

Catford Town Centre Local Plan – Further Options

Sustainability Appraisal Report

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Produced for
London Borough of Lewisham



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1 Non Technical Summary

The Strategic Environmental Assessment (SEA) process is a statutory assessment process that incorporates environmental considerations into policies, plans and programmes. Under the European Community Directive (2001/42/EC) otherwise known as the ‘SEA Directive’ and implemented in England through the Environmental Assessment of Plans and Programmes Regulations (Statutory Instrument 1633 2004), member states are required to comply with the Directive on all plans and programmes. This report is prepared in accordance with the SEA Directive and provides details on where (within the report) requirements of the directive have been addressed. The Planning and Compulsory Purchase Act 2004 also requires Local Authorities to undertake a Sustainability Appraisal (SA) of their Local Plans.

This document details the SA and the SEA that has been undertaken in support of the development of the Catford Town Centre Local Plan – Further Options 2012. An SEA is an environmental appraisal of the predicted impacts of a strategy or plan against environmental objectives that have been identified following consideration of the environmental issues affecting an area/neighbourhood, in this case; Catford. In addition, this SA report identifies the economic, social and environmental impacts of the different plan options presented for Catford, discusses the potential significant effects of implementing the plan and makes recommendation for mitigation of adverse impacts or enhancement of positive impacts.

This SA Scoping report was published in 2012 as an updated version of the previous SA Scoping work undertaken and published for statutory consultation in 2005. The SA report took into consideration changes in the baseline information since the original report in 2005. The key issues identified include:

- Exponential growth of the local population and pressures exerted on resources;
- Deprivation in Lewisham, Rushey Green and Catford;
- Poor state of the local economy – low quality retail and poor rate of retail growth;
- Insufficient supply of affordable housing due to high demands;
- Susceptibility to fluvial flooding and sewer surcharge due to Catford’s location on the floodplain and within the Groundwater Source Protection Zone;
- Lack of open and green spaces to promote and enhance biodiversity;
- Air and Noise Pollution arising from traffic congestion and the presence of five Air Quality Management Areas (AQMAs) within Lewisham;
- Inappropriate accesses for Non Motorised Users (NMUs) and vulnerable groups;
- Landscape and visual impacts including changes to the built and heritage environment in Catford;
- Low life expectancy and high premature mortality;
- Poor academic qualifications and lack of opportunity to build skills through

- apprenticeship; and
- High crime rate and a perception of fear of crime.

The key issues were used to develop 18 objectives which were consulted upon during the SA Scoping process in 2007 and 2012. The Catford plan objects were then appraised against the objectives to test the potential economic, environmental and social effects of the plan implementation.

In considering the Catford Plan objectives against the SA objectives, it has been concluded that the Catford Town Centre Local Plan – Further Options 2013 will either lead to some positive and/or neutral impacts upon economic, social and/or environmental assets and interests within Catford. The SA process has not identified any potential negative impacts upon implementation of the plan. In addition, a number of overarching mitigation measures have been identified as follows:

- Ensure employment policies are in place to prevent loss of employment land and conflict with other land uses;
- Encourage independent, mixed, local business in Catford Town Centre that meets the needs of the local population in terms of number, scale and type;
- An improved public realm will make Catford a more desirable location to live and work;
- Ensure new developments incorporate appropriate waste storage facilities and recycling measures into their design;
- Promote the incorporation of water efficient products, plant and machinery as a requirement for sustainable development;
- Promote biodiversity enhancement through living roofs and walls, creation of open space, roof gardens, planting of street trees, and provision of bat and bird boxes etc;
- Provide adequate walkways and promote good urban design that connects public spaces;
- Reduce private car use and congestion on Catford Town Centre roads;
- Promote sustainable transport alternatives including pedestrian and cycle options;
- Prevent flood risk through appropriately located development;
- Recognition of historic and heritage assets in any redevelopment with sensitive design to incorporate their function in the Catford community;
- Provide affordable homes close to sustainable travel opportunities;
- Ensure inclusive, sustainable, and affordable access is provided and maintained to all amenities and community facilities, including housing and employment; and
- Ensure inclusive, sustainable, and affordable access is provided and maintained to all community facilities.

The SA Report includes draft monitoring recommendations. These will be updated following consultation. The SEA Directive requires that significant environmental effects of implementing the plan or programmes should be monitored “in order to identify unforeseen adverse effects and to be able to undertake remedial action”.

