		corridors needs to assess flood risk.
10	Landscapes and Townscapes	Design of additional and/or improvements to existing facilities will need to be in context of the locality.	-/+	P S – L	D	New facilities and/or refurbishment to existing facilities to make a positive contribution to the character of the local area.
11	Historic environment	Design of additional and/or improvements to existing facilities will need to be in context with historic environment.	-/+	P S – L	D	New facilities and/or refurbishment to existing facilities to be designed in character with the historic environment.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Better public transport can reduce the use of private vehicles – reducing CO2 emissions.	+	P L	D	Effective policy implementation through planning obligations and work with transport agencies and providers.
14	Reduce poverty & exclusion	Better public transport improves accessibility to services and facilities.	+	P L	D	Effective policy implementation through planning obligations and work with transport agencies and providers.
15	Education	Improved accessibility, contributes to accessible education.	+	P L	D	
16	Reduce crime	New public transport facilities such as interchanges, railway stations, and bus stops, can be areas for anti-social behaviour.	-	P L	D	New facilities associated with public transport to be designed in accordance with Secured by Design standards.
17	Community welfare	Better public transport can improve accessibility and people's ability to become involved in community activities.	+	P L	D	Effective policy implementation through planning obligations and work with transport agencies and providers.
18	Accessibility	Better public transport will improve accessibility.	++	P S – L	D	Effective policy implementation through planning obligations and work with transport agencies and providers.
Comment: Supporting public transport interchanges can make a positive contribution to sustainability objectives. This is achieved through improving accessibility and connectivity within the borough; improving transport choices to reduce the use of the private car; and contributing to improved air quality.						

CAAP23 Walking and cycling

The Council will seek:

- (a) To provide a comprehensive system of safe and well signposted walking and cycling routes, both through and to the town centre, including the Waterlink Way along the Ravensbourne River;
- (b) To use design features to help define key pathways within the town centre, such as from the railway stations through the civic quarter and Catford Broadway onto the Catford Shopping Centre and through to Rushey Green high street;
- (c) Take account of the needs of cyclists in the design of highway improvement schemes; and
- (d) Provide secure, attractive, convenient and adequate cycle parking and changing facilities in the town centre, public transport interchanges and on business, residential and leisure developments.

The Council will seek to safeguard the Waterlink Way and to identify opportunities to improve the continuity of the route by working with relevant landowners and the Environment Agency.

The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Accessibility through walking and cycling, to and within the town centre, can contribute to economic growth as it promotes labour mobility.	+	P S – L	D	Ensure large scale schemes provide for walking and cycling, are accessible and link to other localities.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Walking and cycling reduces the need for private vehicle use.	+	P L	D	
4	Water resources	Improvements to the walking and cycling environment, particularly throughout the Town Centre, and along the Waterlink Way and River Ravensbourne footpath, can have a positive impact on the foreshore environment.	+	P L	D	
5	Biodiversity and Open Space	Walking and cycling corridors can act as green corridors for flora and fauna.	+	P S – L	I	Ensure key corridors are designated as green corridors.
6	Air quality	Walking and cycling reduces the need for private vehicle use, which contributes to improved air quality.	++	P S – L	D	Travel plans can promote walking and cycling; and a travel assessment will show the potential impact of a development.

7	Transport	Walking and cycling reduces car travel and improves accessibility by sustainable modes of transport. Aim to achieve an increase of at least 80% in cycling in London between 2001 – 2011.	++	P S – L	D	Travel plans can promote walking and cycling; and a travel assessment will show the potential impact of a development.
8	Energy and climate change	Walking and cycling reduces car travel and improves accessibility by sustainable modes of transport, reducing CO2 emissions.	++	P S – L	D	Travel plans can promote walking and cycling; and a travel assessment will show the potential impact of a development.
9	Flood risk	Walking and cycling routes may be located in flood risk areas.	-	P S – L	I	Need to assess flood risk.
10	Landscapes and Townscapes	Design of additional and/or improvements to walking and cycling routes will need to be in context.	-/+	P L	D	New routes and/or improvement to existing routes to make a positive contribution to the character of the local area.
11	Historic environment	Design of additional and/or improvements to walking and cycling routes will need to be in context with historic environment.	-/+	P L	D	New routes and/or improvements existing routes to be designed in character with the historic environment, where relevant.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Walking and cycling are healthy pursuits and reduces the use of private vehicles – reducing CO2 emissions.	+	P L	D/I	Travel plans can promote walking and cycling.
14	Reduce poverty & exclusion	Provision for well connected walking and cycling routes improves accessibility to services and facilities.	+	P L	I	Location criteria will need to be considered when assessing developments to ensure accessibility.
15	Education	Improvements to walking and cycling conditions can improve accessibility.	+	P S-L	I	
16	Reduce crime	Walking and cycling routes can provide areas for anti-social behaviour. Can also reduce crime due to social activity.	-/+	P L	I	New routes to be designed in accordance with Secured by Design standards
17	Community welfare	Provision for well connected walking and cycling routes improves accessibility - and people's ability to	+	P L	I	

		become involved in community activities.				
18	Accessibility	Ensure all services are well connected and accessible through walking and cycling – increases people's ability to become involved in community activities.	+	P S – L	D	Location criteria will need to be considered when providing new facilities to ensure accessibility.
<p>Comment: Improving conditions for walking and cycling has positive environmental and social impacts for the Town Centre. There is a need to ensure accessibility through walking and cycling is promoted and enhanced as part of the development process. The use of travel plans and travel assessments can contribute to sustainable transport patterns.</p>						

CAAP24 Sustainable Design and Construction						
All proposed developments will need to incorporate sustainable design and construction measures appropriate to the scale and type of development.						
	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities	-/+	P S-L	I	
2	Employment	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities and hence employment opportunities.	-/+	P S-L	I	
Environmental						
3	Minimise waste	Direct positive effect on waste minimisation	++	P S-L	D	No enhancement measures suggested
4	Water resources	Direct positive effect.	++	P S-L	D	No enhancement measures suggested
5	Biodiversity	Direct positive effect.	++	P S-L	D	No enhancement measures suggested
6	Air quality	Direct positive effect.	++	P S-L	D	No enhancement measures suggested
7	Transport	Direct positive effect.	++	P S-L	D	No enhancement measures suggested
8	Energy use and Climate Change	Direct positive effect.	++	P S-L	D	No enhancement measures suggested
9	Flood risk	Direct positive effect.	++	P S-L	D	No enhancement measures suggested
10	Landscapes and Townscapes	Minimisation of waste will reduce the need to provide additional waste management locations	+	P L	D	No enhancement measures suggested
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			

17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: This preferred option may have an economic effect in terms of the additional initial cost of development. However, longer term effects are either neutral or positive.						

CAAP25 Energy efficiency and renewables for major developments

The Council will require proposals for major developments with a floor space of over 1000m², or ten or more residential units to:

a) Provide an assessment of energy demand and the expected energy and CO₂ emissions savings from energy efficiency and renewable energy measures incorporated into the development, including the feasibility of CHP/CCHP and community heating systems.

b) Achieve a 3* rating under the Code for Sustainable Homes or BREEAM 'Very Good rating'. The Council will expect this to be supported by a commitment to achieve certification under an appropriate scheme at the detailed design stage.

c) To incorporate on-site renewable energy equipment to reduce predicted CO₂ emissions by at least 20%. Applicants will be required to provide a full feasibility study of all renewable technologies considered.