Responsible Authorities must ensure when designing their monitoring arrangements that they comply with this provision.

2 Introduction

2.1 Background

Located to the south east of the City of London within the London Borough of Lewisham, Catford is Lewisham's second largest town centre and plays an important role as the civic heart of the borough. Catford is located on an important crossroads and is well served by public transport, and the Council aspires to see significant improvement to the physical environment, working with commercial investors and developers to bring about comprehensive redevelopment of the area.

This report has been prepared by Mouchel for the London Borough of Lewisham to support the development of the Catford Town Centre Local Plan (The Catford Plan). This document is the Sustainability Appraisal (SA) and the Strategic Environmental Assessment (SEA) of the *Catford Town Centre Local Plan – Further Options 2013* (Catford Plan Further Options (CPFO)).

The SA seeks to identify the economic, social and environmental impacts of the different options presented in the CPFO. It includes a discussion of the likely significant effects of the implementation of the CPFO and recommendations are made in relation to ways in which likely adverse effects can be reduced or beneficial effects can be enhanced. The report includes proposals for relevant environmental indicators to monitor the effects of the implementation of the CPFO.

The findings of the SA are being made available to stakeholders, including statutory consultees, local authorities, and the public, in order to help all those with an interest in Catford Town Centre to understand the effects of the proposed Catford Plan. This report should be read alongside the CPFO document.

2.2 Strategic Environmental Assessment & Sustainability Appraisal

Strategic Environmental Assessment (SEA) is a statutory assessment process that incorporates environmental considerations into policies, plans and programmes. It ensures that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers, monitored and that opportunities for public involvement are provided.

In the European Union an SEA is required for all member states on all plans and programmes by European Community Directive (2001/42/EC) '*on the assessment of the effects of certain plans and programmes on the environment*'. Known as the 'SEA Directive', it is implemented in England through the Environmental Assessment of Plans and Programmes Regulations (Statutory Instrument 1633 2004).

2.2.1 Compliance with the SEA Directive

This report has been prepared in accordance with the SEA Directive; Table 2-1 provides detail on where the requirements of the SEA Directive have been addressed in this report.

Table 2-1: SEA Directive requirements and where they have been addressed within this report.

SEA Directive Requirements	Where addressed
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I)	This Sustainability Appraisal report.
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Section 3.1 and Appendix A: Plans, programmes and objectives 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;	Catford Town Centre Area Action Plan: Sustainability Appraisal Scoping Report 2012. Section 3.2 of this report.
c) The environmental characteristics of areas likely to be significantly affected;	Catford Town Centre Area Action Plan: Sustainability Appraisal Scoping Report 2012. Table 3.2 of this report identifies the key issues.
d) Any existing environmental problems which are relevant to the plan 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;	Catford Town Centre Area Action Plan: Sustainability Appraisal Scoping Report 2012. Table 3.2 of this report identifies the key issues. Habitats Regulations Assessment – see Section 2.3 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;	Appendix A: Plans, programmes and objectives 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. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Section 4.2, Appendix D: SA of Town Centre Area Options and Appendix E: SA of Policy Options of this report

SEA Directive Requirements	Where addressed
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 4.4 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 4.2 of this report.
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 4.5 of this report.
<p>Consultation:</p> <p>Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4).</p> <p>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).</p>	Appendix B: Consultation Response Schedule of this report.
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).	Appendix B: Consultation Response Schedule of this report.
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed:</p> <p>The plan or programme as adopted;</p> <p>A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</p> <p>The measures decided concerning monitoring (Art. 9 and 10).</p>	To be confirmed following examination
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10).	To be confirmed following examination
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).	This table identifies how the requirements have been met.

2.2.2 Sustainability Appraisal (SA)

Under the Planning and Compulsory Purchase Act 2004 (PCPA), Local Authorities are to undertake an SA for each of their Local Plans. Therefore, alongside SEA, SA is a statutory requirement for Local Plans. The UK Government’s approach is to incorporate the requirements of the SEA Directive into a wider SA process that considers economic and social as well as environmental effects.

Guidance issued in November 2005 by the Office of the Deputy Prime Minister (ODPM – now superseded by the Department for Communities and Local Government (DCLG)) aims to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of Development Plans.

This process is intended to ensure that planning decisions are made that accord with the principles defined in the government’s UK Sustainable Development agenda. The timing of the SA in the plan making process is aimed at ensuring that sustainability considerations are taken into account early in the process of policy development. Table 2-2 outlines the SA DCLG Guidance Stages.

Table 2-2: DCLG Guidance on Incorporating SA within the DPD process (ODPM, 2005)

DPD Stage 1: Pre-Production – Evidence Gathering
SA Stages and Tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope A1: Identifying other relevant policies, plans and programmes, and sustainability objectives. A2: Collecting baseline information. A3: Identifying sustainability issues and problems. A4: Developing the SA framework. A5: Consulting on the scope of the SA.</p>
DPD Stage 2: Production
SA Stages and Tasks
<p>Stage B: Developing and refining options and assessing effects B1: Testing the DPD objectives against the SA framework. B2: Developing the DPD options. B3: Predicting the effects of the DPD. B4: Evaluating the effects of the DPD. B5: Considering ways of mitigating adverse effects and maximising beneficial effects. B6: Proposing measures to monitor the significant effects of implementing the DPDs.</p>
<p>Stage C: Preparing the Sustainability Report C1: Preparing the SA Report.</p>
<p>Stage D: Consulting on the preferred options of the DPD and SA Report D1: Public participation on the preferred option of the DPD and the SA Report. D2(i): Appraising significant changes</p>

DPD Stage 3: Examination
SA Stages and Tasks
D2(ii): Appraising significant changes resulting from representations.
DPD Stage 4: Adoption and monitoring
SA Stages and Tasks
D3: Making decisions and providing information.
Stage E: Monitoring the significant effects of implementing the DPD
E1: Finalising aims and methods for monitoring.
E2: Responding to adverse effects.

This report addresses the requirements of both the SEA Directive and the Government’s SA Guidance. It is structured according to the Guidance detailed in Table 2-2 and covers all tasks in Stage B – Developing and refining options and assessing effects.

2.3 Habitats Regulations Assessment

A Habitats Regulations Assessment (HRA) is undertaken during the development of a programme or plan that is likely to have an adverse effect on any designated Natura 2000 sites. Natura 2000 sites are designated by the EC Directive on the Conservation of Wild Birds 79/409/EEC 1979 (Special Protection Areas (SPAs) and the EC Directive on the Conservation of Natural Habitats of Wild Fauna and Flora 92/43/EEC 1992 (Special Areas of Conservation (SACs)).

If an internationally protected site within or near to Catford is likely to be significantly affected by the Catford Plan, an ‘appropriate assessment’ under the Conservation (Habitat, & c.) Regulations 1994 (as amended 1997, 2000) will be undertaken. This will determine whether the significant effects in the screening are likely to be ‘adverse and whether mitigation is required. In order to comply with Article 6(3) of the Habitats Directive it is a requirement to ensure the Catford Plan will not have any adverse effects on Natura 2000 sites in order for the plan to be adopted.

A Habitats Regulations Assessment screening report for the Catford Plan will be undertaken as part of the pre-submission stage of plan preparation following public consultation on the CPFO, in compliance with the Habitats Directive (92/43/EEC) and the Regulations.

There are no designated European sites within the London Borough of Lewisham. Through consultation with Natural England, the European sites to be assessed will be those located within a 15 kilometre radius of the borough boundary as they are considered to be in close enough proximity to potentially be impacted. Richmond Park, Wimbledon Common and Epping Forest Special Areas of Conservation and the Lee Valley Special Protection Area (the Natura 2000 sites) will be identified for screening purposes. Key habitats, species, qualifying features, conservation objectives, current condition and key ecosystem factors will be presented. The report

will provide details of the results of the screening by allocating the most appropriate category (or categories) describing the likely effect that a policy set out in the proposed submission plan, would have on the European sites. This will include in combination and cumulative effects.

3 Stage A - Setting the context and objectives, establishing the baseline and deciding on the scope

Stage A of the SA process involved gathering evidence regarding the sustainability baseline and specific context of Catford Town Centre. This evidence provides relevant information on the current and likely future baseline situation in Catford Town Centre in order to inform the assessment of the effects of the CPFO against the sustainability objectives which underpin the SA Framework developed.