The above measures may be secured through planning obligations or by condition.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Potential positive effect due to increase in demand for green industry and services	+	T S-L	D	Enhanced by partnership working with local employment sector and local service providers
2	Employment	Potential positive effect due to increase in demand for green industry and services	+	T S-L	D	Enhanced by partnership working with local employment sector and local service providers
Environmental						
3	Minimise waste	The CSH includes provision facilities for recycling and waste, and applies the waste hierarchy	+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
4	Water resources	The CSH includes requirements for grey water harvesting and water saving devices	+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
5	Biodiversity	The CSH can include Incorporation of green roofs which will help biodiversity	+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
6	Air quality	The CSH includes incorporation of green travel plans and restricting car usage, which improves air quality	+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
7	Transport	The CSH includes incorporation of green travel plans and restricting car usage, which improves air quality	+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
8	Energy use and Climate Change	The policy will reduce CO ₂ emissions and energy consumption significantly	++	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
9	Flood risk		+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more

10	Landscapes and Townscapes	Potential negative effect from new technology may have an influential impact on the quality of the townscape and landscape	-	P S-L	D	Adherence to local context and character of its surroundings.
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	Potentially positive due to energy costs being reduced due to high standards of construction. Can reduce the number of homes built to the expense to incorporate these technologies.	+	P S-L	D	No enhancement measures suggested
13	Human health	Positive effect in the long run as less natural resources will be burned giving rise to a cleaner atmosphere.	+	P L	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	Positive effect in educating the population about energy consumption and renewable energy technology.	+	P S-L	I	No enhancement measures suggested.
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The relevant SA objectives are largely positive with only the effect on Landscapes and Townscapes giving a negative effect. This could be overcome through sensitive design so that new technology can integrate with the existing built environment.						

CAAP26 Stand alone and roof mounted renewable energy

Installation of stand alone and roof mounted renewable energy schemes will be permitted provided that the impact on the following is considered satisfactory:

- (a) Noise and vibration from mechanical components;
- (b) Visual amenity from public viewpoints;
- (c) Reflected light and shadow flicker on adjoining land uses; and
- (d) Open space areas, conservation areas and historic buildings.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Potential positive effect due to increase in demand for green industry and services	+	T S-L	D	Enhanced by partnership working with local employment sector and local service providers
2	Employment	Potential positive effect due to increase in demand for green industry and services	+	T S-L	D	Enhanced by partnership working with local employment sector and local service providers
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	Potentially positive as generally stand alone and roof mounted renewable energy technology do not impact on the air quality.	+	P S-L	I	No enhancement measures suggested.
7	Transport	No significant effect	0			
8	Energy use and Climate Change	Positive effect on the environment by using renewable energy.	++	P S-L	D	No enhancement measure suggested.
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	Potential negative effect through the poorly designed stand alone and roof mounted technology.	-	P S-L	D	Design of this new technology should be in keeping with the local context and character of the area.
11	Historic environment	Potential negative effect through the poorly designed stand alone and roof mounted technology.	-	P S-L	D	Design of this new technology should be in keeping with the local context and character of the area.
Social						
12	Sufficient & decent housing	Positive effect as this policy will aid in achieving a decent housing by reducing future energy bills	+	P M-L	D	No enhancement measures suggested.
13	Human health	No significant effect	0			
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	More information on renewable energy is a positive factor in educating the borough of the benefits of using renewable energy.	+	P S-M	D	No enhancement measures suggested.

16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: very positive effects with regard to economic, environmental and social objectives but the policy will need to overcome the pressure for new developments to fit in with the development so that its visual impact is reduced.						

CAAP27 River water quality

(a) The Council will seek to protect and improve the water quality of the River Ravensbourne to create healthy and attractive natural habitats, by ensuring development minimises the amount and intensity of urban run-off and discharge of pollutants into the river system.

(b) The Council will oppose proposals that are likely to lead to a reduction in water quality, unless suitable mitigation measures are provided.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	Good employment opportunities for people working with the river and its tributaries	+	P S-L	D	No enhancement measures suggested.
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	Positive effect on the water quality	+	P S-L	D	No enhancement measures suggested
5	Biodiversity	Positive effect on local habitats through the strengthening of this policy.	+	P S-L	D	No enhancement measures suggested
6	Air quality	No significant effect	0			
7	Transport	By encouraging safe and attractive river environment will encourage more people to travel via the river.	++	P M-L	D	No enhancement measures suggested
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	An attractive river will enhance the townscape	++	P S-L	D	No enhancement measures suggested
11	Historic environment	The rivers are part of Lewisham's historic environment and retaining them in their natural form preserves the character of the local areas which they flow through	++	P S-L	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	Some positive effect as the policy will encourage people to use the open spaces along the rivers for recreation.	+	P S-L	D	Provide safe and secure access to the rivers. Implemented via development policies and
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			

Comment: The policy shows significant positive effects for the environmental objectives and employment and human health. Enhancement measures include ensuring that policies on safe transport and access are implemented.

CAAP28 Water resources

The Council will require proposals to demonstrate that water is available for the operational phase of the development and that the following measures have been addressed:

- (a) Main water use is minimised;
- (b) Rainwater harvesting opportunities are maximised; and
- (c) Grey water recycling systems are incorporated.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	The policy will preserve water resources and ensure that water abstraction is sustainable	++	P S-L	D	No enhancement measures suggested
5	Biodiversity	Securing water resources will have long term benefits for the natural environment.	++	P M-L	D	No enhancement measures suggested
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	No significant effect	0			
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	The provision of sufficient water is vital for survival.	++	P L	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The policy secures water resources which shows positive effect for human health, natural environment and water resources. Provision of water is essential for survival so it is important that long term needs are secured.						

CAAP29 Flood risk

The applicant will be required to establish whether a development site is located within a flood risk area and where necessary apply the sequential test.

Development will only be permitted in Zone 3a (medium and high flood risk areas) when assessed against the following criteria:

- (a) Provision of a local flood risk assessment and adequate flood protection and mitigating measures on or off site;
- (b) The design allows for protection from future flooding; and
- (c) Where necessary contribute to the cost of works to provide, improve and maintain flood defences.

The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	The policy will have a positive effect on preventing clean water being contaminated by rain and sea water.	+	T S-M	D	No enhancement measure suggested.
5	Biodiversity	Positive effect on habitats within close proximity of flood zone 3 as new developments will mitigate its effects	+	T S-L	D	Habitats nearby new developments should seek to protect these habitats within their flood defences.
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	Positive effect although unsure how effective this option may be until a flood occurs.	+ -	P L	D	Contingency and emergency planning should be encouraged within all defences.
10	Landscapes and Townscapes	There maybe a negative effect on the landscape by constructing flood defences.	-	P S-L	D	Proposals should adapt to the value of a town.
11	Historic environment	There maybe a negative effect on the landscape by constructing flood defences.	-	P S-L	D	Proposals should adapt to the value of a town.
Social						
12	Sufficient & decent housing	Potential negative effect as housing should not be designated within areas at risk of flooding	-	P L	D	Housing should be avoided at all costs unless significant social or economic factors outweigh its designation.
13	Human health	The policy seeks to prevent all possible risk to human health. As such this policy is positive.	+	P S-L	D	No enhancement measures suggested.
14	Reduce poverty &	No significant effect	0			

	exclusion					
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
<p>Comment: the policy is in place for an event which may happen once within 50 years. As such it will be very hard to test whether the policy is capable of preventing catastrophic damage in the short to medium term.</p>						

CAAP30 Sustainable urban drainage systems (SUDS)

- (a) The Council will require applicants to demonstrate how surface water runoff is managed as close to its source as possible. The use of sustainable urban drainage systems will be encouraged for all developments.
- (b) The Council will require proposals for development on brownfield sites with a floor space of 1000 square metres or more, or ten or more residential dwellings, to demonstrate through calculations that the rate of run-off of surface water from the site is less than the conditions before development.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Some initial negative effects as the added cost of SUDS to development proposals may affect development in the borough. However, increase in demand for SUDS technologies may create local business opportunities and hence economic growth	- /++	P S-L	D	No enhancement measures suggested
2	Employment	Some initial negative effects as the added cost of SUDS to development proposals may affect development in the borough. However, increase in demand for SUDS technologies may create local business opportunities and hence create employment opportunities	-/++	P S-L	D	No enhancement measures suggested
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	SUDS will reduce surface run-off and help replenish water reservoirs	++	P S-L		No enhancement measures suggested
5	Biodiversity	Green roofs used as SUDS will increase the biodiversity potential	+			No enhancement measures suggested
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	SUDS significantly held reduce flood risk by reducing surface run-off	++			No enhancement measures suggested
10	Landscapes and Townscapes	No significant effect	0			
11	Historic environment	No significant effect	0			No enhancement measures suggested
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			No enhancement measures

						suggested
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	Positive effects where school children can learn about how to protect natural resources	+	T S-L	I	Links with educational boards to use examples of SUDS as educational material
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The policy reduces surface run-off and protects water resources. Can be enhanced by promoting examples of SUDS with educational boards						