The evidence base and sustainability framework have been developed and are documented in *Catford Town Centre Area Action Plan – Sustainability Appraisal Scoping Report*. This SA Scoping report was published in 2012 as an updated version of the previous SA Scoping work undertaken and published for statutory consultation in 2005. This revised SA Scoping Report was able to account for any changes in baseline information and context since the original scoping was undertaken as well as incorporate consultation responses.

A summary of the key findings is presented in the following sections for completeness, however reference should be made to the complete report previously published.

3.1 Task A1 – Identifying relevant policies, plans and programmes

Task A1 of the scoping process involves establishing the legislative and strategic context in which the Catford Plan is being prepared; identifying those policies, plans and programmes which influence or will be influenced by the Catford Plan and any opportunities or challenges this presents.

In most cases, international / European plans and programmes will not have an immediate or direct impact on the Catford Plan. Rather, their objectives and requirements are reflected in lower-order plans and programmes, particularly at the National and Regional level.

The DCLG determines National policies on different aspects of planning and the rules that govern the operation of the system. National planning policies are set out in the National Planning Policy Framework (NPPF) which was published in March 2012. This framework is a key part of government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

It is a requirement that the LDF (within which the Catford Plan will sit) be in general conformity with the London Plan. This is to ensure that local planning policies and plans consider and advance the strategic policies of London as a whole.

The London Plan 2011 has been prepared by the Mayor of London. It sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031 and forms part of the development plan for Greater London. The London Plan acts as the overarching document for all of the Mayor of London's plans and 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 Catford Plan will seek to ensure that any planning related needs arising from these plans and programmes are accommodated and advanced.

A comprehensive range of plans and programmes was taken into account at the scoping stage, with the full screening provided in Appendix A to this report.

3.1.1 *Lewisham Core Strategy*

The Lewisham Core Strategy was adopted by the Council on 28 June 2011 and reflects the spatial aspirations of the Sustainable Community Strategy. The Core Strategy sets the strategic vision, objectives and spatial strategy for the borough as well as core policies and strategic site allocations to achieve the objectives. The Core Strategy guides development and regeneration in the borough up to 2026 and together with the Mayor of London's London Plan forms the statutory development plan for the borough. The Core Strategy includes Catford Town Centre as a Regeneration and Growth Area suitable for additional housing and retail development. The Catford Plan is part of the Lewisham LDF and as such it is part of the Council's policy framework as set out in the Council's constitution and will require the approval of the Full Council.

3.2 **Task A2 – Baseline information**

The collation of baseline information is a key component of the SA process and a legal requirement under the SEA Directive. This information provides a view of the current context for the plan and provides a basis for predicting and monitoring effects as well as assisting in the identification of sustainability issues.

This section of the report identifies key baseline information relating to facts about Catford Town Centre and some demographics of the London Borough of Lewisham and the Rushey Green Ward (within which Catford Town Centre is located). The prime reason for outlining these is to ensure that future planning for Catford Town Centre has full regard to these facts and where problems are identified efforts are made to overcome them.

3.2.1 *Background and Context*

The borough of Lewisham is one of 33 local authorities which make up the Greater London Area. It is located in the south east sector of inner London with the River Thames in the north, Bromley in the south, and Southwark to the west and Greenwich to the east. Lewisham is the third largest borough in population and area within inner London, home to just over 275,000 people and many different

communities, living in an area of approximately 13.4 square miles. There are 18 wards within the borough of Lewisham, as shown in Figure 3-1.



Figure 3-1: The London Borough of Lewisham, showing wards within the borough.

The borough has two major town centres (Lewisham and Catford) offering a wide range of services. Catford Town Centre is the second largest town centre in the borough, located approximately 7 miles south-east of central London and 1.5 miles south of Lewisham Town Centre.

The key information and issues that were identified in the *Catford Town Centre Area Action Plan – Sustainability Appraisal Scoping Report 2012* and supplemented with information identified through the consultation with statutory bodies on this report is presented in Table 3-1 below.