CAAP31 Requirement for an air quality assessment

The Council will require development proposals to take air quality into account with other material considerations. An air quality assessment may be required where considered appropriate by the Council.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	No significant effect	0			
5	Biodiversity	The policy will reduce stresses on flora and fauna caused by air pollutants	+	P S-L	D	No enhancement measures suggested
6	Air quality	The policy will ensure that air quality is considered in development proposals and where necessary mitigation is provided	++	P S-L	D	No enhancement measures suggested
7	Transport	Where development proposals are found to generate road traffic this will affect air quality. Hence the policy is likely to require sustainable modes of transport.	+	P S-L	D	No enhancement measures suggested
8	Energy use and Climate Change	Where development proposals are found to generate road traffic this will affect air quality. Hence the policy is likely to require a reduction in road traffic which reduces fossil fuel consumption.	+	P S-L	D	No enhancement measures suggested
9	Flood risk	No significant effect				
10	Landscapes and Townscapes	High levels of particulate matter and acid rain formed by Sox emissions can deteriorate building materials. The policy will prevent this from happening.	+	P M-L	D/I	
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	The policy will ensure that housing developments are built appropriately so that occupiers are not affected by vehicle emissions and noise.	+	P M-L	I	
13	Human health	The policy will ensure that the effects of NOx and Pm10 are reduced by reducing emissions.	++	P S-L	D	

14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			

Comment: The policy has significantly positive effects on human health and air quality. Enhancement can be achieved by ensuring that mitigation measures are implemented where necessary.

CAAP32 Development on contaminated land

Where development is proposed on contaminated land, or land suspected of being contaminated, the Council will require the following to be submitted with a planning application:

- (a) A contaminated land survey; and
- (b) For the identification of any contaminated land, details of proposed remedial treatment.

The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	The policy will protect ground water resources and river water quality by reducing risk of soil contaminants entering water courses and reservoirs by percolation.	+	P S-L	D	No enhancement measures suggested
5	Biodiversity	No significant effect				
6	Air quality	Risk of release of toxic fumes is reduced	+	P S-L	D	No enhancement measures suggested
7	Transport	No significant effect				
8	Energy use and Climate Change	No significant effect				
9	Flood risk	No significant effect				
10	Landscapes and Townscapes	No significant effect				
11	Historic environment	No significant effect				
Social						
12	Sufficient & decent housing	Remediation of contaminated land can make additional land available for housing developments	+	P S-L	D	No enhancement measures suggested
13	Human health	Remediation of contaminated land will reduce the risk of toxic substances affecting human health	+	P S-L	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No significant effect				
15	Education	No significant effect				
16	Reduce crime	No significant effect				
17	Community welfare	No significant effect				
18	Accessibility	No significant effect				

Comment: The policy reduces the risk of toxic substances in the environment affecting human health and entering water courses.

CAAP33 Noise and vibration

Where noise and vibration-sensitive development is proposed close to an existing source, or when a noise and vibration generating development is proposed, a detailed noise and vibration impact survey will be required outlining possible attenuation measures.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	No significant effect	0			
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	The policy ensures that housing developments are sited appropriately so that they are not affected by noise and vibration	++	P S-L	D	No enhancement measures suggested
13	Human health	The policy will help reduce noise and vibration related health effects such as stress and insomnia.	++	P S-L	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	Appropriate siting of developments will benefit communities by creating more pleasant built environments	+	P S-L	D	No enhancement measures suggested
18	Accessibility	No significant effect	0			
Comment: The policy will ensure that developments are sited appropriately and that noise and vibration is taken into consideration in development proposals which will reduce stresses on human health and provide decent homes.						

CAAP34 Light attenuation

Proposals for light-generating development, floodlights or otherwise obtrusive lighting will be required to be accompanied by a detailed light-impact survey outlining possible attenuation measures.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	No significant effect	0			
5	Biodiversity	Light impacts flora and fauna and the policy will help reduce light pollution	+	P S-L	D	No enhancement measures suggested
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	A reduction in light pollution will enhance the character of the townscape	+	P S-L	D	No enhancement measures suggested
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	Reducing light pollution around housing developments will make the environment more pleasant	+	P S-L	D	No enhancement measures suggested
13	Human health	Light pollution can affect human health by symptoms such as insomnia	+	P S-L	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	The policy will ensure that the overall local environment is pleasant	+	P S-L	D	No enhancement measures suggested
18	Accessibility	No significant effect	0			
Comment: The policy reduces the effect obtrusive lights may have on the environment.						

CAAP35 Construction waste and aggregates

The Council will require:

- (a) Applicants to submit with a planning application, information demonstrating how construction, demolition and excavation waste will be reduced and recycled;
- (b) Major developments of 1000 square metres or more, or 10 residential dwellings or more, to submit and implement a site Waste Management Plan to minimise the disposal of wastes to landfill, by reducing waste of materials on site and promoting reuse, segregation, recycling and composting of wastes that arise. The Plan is required to evaluate what level of reuse and recycling is possible and set targets for materials diverted from landfill.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities	-/+	P S-L	I	
2	Employment	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities and hence employment opportunities.	-/+	P S-L	I	
Environmental						
3	Minimise waste	Direct positive effect on waste minimisation	++	P S-L	D	No enhancement measures suggested
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	Minimisation of waste will reduce the need to provide additional waste management locations	+	P L	D	No enhancement measures suggested
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			

16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The policy has some significantly positive effects on waste minimisation and townscapes. The policy could also be beneficial for the local economy						

CAAP36 Construction materials

The Council will require:

- (a) All development proposals to demonstrate how they intend to contribute towards using construction materials from sustainable resources, and use recycled and reused materials;
- (b) All major developments of 1000 square metres or more, or 10 residential dwellings or more, to source at least 10% of the total value of materials used from recycled and reused materials; and
- (c) Any development which requires the demolition of an existing building to recycle and/or reuse reclaimed materials for the proposed development.

The Developer will be expected to follow the principles and procedures from the ICE Demolition Protocol.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities	-/+	P S-L	I	
2	Employment	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities and hence employment opportunities.	-/+	P S-L	I	
Environmental						
3	Minimise waste	Direct positive effect on waste minimisation	++	P S-L	D	No enhancement measures suggested
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	Minimisation of waste will reduce the need to provide additional waste management locations	+	P L	D	No enhancement measures suggested
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			
14	Reduce poverty & exclusion	No significant effect	0			

15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The policy has some significantly positive effects on waste minimisation and townscapes. The policy could also be beneficial for the local economy						

CAAP37 Residential waste management facilities

The Council will require all new residential development to provide appropriately sited waste storage and recycling facilities, which are visually screened and account for health and safety precautions. This may include the provision of:

- (a) Facilities to recycle and compost household waste by means of separated dedicated storage space; and
- (b) Shared recycling facilities of one site per 100 persons, or per 200 habitable rooms.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	Some benefits as the policy will encourage recycling for householders.	+	P S-L	D	No enhancement measures suggested
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	No significant effect	0			
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	The policy will enable easy access to recycling facilities	+	P S-L	D	No enhancement measures suggested
Comment: The policy directly benefits recycling and waste reduction. The policy complements other policies on waste management hence no enhancement measures have been suggested.						

CAAP38 Commercial/large scale development waste management facilities

The Council will require all new commercial/ business operations to:

- (a) Provide designated space for waste storage and recycling facilities; and
- (b) Demonstrate how operational waste will be reduced and recycling increased.

Applicants proposing large-scale developments or developments that employ or attract a large number of people, should submit a comprehensive waste and recycling management strategy and should provide appropriately designed facilities for the collection of recycling.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities	-/+	P S-L	I	
2	Employment	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities and hence employment opportunities.	-/+	P S-L	I	
Environmental						
3	Minimise waste	Direct positive effect on waste minimisation	++	P S-L	D	No enhancement measures suggested
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	Minimisation of waste will reduce the need to provide additional waste management locations	+	P L	D	No enhancement measures suggested
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			

16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The policy has some significantly positive effects on waste minimisation and townscapes. The policy could also be beneficial for the local economy						

CAAP39 Housing provision

The Council will expect major development in the town centre to include residential uses as part of any redevelopment scheme subject to:

- (a) An appropriate housing mix in both size and tenure, including the provision of larger units suitable for family accommodation; and
- (b) Where housing currently exists on a site, any redevelopment results in the overall provision of the same or more housing on the site.

Suitable sites will include:

- (a) The five development opportunity sites as identified in the Opportunity Area/Site Allocations policies and on the Proposals Map; and
- (b) The conversion of existing buildings in the town centre, particularly premises above shops, subject to considerations of residential amenity and a separate and secure entrance being provided for the new housing created.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Residents in the town centre will contribute to sustained local economic activity.	+	P M – L	I	Mixed-use sites should include employment uses as part of the land use mix. Where appropriate, planning obligations and other plans can make provisions for assisting unemployed and low income earners.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Additional residential uses will have a negative impact where construction waste can be significant, as well as waste from the increased population.	--	P S	D	Provide space for recycling facilities in development and encourage the application of the waste hierarchy. Reuse and recycling of construction/ demolition waste is a preferred option DC policy
4	Water resources	Population increase may have adverse impact on water quality.	-	P S	I	Cumulative impact of additional housing needs to be recognised. Water quality, consumption and recycling measures needs to be included as part of construction.
5	Open Space and Biodiversity	Any development will impact on the provision of open space and associated biodiversity.	-	P S - L	D	Housing developments should provide on-site open space. Sensitive building design in and near areas of open space can reduce impacts on biodiversity.
6	Air quality	Any additional housing is expected to adversely affect CO2 emission (construction, occupation, energy needs and use outside the home, use of private vehicles, under provision of public transport).	--	P S - L	D	Housing to be built in accordance with sustainable design and energy reduction policies. Locate denser development near public transport and ensure transport policies used in the assessment of housing – travel plans, car free,

						restricted parking, transport assessment etc.
7	Transport	An increase in the town centre's population has potential adverse transport impacts - potential increase in car use and under provision of public transport.	+/-	P S - L	I	Need to ensure major developments located close to public transport or where this can be improved or provided as part of the scheme. Need to provide opportunities for car free schemes. Council to support and lobby for improved public transport in to and through the town centre.
8	Energy and Climate Change	Additional housing is expected to adversely impact CO2 emission (construction, occupation and energy needs and use outside the home).	--	P S - L	D	Housing to be built in accordance with sustainable design and energy reduction policies.
9	Flood Risk	Additional housing may be located in areas subject to localised flooding and/or near the Ravensbourne River. Increase in property numbers and possible increase in hard standing areas can contribute to an increase in flood risk.	-	P S - L	I	Land adjacent to the Ravensbourne River is affected by flooding as identified by the Environment Agency flood maps. There is flood risk if the Thames Barrier were to fail. Flood assessments to be carried out as part of the development assessment process and advice followed in accordance with PPS 25. The area of 'hard landscaping' should be minimised and on-site open space provided in higher density developments to ensure infiltration.
10	Landscapes and Townscapes	There will be a physical impact.	-/+	P S - L	D	Buildings need to be built to the highest design quality standards to ensure an enhanced built environment.
11	Historic environment	The policy option could potentially affect valued heritage features.	-/+	P S - L	D	Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option provides for additional housing in a range of types and tenures, assisting in the overall aim of housing provision.	++	P S - L	D	Annual monitoring should be carried out to evaluate delivery.
13	Human health	Ensures a degree of independent living therefore contributing to a healthy lifestyle.	+	P L	I	Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty & exclusion	The preferred option contributes to mixed and balanced communities and reduces exclusion through accessibility.	+	P S	I	Annual monitoring should be carried out to evaluate delivery.

15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Sufficient and decent housing may improve quality of life, reduces social exclusion and can have a positive reduction in crime rates.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Preferred option seeks to create a beneficial mix in housing supply contributing to community welfare.	+	P ?	I	Annual monitoring should be carried out to evaluate delivery.
18	Accessibility	Housing and its surrounds will be accessible.	+	P S - L	I	Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.
Comment:						
Residential uses contribute to housing provision and the range of social objectives. Mitigation measures will need to be used to address the cumulative environmental impacts.						

CAAP40 Housing design

Housing design should be of an outstanding architectural quality when compared to both existing development in Catford and the best new buildings in London. Particular attention should be made to significant view lines.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Additional residential uses will have a negative impact where construction waste can be significant, as well as waste from the increased population.	--	P S	D	Provide space for recycling facilities in development and encourage the application of the waste hierarchy. Reuse and recycling of construction/ demolition waste is a preferred option DC policy
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	High quality design can ensure optimum provision of open space and associated biodiversity.	+	P S - L	D	Housing developments should provide on-site open space. Sensitive building design in and near areas of open space can reduce impacts on biodiversity.
6	Air quality	High quality design can impact positively on CO2 emissions.	+	P S - L	D	Housing to be built in accordance with sustainable design and energy reduction policies. Locate denser development near public transport and ensure transport policies used in the assessment of housing – travel plans, car free, restricted parking, transport assessment etc.
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	High quality design can impact positively on CO2 emissions.	+	P S - L	D	Housing to be built in accordance with sustainable design and energy reduction policies.
9	Flood Risk	High quality design can indirectly reduce localised flooding through effective site layout and a reduction in hard standing areas.	+	P S - L	I	Land adjacent to the Ravensbourne River is affected by flooding as identified by the Environment Agency flood maps. There is flood risk if the Thames Barrier were to fail. Flood assessments to be carried out as part of the development assessment process and advice followed in

						accordance with PPS 25. The area of 'hard landscaping' should be minimised and on-site open space provided in higher density developments to ensure infiltration.
10	Landscapes and Townscapes	High quality design will impact positively on the built environment. Protection of view lines enhances the landscape.	++	P S - L	D	Buildings need to be built to the highest design quality standards to ensure an enhanced built environment.
11	Historic environment	The historic environment will need to be a consideration in housing design.	++	P S - L	D	Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	High quality design ensures housing provided to the highest standards.	++	P S - L	D	Annual monitoring should be carried out to evaluate delivery.
13	Human health	Health factors will need to be considered.	+	P L	I	Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty & exclusion	Generally neutral. No direct impact.				
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	High quality design/housing may improve quality of life, reduces social exclusion and can have a positive reduction in crime rates.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Preferred option seeks to contribute to community welfare.	+	P ?	I	Annual monitoring should be carried out to evaluate delivery.
18	Accessibility	Housing and its surrounds will be accessible.	+	P S - L	I	Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.
Comment: High quality design ensures environmental objectives are addressed as well as contributing to the provision of decent housing. Social exclusion can be reduced and health and community welfare improved.						