Table 3-1 - Key findings from the Scoping Report 2012

ECONOMIC
Data from the 2010 Indices of Multiple Deprivation (IMD) shows that Rushey Green is the 4 th most deprived ward in Lewisham, with an average IMD value of 35.0.
Lewisham’s economy is one of the smallest in London therefore seeking to increase employment opportunities significantly by job creations through retail and shopping enterprises need to be considered.
Previous attempts to regenerate Catford Town Centre and build up its economy by improving retail facilities have been hampered by multiple land ownerships with the town centre.
ENVIRONMENTAL
The urban nature of Catford leaves only about three hectares of green space located with the town centre. There is a need to ensure that development/urbanisation does not encroach into these green spaces in order to protect biodiversity and natural habitats. There is also a need to seek to improve biodiversity and natural habitats alongside regeneration of existing areas.

<p>Conservation areas may be created artificially and encouraged to thrive.</p>
<p>The River Ravensbourne runs through the western edge of Catford Town Centre and provides an important and suitable habitat for biodiversity. However this also means that Catford is in the floodplain and susceptible to fluvial flooding and sewer surcharge. This risk may be further increased with future developments which do not take into consideration the risk of damage to natural habitats/biodiversity and also the sensitivity of areas in the floodplain.</p>
<p>Catford Town Centre lies within a Groundwater Inner Source Protection Zone (SP Z1) and Outer (SPZ2) for public water supply. This inadvertently exerts constraints on drainage involving infiltration methods. There is a considerable need to ensure protection of the groundwater quality in the town centre and effectively manage abstractions.</p>
<p>Catford is dominated by an interchange of two major roads and hence traffic congestion. It is also one of the 5 AQMAs within Lewisham borough. There are continuously increasing levels of cars travelling through the town centre. This trend has seen an increase in greenhouse gas emissions from fossil fuel use and hence increases in the impact on climate change.</p>
<p>There are inappropriate access provisions for Non Motorised Users (NMU) within the Town Centre. This leads to conflicts between motorists and NMU groups and in turn exposes vulnerable NMU groups to risks of accidents.</p>
<p>Catford's built and natural environment is in need of improvement due to dilapidated and vacant properties dotted around the area. However, with further proposed developments, there will potentially be increased areas of hard standing in areas previously permeable. This urban trait will lend the town centre to the heat island effect and potentially impact on the historical features within Catford. Due consideration should be given at the planning stages to sustainable development to avert or mitigate such issues arising.</p>
<p>Catford has one Grade II building, a conservation area around the town centre and a number of locally listed buildings. These heritage assets should be maintained and changes to them managed in a way that sustains and where appropriate enhances their significance.</p>
<p>SOCIAL</p>
<p>Life expectancy in Rushey Green is the 7th lowest in Lewisham. Premature mortality is the 6th highest for females and the 10th highest for males in Lewisham. Catford also has a higher density of fast food places than many other parts of Lewisham.</p>
<p>Catford is served by a number of health services in addition to the several pharmacies and a new, purpose built Primary Care Centre in Hawstead Road, including Rushey Green Group Practice. A range of community health services, are also provided at the centre by Lewisham Healthcare Trust. Kaleidoscope, an award winning innovative Centre for Children and Young People is also in Rushey Green. Facilitating the creation of a healthy environment is fundamental to the spatial planning approach. Many of the determinants of good health are linked to the quality, accessibility and sustainability of our physical environment. Good design makes healthy places.</p>
<p>Lewisham's population and area is the third largest within inner London. It has a population of just over 275,000 people living in an area of approximately 13 square miles. This population is forecasted to rise even further. Lewisham is also the 15th ethnically diverse borough in England with 130 different languages spoken.</p>
<p>25% of Lewisham's population have no qualification. This issue may be stemmed by encouraging young people without academic qualifications to take apprenticeships to build their skills.</p>
<p>Lewisham's population is projected to grow as well as Catford's. There is a need to revitalise the town centre to cater for the needs of the growing population.</p>

<p>There is a very high demand of affordable housing in Lewisham due to the growing population and due to increased number of people on either a low income or on benefits and the rising cost of housing. There is a need to reconcile economic development, employment land and housing, for example, by considering the role of mixed uses which include housing.</p>
<p>In 2007, close to 34,000 households were assessed as living in unsuitable housing due to one or more factors. The largest reason was overcrowding (11,482 households), and major disrepair or unfitness (10,641), followed by support needs, accommodation too expensive and sharing facilities (6,151, 5,263 and 4,487 respectively).</p>
<p>Crime rates and the perception of fear of crime are generally high in Catford. This perception reduces the appeal for people to visit and enjoy the facilities in Catford especially in the evenings. Appropriate consideration should be given to design, lighting and creation of more open and friendly places in Catford Town Centre.</p>

The published *Catford Town Centre Area Action Plan – Sustainability Appraisal Scoping Report 2012* contains all of the background and contextual information that was used to identify the key sustainability issues and develop the SA Framework for the Catford Plan. Appendix B contains information on how the comments received during consultation have been taken into account in updating the scope and key findings above.