CAAP41 Lifetime Homes Standards

All new residential dwellings should be built to Lifetime Homes Standards and 10% of all new dwellings should be wheelchair accessible or easily adapted for those using a wheelchair. This includes all new build, conversions and flatted development.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	Generally neutral. No direct impact.				
9	Flood Risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	There will be a physical impact.	-/+	P S - L	D	Buildings need to be built to the highest design quality standards to ensure an enhanced built environment.
11	Historic environment	The policy option could potentially affect valued heritage features.	-/+	P S - L	D	Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option provides for accessible housing. This will assist in the overall aim of housing provision.	++	P S - L	D	Annual monitoring should be carried out to evaluate delivery.
13	Human health	Ensures a degree of independent living therefore contributing to a healthy lifestyle.	+	P L	I	Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty & exclusion	The preferred option contributes to mixed and balanced communities and reduces exclusion through accessibility.	+	P S	I	Annual monitoring should be carried out to evaluate delivery.
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Sufficient and decent housing may improve quality of life, reduces social exclusion and can have a positive reduction in crime rates.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Preferred option seeks to create a beneficial mix in housing supply contributing to community welfare.	+	P ?	I	Annual monitoring should be carried out to evaluate delivery.

18	Accessibility	Housing and its surrounds will be accessible.	+	P S - L	I	Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.
<p>Comment: Accessible housing and provision for wheelchair housing increases accessibility and contributes to the provision of decent housing. Social exclusion can be reduced and health and community welfare improved.</p>						

CAAP42 Affordable Housing: Thresholds and Amount

Where a development site is capable of accommodating 10 or more dwellings or is 0.3 hectares or more, the Council will seek to secure 35% of new private residential build as affordable housing.

The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Additional housing and population will contribute to economic growth.	+	P L	I	Mixed-use sites should include employment uses as part of the land use mix. Where appropriate, planning obligations and other plans can make provisions for assisting unemployed and low-income earners.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	Generally neutral. No direct impact.				
9	Flood Risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	It is assumed that a mix of housing will not impact on the physical environment constraints, as it is not likely to involve any difference in external building size.	+	P S - L	D	Sustainable construction techniques should be used and buildings built to the highest design quality standards.
11	Historic environment	Generally neutral. No direct impact.				Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option seeks provision of 35% affordable housing.	++	P S - L	D	Ensure housing developments have an appropriate mix of dwellings. Annual monitoring of affordable housing should be carried out to evaluate delivery.
13	Human health	Ensure walking and cycling are promoted as part of any housing development. New housing areas should be linked with town centres, public transport and community	+	P L	I	Plans should ensure that proposals do not have significant health impacts.

		facilities, including those for health and education.				
14	Reduce poverty & exclusion	The provision of 35% affordable housing contributes to mixed and balanced communities.	+	P S	I	Ensure housing developments have an appropriate mix of dwellings.
15	Education	Affordable housing may create demand for additional and specialised education facilities.	-/+	T L	I	New development to contribute to the provision of education through appropriate planning obligations.
16	Reduce crime	Sufficient and decent housing, including affordable housing, may improve quality of life and have a positive reduction in crime rates. Increased population can improve natural surveillance.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Affordable housing provision creates a beneficial mix in housing supply.	+	P ?	I	Ensure housing developments have an appropriate mix of dwellings.
18	Accessibility	Generally neutral. No direct impact.				Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.
<p>Comment: The policy will ensure that new housing development will contribute to affordable housing and that a development of 10 or more dwellings will need to make a contribution. Seeking a target of 35% affordable housing has a positive impact, as it will contribute towards social objectives especially sufficient and decent housing, reducing poverty and exclusion and community welfare. The cumulative impacts of additional housing can be dealt with through the implementation of other policies.</p>						

CAAP43 Affordable Housing: Tenure

The required affordable housing tenure mix will be 70% social rented and 30% intermediate provision delivered across private sites. Developers would be required to demonstrate a mechanism for retaining affordable housing in perpetuity.

The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Additional housing and population will contribute to economic growth.	+	P L	I	Mixed-use sites should include employment uses as part of the land use mix. Where appropriate, planning obligations and other plans can make provisions for assisting unemployed and low-income earners.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	Generally neutral. No direct impact.				
9	Flood Risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	It is assumed that a mix of housing will not impact on the physical environment constraints, as it is not likely to involve any difference in external building size.	+	P S - L	D	Sustainable construction techniques should be used and buildings built to the highest design quality standards.
11	Historic environment	Generally neutral. No direct impact.				Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option seeks a tenure mix for affordable housing.	++	P S - L	D	Ensure housing developments have an appropriate mix of dwellings. Annual monitoring of affordable housing should be carried out to evaluate delivery.
13	Human health	Generally neutral. No direct impact.				Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty &	A tenure mix for affordable housing	+	P	I	Ensure housing developments have

	exclusion	contributes to mixed and balanced communities. This will assist the 9.3% of households in housing need.		S		an appropriate mix of dwellings.
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Sufficient and decent housing, including affordable housing, may improve quality of life and have a positive reduction in crime rates. Increased population can improve natural surveillance.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Tenure mix contributes to a suitable housing supply and decent housing aids community welfare.	+	P ?	I	Ensure housing developments have an appropriate mix of dwellings.
18	Accessibility	Generally neutral. No direct impact.				Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.
Comment:						
The policy will ensure that a suitable tenure mix is provided in affordable housing developments. This will have a positive impact, as it will contribute towards social objectives especially sufficient and decent housing, reducing poverty and exclusion and community welfare.						

CAAP44 Housing dwelling mix

The Council will seek an appropriate mix of dwellings within a scheme, having regard to the following factors:

- (a) The physical character of the site or building and its setting;
- (b) The previous or existing use of the site or building;
- (c) Access to private gardens or communal garden areas for family units;
- (d) The likely effect on demand for car parking within the area;
- (e) The surrounding housing mix and density of population;
- (f) The need for larger units suitable to accommodate families; and
- (g) The location of schools, shops and open spaces.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Additional housing and population will contribute to economic growth.	+	P L	I	Mixed-use sites should include employment uses as part of the land use mix. Where appropriate, planning obligations and other plans can make provisions for assisting unemployed and low-income earners.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	Generally neutral. No direct impact.				
9	Flood Risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	It is assumed that a mix of housing will not impact on the physical environment constraints, as it is not likely to involve any difference in external building size.	+	P S - L	D	Sustainable construction techniques should be used and buildings built to the highest design quality standards.
11	Historic environment	Generally neutral. No direct impact.				Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option provides housing mix criteria for market housing. This will ensure an appropriate dwelling mix to meet housing need.	++	P S - L	D	Ensure housing developments have an appropriate mix of dwellings. Annual monitoring of affordable housing should be carried out to evaluate delivery.

13	Human health	Generally neutral. No direct impact.				Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty & exclusion	A housing mix contributes to mixed and balanced communities.	+	P S	I	Ensure housing developments have an appropriate mix of dwellings.
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Sufficient and decent housing may improve quality of life and have a positive reduction in crime rates. Increased population can improve natural surveillance.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Housing mix contributes to a suitable housing supply and decent housing aids community welfare.	+	P ?	I	Ensure housing developments have an appropriate mix of dwellings.
18	Accessibility	Generally neutral. No direct impact.				Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.

Comment:

The policy will ensure that a suitable housing mix is provided as part of market housing developments. This will have a positive impact, as it will contribute towards social objectives especially sufficient and decent housing, reducing poverty and exclusion and community welfare. This contributes to meeting housing need and creating mixed and balanced communities.

CAAP45 Existing community uses

The loss of buildings used for community uses/purposes will not be considered acceptable unless it can be shown there is no longer a demand for the service.

Should the loss of buildings involve a relocation of the facilities, then this will need to be established prior to another use being permitted at the facility to be closed or on land where the facility is located.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect				
2	Employment	No significant effect				
Environmental						
3	Minimise waste	No significant effect				
4	Water resources	No significant effect				
5	Biodiversity	No significant effect				
6	Air quality	No significant effect				
7	Transport	No significant effect				
8	Energy use and Climate Change	No significant effect				
9	Flood risk	No significant effect				
10	Landscapes and Townscapes	No significant effect				
11	Historic environment	No significant effect				
Social						
12	Sufficient & decent housing	No significant effect				
13	Human health	Policy protects health facilities in existing locations	++	P M-L	D	
14	Reduce poverty & exclusion	No significant effect				
15	Education	Policy ensures that HEC facilities are not removed if there is an identified need	++	P M-L	D	
16	Reduce crime	No significant effect				
17	Community welfare	Policy protects HEC facilities that benefit the community welfare	++	P M-L	D	
18	Accessibility	Policy ensures that HEC facilities will be equally or more accessible	+	P M-L	D	

Comment: The policy protects HEC facilities from redevelopment or change of use, which benefits the local community by ensuring that their needs are met

CAAP46 New community uses

The Council will work in partnership with appropriate community service providers to ensure that health, education and community service needs arising from a development are provided for.

The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Appropriate location of HEC facilities to large housing developments will make them more attractive as long term homes and hence assist in raising the land value and property prices in the borough	+	P S-L	I	The effect can be enhanced by providing local employment opportunities and improve shopping facilities
2	Employment	HEC facilities will increase employment opportunities in the building industry and running of the facilities	+	P S-L	D	Enhancement by promoting available jobs locally to increase local employment
Environmental						
3	Minimise waste	Demolition and construction waste will be generated. Operational waste will generate some waste	-	P S-L	D	Require development proposals to reduce and reuse materials where possible and use materials from sustainable sources
4	Water resources	Some facilities, such as swimming pools will increase water usage	-	P S-L	D	Mitigation by requiring grey water recycling in the developments
5	Biodiversity	Sports facilities may pave over land that can be used as greenfields. Some facilities do however create more opportunities for biodiversity	+/-	P S-L	D	Mitigation and enhancement by using permeable surfaces for paved areas and introduce biodiversity where feasible.
6	Air quality	Construction of facilities and people accessing facilities by vehicles will have a negative impact on air quality	-/+	P S-L	D	Mitigation via appropriate construction practices
7	Transport	Locating facilities close to developments will reduce the need to use motor vehicles to access the facilities	+	P S-L	D	Enhancement by incorporating green travel plans
8	Energy use and Climate Change	Construction and operational phase will require energy	-	P S-L	D	Require development proposals to reduce and reuse materials where possible and use materials from

						sustainable sources. Require high energy efficiency and renewable energy.
9	Flood risk	Hard surfaces can increase surface runoff which increases flood risk	-	P S-L	D	Where possible incorporate permeable surfaces and condense the size of the built form
10	Landscapes and Townscapes	New and improved facilities affect the townscapes as they can become landmarks and regenerate areas	+	P L	D	Ensure the design of the development is appropriate to the local environment
11	Historic environment		+/-	P L	D	Ensure the design of the development is appropriate to the local environment, particularly in or near conservation areas
Social						
12	Sufficient & decent housing	Accessible HEC facilities provide the basic infrastructure for housing that is sustainable	+	P S-L	D	
13	Human health	Positive impact as recreational facilities help improve people's health	++	P S-L	D	Ensure that sports and recreational facilities reflect people's needs and are available at a reasonable cost
14	Reduce poverty & exclusion	Accessible educational facilities help reduce poverty and exclusion	+	P S-L	D	Provide opportunities for a range of training and educational opportunities which reflects local needs
15	Education	Appropriate provision and location enhances use of educational facilities	++	P S-L	D	
16	Reduce crime	Accessible and high standard educational and recreational facilities may provide an incentive for young people to stay away from crime	+	P S-L	I	
17	Community welfare	HEC facilities provide essential infrastructure for a community and people's well being	++	P S-L	D	
18	Accessibility	The policy specifies locating facilities where they are needed	++	P S-L	D	
Comment: The policy shows some negative effects for environmental objectives caused by the construction and use of the facilities. The effects can be mitigated by sustainable construction practices. Significantly positive effects are found for the social objectives.						

CAAP47 Major developments

The Council may require major developments to prepare a Social Impact Report to assess the community service needs arising from a proposal. Major development should also contribute to education and training by incorporating schemes as part of their construction and on-going operations. This may involve one or more of the following:

- (a) Employment opportunities and training schemes for local people in construction related industries associated with the development;
- (b) Employment of local people in the on-going enterprise; and/or
- (c) The development of training programmes (from small-scale work-experience type activities through to formal educational programmes) associated with the on-going enterprise.

The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	An impact assessment will identify gaps and areas of concern which will ensure that developments provide the basic social infrastructure for an community to thrive	+	S-L	D	
2	Employment	The policy will help identify gaps in the employment market	+	S-L	D	
Environmental						
3	Minimise waste	No significant effect				
4	Water resources	No significant effect				
5	Biodiversity	No significant effect				
6	Air quality	No significant effect				
7	Transport	No significant effect				
8	Energy use and Climate Change	No significant effect				
9	Flood risk	No significant effect				
10	Landscapes and Townscapes	No significant effect				
11	Historic environment	No significant effect				
Social						
12	Sufficient & decent housing	No significant effect				
13	Human health	The policy will help identify gaps in the provision of healthcare services	++	S-L	I	Ensure that the gaps identified are addressed
14	Reduce poverty &	The policy will help identify needs of	+	S-L	I	Ensure that the gaps identified are

	exclusion	the local community and provide funds via s106 agreements				addressed
15	Education	The policy will help identify gaps in the provision of educational facilities and provide funds via s106 agreements	++	S-L	I	Ensure that the gaps identified are addressed
16	Reduce crime	The impact assessments will help identify gaps and needs of the local community which can aid crime reduction	+	M-L	I	Ensure that the gaps identified are addressed
17	Community welfare	The impact assessment will help identify gaps in the needs of the social infrastructure	++	S-L	I	Ensure that the gaps identified are addressed
18	Accessibility	The impact assessment will help identify gaps in the needs of the social infrastructure	+	S-L	I	Ensure that the gaps identified are addressed
Comment: No significant effect has been identified.						

CAAP48 Flexible community spaces

The Council recognises the need for the provision of flexible community spaces in the town centre, and is supportive of the inclusion of such space within any redevelopment proposal.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
2	Employment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
4	Water resources	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
5	Biodiversity and Open Space	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
8	Energy and climate change	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
9	Flood risk	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
10	Landscapes and Townscapes	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
11	Historic environment	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Social						
12	Sufficient & decent housing	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will	0	N/A	N/A	N/A

		occur on this indicator.				
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
18	Accessibility	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
Comment: No significant effects are expected to occur.						

SITE 1 – CATFORD SHOPPING CENTRE AND MILFORD TOWERS

(Retail-led regeneration with environmental improvements and the redevelopment of Milford Towers)

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing). Redeveloped shopping centre should draw additional people to the centre and thus expand local economic activity.	++	T & P S, M & L	D	None required.
2	Employment	Short term increase in construction related employment. Additional retail and environmental improvements should draw more people to Catford and therefore support additional employment.	++	T & P S	D	None required.
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future housing.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.
6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the future travel choices of future occupants and customers of the centre.	+	P S, M & L	I	Facilitate more sustainable travel modes.
8	Energy use and Climate Change	Expected to be an overall increase in energy use as a result of a more intense development. However, some energy efficiency savings through the development of modern housing to replace older stock.	+/-	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and	Depends on final design outcome for the	?	P	D	Promote high quality design.

	Townscapes	site.		S, M & L		
11	Historic environment	Existing buildings / forms on Catford Broadway (north site) have some architectural merit and will need to be carefully considered in any redevelopment.	0	P S, M & L	D	Ensure buildings with architectural merit on Catford Broadway are considered.
Social						
12	Sufficient & decent housing	The redevelopment of Milford Towers will improve housing standards.	+	P L	D	None required.
13	Human health	Increased and improved housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any additional affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through the detailed design considerations highlighted for this site as well as through the development control policies identified elsewhere in the AAP.						