3.3 Task A3 – Sustainability issues & problems

Table 3-2 provides a summary of the key issues which have been identified from a review of the baseline information (Section 3.2).

Table 3-2 Key Sustainability Issues

Key Sustainability Issues
ECONOMIC
<p>Education and Employment</p> <ul style="list-style-type: none"> Lewisham’s underlying economy is one of the smallest in London; therefore, 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, should 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. 25% of the population of Lewisham have no qualifications, although Rushey Green ward has seen an increase in the numbers of people with GCSE qualifications. A linkage with apprentice schemes needs to be considered. <p>Low quality retail offer and poor rates of retail growth in Catford Town Centre</p> <ul style="list-style-type: none"> There is a lack of retail confidence in the town centre and previous attempts to regenerate Catford have been hampered by various complex issues such as the number of different landowners in and around the town centre. With predicted population growth there is a need to enhance the vitality of Catford Town Centre, to rejuvenate the existing town centre and address severance issues to strengthen its civic role and major town centre status within the retail hierarchy. Additional retail floorspace up to 22,000 plus square metres (including existing vacant retail units) from new development focused on the redevelopment of the existing Catford

Key Sustainability Issues
<p>Centre is expected to facilitate this growth scenario.</p> <ul style="list-style-type: none"> • Catford Town Centre needs to be maintained and enhanced by providing retail and shopping facilities which meet the needs of the community and can attract people to the town centre. • Street markets, farmers markets and cafes / restaurants within the town centre need to be enhanced to meet the needs of the community. • Community facilities such as: health, education, public and community services and how they are managed in terms of distribution, traffic management, parking and public transport, and the role of the evening economy are key to the enhancement of Catford Town Centre.
ENVIRONMENTAL
<p>Protect and improve biodiversity and natural habitats including local waterways</p> <ul style="list-style-type: none"> • The Catford area itself is essentially urban with just over three hectares of green space located within the town centre. • There are no designated nature conservation sites in Catford. • Consideration should be given to the River Ravensbourne for its biodiversity assets and to the potential for new or improved wildlife habitats in general. • The River Ravensbourne runs through the western edge of Catford Town Centre and its potential to flood should be considered, especially in relation to climate change. • Future increased development could lead to increased potential risk of surface water flooding and sewer surcharging. <p>Water quality and use</p> <ul style="list-style-type: none"> • In order to proceed with housing growth then water efficiency initiatives are needed to reduce daily water use and maintain the supply-demand balance. • Protection of groundwater quality is required as the town centre is situated within an Inner Source Protection Zone (SPZ1) and Outer Source Protection Zone (2) for public water supply. Therefore there may be constraints on drainage involving infiltration methods.
<p>CO₂ emissions contributing to climate change</p> <ul style="list-style-type: none"> • Climatic change due to greenhouse gas emissions from fossil fuel use is likely to affect the natural environment. • Catford Town Centre is essentially urban, the built environment will need to adapt to climate change and find ways of reducing carbon emissions, including developing viable decentralised renewable energy networks to supply energy to new and existing developments. • Urban areas suffer from the heat island effect and sustainable design and construction will be needed to reduce the heat island effect and provide landscaping, public realm and buildings that are better suited to the changing climate. <p>Climate change implications</p> <ul style="list-style-type: none"> • Increased frequency of river flooding, which can have severe impacts on health, including mental health problems due to experience of personal and economic loss and stress. • Built structures such as bridges, pylons, roads and railway lines will become more vulnerable to higher winds, flooding, storm events and soil moistures changes. • Damage to roads and overloading of sewers may also become more commonplace.
<p>Traffic congestion and car dependence</p> <ul style="list-style-type: none"> • There are currently problems within the town centre with regard to access to, within and around the town centre, levels of cars travelling through the town centre, and train station accesses and congestion at bus stop waiting areas. • It will be necessary to ensure the town centre makes adequate provision for all users