SITE 2 – CIVIC QUARTER AND SOUTH CIRCULAR (A205)

Mixed use development (housing, employment, community uses), including the potential realignment of the South Circular, environmental improvements, and transport improvements)

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing). Redeveloped civic buildings provides opportunity for additional and better employment facilities and should help expand local economic activity.	++	T & P S, M & L	D	None required.
2	Employment	Short term increase in construction related employment. Additional environmental improvements / open spaces should draw more people to Catford and therefore support additional employment.	++	T & P S	D	None required.
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of any redevelopment.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.
6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the future travel choices of future occupants and customers of any redevelopment. The realignment of the South Circular will also affect road transport through the centre.	+	P S, M & L	I	Facilitate more sustainable travel modes and minimise any increase in road capacity as a result of the realigned South Circular.
8	Energy use and Climate Change	Expected to be an overall increase in energy use as a result of a more intense development. However, some energy efficiency savings through the development of modern housing to replace older stock.	+/-	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any	+	n/a	n/a	None required.

		significant risk of flooding.				
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	Potential impact on Broadway Theatre by significant changes in this area.	?	P S, M & L	D	Ensure redevelopment enhances Broadway Theatre.
Social						
12	Sufficient & decent housing	The redevelopment of Milford Towers will improve housing standards.	+	P L	D	None required.
13	Human health	The potential Increase in housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any additional affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through the detailed design considerations highlighted for this site as well as through the development control policies identified elsewhere in the AAP.						

SITE 3 – PLASSY ROAD ISLAND

(Mixed-use redevelopment involving retail, residential, community and leisure uses)

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing). Redeveloped shopping centre should draw additional people to the centre and thus expand local economic activity.	++	T & P S, M & L	D	None required.
2	Employment	Short term increase in construction related employment. Additional retail and environmental improvements should draw more people to Catford and therefore support additional employment.	++	T & P S	D	None required.
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future housing.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.
6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the future travel choices of future occupants and customers of the centre.	+	P S, M & L	I	Facilitate more sustainable travel modes.
8	Energy use and Climate Change	Expected to be an overall increase in energy use as a result of a more intense development. However, some energy efficiency savings through the development of modern housing to replace older stock.	+/-	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	Potential impact on Catford Cinema and	?	P	D	Ensure buildings with architectural

		Broadway Theatre.		S, M & L		merit on Catford Road and Rushey Green are considered.
Social						
12	Sufficient & decent housing	The redevelopment of Milford Towers will improve housing standards.	+	P L	D	None required.
13	Human health	Increased and improved housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any additional affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through the detailed design considerations highlighted for this site as well as through the development control policies identified elsewhere in the AAP.						

SITE 4 – GREYHOUND STADIUM AND CATFORD RAIL STATIONS

(Housing-led mixed use scheme (key-worker) with small scale integrated community, retail and office/commercial uses)

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing).	+	T & P S, M & L	D	None required.
2	Employment	Short term increase in construction related employment. Some minimal additional employment from small scale retail . commercial uses.	+	T S	D	None required.
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future housing and businesses.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.
6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the future travel choices of future occupants but the up-grading of New Gross Gate Station a very positive effect.	++	P S, M & L	I	Facilitate more sustainable travel modes.
8	Energy use and Climate Change	Increase in the number of households and businesses will lead to an increase in overall energy consumption.	+	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	It is not considered that the site will have any impact on the historic environment.	0	P S, M & L	D	None required.
Social						
12	Sufficient & decent housing	The increase in housing will help advance this objective.	+	P L	D	Maximise affordable housing.

13	Human health	Increasing housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	Proposal for a community facility (up-graded playground) beneficial.	++	P L	D	None required.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.

Comment:

This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document.

SITE 5 – WICKES

(Mixed use regeneration of the site, involving residential, retail, employment, community facilities and open space)

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing). Positive effect through employment generating activities (offices, retail).	++	P L	D	None required.
2	Employment	Short term increase in construction related employment. Positive effect through employment generating activities (offices, retail).	+	T & P S & L	D / I	None required.
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future housing and businesses.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.
6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the future travel choices of future occupants but the up-grading of New Gross Gate Station a very positive effect.	++	P S, M & L	I	Facilitate more sustainable travel modes.
8	Energy use and Climate Change	Increase in the number of households and businesses will lead to an increase in overall energy consumption.	+	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	It is not considered that the site will have any impact on the historic environment.	0	P S, M & L	D	None required.
Social						

12	Sufficient & decent housing	The increase in housing will help advance this objective.	+	P L	D	Maximise affordable housing.
13	Human health	Increasing housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	Proposal for a community facility beneficial.	++	P L	D	Maximise range of uses and services provided in the community centre.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.

Comment:

This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document.

APPENDIX F – MONITORING FRAMEWORK

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
1	To encourage sustained economic growth.	<ul style="list-style-type: none"> • Improve business development and enhance competitiveness? • Improve the resilience of business and the economy? • Promote growth in key sectors? Promote growth in key clusters?	Annual GDP of Lewisham	n/a		n/a	n/a	Business rates
			The net growth in VAT registered businesses	4595		2004 Yearly	4749 by 2009	LSP Economic development and enterprise Block: 6 monthly report, Nov 2006, appendix 2 (or DCLG top 40?)
			Amount of floor space developed for B1, B2 & B8 uses	Gross: B1 – 1223m ² B2 – 0m ² B8 – 1717m ² Net:		2005/06 Yearly	No target	AMR (05/06) Core Indicator 1(a)
			Amount of completed retail, office and leisure development	Gross: 4397m ² Net: 746m ²		2005/06 Yearly	No target	AMR (05/06) Core Indicator 4(a)
			Proportion of employment in creative industries (LQ)	0.85		2004 Yearly	0.85	Annual Business Inquiry
2	To encourage and promote employment and new enterprises in Lewisham.	<ul style="list-style-type: none"> • Reduce unemployment overall? • Reduce long-term unemployment? • Provide job opportunities for those in need of employment? 	Employment rate of disadvantaged groups (working age employment)	71.4		2004/05 Yearly	74.8 by 2009	LSP Economic development and enterprise Block: 6 monthly report, Nov 2006, appendix 2
			Employment rate of disadvantaged groups (over 50s employment)	54.4		2004/05 Yearly	59.5 by 2009	LSP Economic development and enterprise Block: 6 monthly report, Nov 2006, appendix 2
			Employment rate of disadvantaged groups (BME employment)	61.4		2004/05 Yearly	64.5 by 2009	LSP Economic development and enterprise Block: 6 monthly report, Nov 2006, appendix 2
			Employment rate of disadvantaged	33.5		2004/05	45.5 by 2009	LSP Economic development and

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
			groups (lowest qualification employment)					enterprise Block: 6 monthly report, Nov 2006, appendix 2
			Number of new businesses created as a result of support from business support agencies	72		2005/06 Yearly	88 by 2009	LSP Economic development and enterprise Block: 6 monthly report, Nov 2006, appendix 2
			Percentage of economically active people in Lewisham	76.4% (132700 people)	74.5% (London Average)	2005/ Yearly	No target	ONS Annual Population survey
			Number of people working within Lewisham	64300	London borough range between 48800 to 274300. Lewisham is 7 th lowest	2004/ Yearly	No target	Annual Business Inquiry
3	To minimise the production of waste and increase waste recovery and recycling.	<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? 	Percentage of municipal waste recycled	10.63%	13.7% (Average by authority type)	2005/06 Yearly	Increase to 14%	Lewisham Waste management Strategy 2006
			Percentage of municipal waste composted	0.2%	3.7%% (Average by authority type)	2005/06 Yearly	Increase to 3% by 2008	Lewisham Waste management Strategy 2006
			Percentage of municipal waste incinerated	74.26%	22.5%% (Average by authority type)	2005/06 Yearly	Reduce to 70%	Lewisham Waste management Strategy 2006
			Percentage of municipal waste landfilled	15.11%	24.4%% (Average by authority type)	2005/06 Yearly	Reduce to 13%	Lewisham Waste management Strategy 2006
			Kg of household waste collected per head	460.4kg	440.9kg (Average by authority type)		No target	BV084
			Percentage of household waste served by recyclables kerbside collection	100%	88.9% (Average by authority type)		No target	BV091
4	To improve water quality and manage	<ul style="list-style-type: none"> • Improve the quality of river 	Number of planning	0		2005/06 Financial year	0	Annual Monitoring Report 2005/06

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
	water resources	water or ground water? • Conserve water? • SUDS?	permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.					Core Indicator 7
			Change in biological river quality (Good) Provides an indication of the level of river health. The higher the figure indicates the more healthy the rivers are rivers over time	0 percentage points (No data)	Thames gateway: 25.52 England and Wales: 13.66	1990-2003 Annual (next data available 10/11/2006)	No target	Environment Agency, Data extracted from http://tblp.localknowledge.co.uk
			Change in chemical river quality (Good) Provides an indication of the level of river health. The higher the figure indicates the more healthy the rivers are rivers over time	0 percentage points (No data)	Thames gateway: 13.89 England and Wales: 18.7	1990-2003 Annual (next data available 10/11/2006)	No targets	Environment Agency, Data extracted from http://tblp.localknowledge.co.uk
			Chemical river water quality (Good) as a percentage of total river length	100%	Thames gateway: 19.94 England and Wales: 14.45	2003 Annual	No targets	Environment Agency, Data extracted from http://tblp.localknowledge.co.uk

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
5	To maintain and enhance biodiversity, flora and fauna.	<ul style="list-style-type: none"> Conserve and enhance natural/semi-natural habitats? Provision and quality of open space 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? 	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	(i) not currently monitored (ii) 0% change			No targets	Annual Monitoring Report. 2005/06 Core Indicator 8
6	To improve air quality and reduce noise and vibration.	<ul style="list-style-type: none"> Improve air quality? Reduce car use? Reduce vehicle movement? 	Levels Exceeding Main Air Pollutant Quality Standards.				As per AQMA standards.	To be completed
7	To reduce car travel and improve accessibility by sustainable modes of transport	<ul style="list-style-type: none"> Reduce car use? Increase/enhance bicycle/walking routes? Proximity to public modes of transport? 	Traffic volume (million vehicle km)	910	1.1% increase since 2001. Growth of 5.5% by 2011 if trend continues	2003/annual	Zero growth between 2001 and 2011	LIP Target 5
			Modal share (%)	Walk 27.8 Cycle 1.2 Car 39.9 Motorcycle 0.5 Bus 15.4 Underground/ DLR 10.0		2001/annual	Maintain or increase the proportion of personal travel made by means other than the car	LIP Target 7

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
				Rail 4.4 Taxi 1.4 Other 0.1				
			Volume and rate of walking trips	163,617 per average day		2001	Increase	LIP Target 12
			Volume and rate of cycling trips	4481	5577 (1991)	2001	increase	LIP Target 13
8	To mitigate, and adapt to, the impact of climate change	<ul style="list-style-type: none"> • Reduce greenhouse gas emissions? • Reduce energy consumption? • Lead to an increased proportion of energy needs being met from renewable sources? • Flood protection? • Sustainable design and construction? 	Renewable energy capacity installed by type	No data		Annual	Target to be set in the Spatial (Core) Strategy	Annual Monitoring Report 2005/06 Core Indicator 9
9	To mitigate flood risk	<ul style="list-style-type: none"> • Is there flood protection? • SUDS? • Decreasing run-off? • 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.	0		2005/06 Annual	0	Annual Monitoring Report 2005/06 Core Indicator 7
10	To maintain and enhance landscapes and townscapes	<ul style="list-style-type: none"> • Reduce the amount of derelict, degraded and underused land? • Improve the landscape and ecological quality 	The proportion of relevant land and highways that is assessed as having combined deposits of litter and detritus across four	21%	24.6% (Average by authority type)	2004/05		Best Value 199

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
		and character ? <ul style="list-style-type: none"> • Decrease litter? • Design? 	categories of cleanliness (Clean, Light, Significant, Heavy).					
			Open Space availability per 1000 population.				1.7ha by 2006 1.75ha by 2010	Open Space Strategy
11	To conserve and where appropriate, enhance the historic environment	<ul style="list-style-type: none"> • Conserve and enhance the historic built character of the borough, especially within designated conservation areas? • Protect sites of archaeological and historic importance? 	Percentage of conservation areas in the Borough with an up-to-date character appraisal	Target met		Annual	28%	Annual Monitoring Report (2005/06) Local Indicator
			Percentage of conservation areas in the Borough with management proposals	Target met		Annual	36%	Annual Monitoring Report (2005/06) Local Indicator
12	To provide everybody with the opportunity to live in a decent home.	<ul style="list-style-type: none"> • Reduce homelessness? • Increase the range and affordability of housing for all social groups? • Reduce the number on unfit homes? • Reduce death rates? • Improve access to high quality, health facilities? • Encourage healthy lifestyles? • Reduce poverty and social exclusion and 	Number of Housing Completions	967	Year No. 2001/02 470 2002/03 722 2003/04 778 2004/05 503	Annual	Target as per Spatial (core) strategy	Annual Monitoring Report (2005/06)
			Number of Affordable Housing Completions	246		Annual	140	Annual Monitoring Report (2005/06)

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
		health inequalities in those areas most affected? <ul style="list-style-type: none"> • Improve affordability to essential services to the home? 						
13	To improve the health of the population.	<ul style="list-style-type: none"> • Improve qualifications and skills of younger people? • Improve qualifications and skills of adults? 	Households with a Limiting Long-Term Illness				No target. Aim to reduce this number.	Census KSO8
14	To reduce poverty and social exclusion.	<ul style="list-style-type: none"> • Reduce actual levels of crime? • Reduce the fear of crime? • Reduce the actual noise levels? • Reduce noise concerns? 	Index of local deprivation				No target. Improve rank.	Govt Index.
15	To provide for the improvement of education and skill levels.	<ul style="list-style-type: none"> • Encourage Engagement in community activities? • Increase the ability of people to influence decisions? • Improve ethnic relations? • Conserve and enhance the historic built character of the borough, especially within designated conservation 	People Aged 16-74 with no qualifications.				No target. Aim to reduce this number.	Census KS13
			Percentage of pupils achieving 5 or more GCSE's at grades A*-C or equivalent.	46.2%	52.1	2004/05 Annual	Increase	Best Value 038
			Number of learners completing adult education basic skills programme.				No target. Aim to increase this number	BV – Local Indicator

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
		areas? <ul style="list-style-type: none"> • Protect sites of archaeological and historic importance? 						
16	To reduce crime, anti-social behaviour and the fear of crime.	<ul style="list-style-type: none"> • Reduce homelessness? • Increase the range and affordability of housing for all social groups? • Reduce the number on unfit homes? • Reduce death rates? • Improve access to high quality, health facilities? • Encourage healthy lifestyles? • Reduce poverty and social exclusion and health inequalities in those areas most affected? • Improve affordability to essential services to the home? • Improve qualifications and skills of younger people? • Improve qualifications and skills of adults? • 	Domestic burglaries per 1,000 households	23.2	19.2	2004/05 Annual	As per BV Target	Best Value 126a
			Vehicle crimes per 1,000 population	15.9	19.5	2004/05 Annual	As per BV Target	Best Value 128a
			Violent crimes per 1,000 population	N/A		2004/05 Annual	As per BV Target	Best Value 127
17	To encourage a	<ul style="list-style-type: none"> • Reduce actual 	No of recorded	26.9	108.5	2004/05		Best Value 174

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
	sense of community identity and welfare.	levels of crime? • Reduce the fear of crime? • Reduce the actual noise levels? • Reduce noise concerns?	racial incidents per 100000 population.			Annual		
18	To improve accessibility to leisure facilities, community infrastructure and services.	• Encourage engagement in community activities? • Increase the ability of people to influence decisions? • Improve ethnic relations?	Number of visits to public libraries (per capita)	6,019	13,866.4	2004/05 Annual		Best Value 117