Key Sustainability Issues
<p>(pedestrians, cyclists, cars and public transport) to improve its appeal.</p> <ul style="list-style-type: none"> • Pedestrian movement and urban design is poor. Public transport needs to be made more appealing and car movements and car parking better managed. <p>High levels of air pollution due to traffic</p> <ul style="list-style-type: none"> • Catford Town Centre is exceeding the Air Quality Strategy (AQS) objective associated with major roads as set out in the Lewisham Air Quality Action Plan. Catford falls within one of the 5 AQMAs within the borough of Lewisham. • With predicted population growth there is a current and future need to increase the use of sustainable modes of transport and reduce carbon emissions. • Reduce pollution from transport, particularly private cars.
<p>Land use and design of Catford Town Centre, including built form and the natural environment</p> <ul style="list-style-type: none"> • The image of the town centre needs improving in terms of design and built form. • The design of the natural environment requires consideration in terms of open space and activities (e.g. access and improvement to River Ravensbourne at the western edge of the town centre). • Spaces and places in the town centre need to be of a high design quality, respecting historical features and promoting local distinctiveness, providing access for all, the role of public art, and having a regard to access and movement within and through the local town centre. • Need to address 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. <p>The need to increase the amount of renewable energy utilised within the Town Centre</p> <ul style="list-style-type: none"> • Increase the proportion of energy used from renewable resources and seek to explore opportunities for communal heating, cooling systems and decentralised energy networks. <p>Low levels of recycling and the need to reduce total waste production</p> <ul style="list-style-type: none"> • Consider how to reduce waste generation (domestic, commercial and through other activities such as construction) and improve recycling rates in Catford Town Centre through the planning system.
SOCIAL
<p>High demand for housing, affordability and continuous growth in population</p> <ul style="list-style-type: none"> • Catford is identified as an opportunity area in the London Plan and is expected to be able to accommodate substantial new jobs and/or homes. • Like all inner London boroughs, the demand for affordable housing in Lewisham is very high, and thus also for Catford. • The population is forecasted to rise. The Core Strategy target is to accommodate 650 additional new homes by 2016 and up to 1,100 additional new homes by 2026 in Catford Town Centre which may place extra strain on local resources. • There is a need to reconcile economic development, employment land and housing, for example, by considering the role of housing led mixed uses. <p>Population</p> <ul style="list-style-type: none"> • Lewisham is the 15th most ethnically diverse local authority in England and 130 different languages are spoken. <p>Decent and accessible homes</p> <ul style="list-style-type: none"> • In 2007, close to 34,000 households were assessed as living in unsuitable housing due to one or more factors. The largest reason was overcrowding (11,482 households), and major disrepair or unfitness (10,641), followed by support needs, accommodation too expensive and sharing facilities (6,151, 5,263 and 4,487 respectively).

Key Sustainability Issues
<ul style="list-style-type: none"> • Consideration of the type and role of new housing (market and affordable) and ensure that housing meets the needs of the community. • Standards for new housing (parking etc) are important elements of developing proposals for new housing.
<p>Improved access to health care, education and community facilities</p> <ul style="list-style-type: none"> • Seek to improve the physical design and appeal of the town centre, provision of health services and facilities, and develop an environment that encourages walking and cycling. • Ensure that improved and accessible health, education and community facilities are provided to accommodate the needs arising from new developments and meeting existing needs. <p>Addressing deprivation, social exclusion and health inequalities</p> <ul style="list-style-type: none"> • Physical design and appeal of the town centre, provision of health services and facilities and developing a built and natural environment that encourages walking and cycling are important considerations for improving the health of the community.
<p>General perception of high crime rates in Catford</p> <ul style="list-style-type: none"> • Crime and fear of crime has implications for the future of Catford Town Centre in terms of its appeal for people to visit and use, especially after dark and in relation to the potential to create a vibrant evening economy. • Creating a safe environment and improving the perception of crime in Catford is essential in achieving the objective to improve the retail performance of the centre. • Implementing safer design principles in new developments. • Creating high quality, people friendly spaces. • Consideration of pedestrian movements, lighting and improving unsafe areas.
<p>Noise</p> <ul style="list-style-type: none"> • Consider relationships between high noise sources and development, particularly housing.
<p>Provision of open space and recreational facilities</p> <ul style="list-style-type: none"> • Consideration of the adequacy and quality of open space is required, and its distribution in and around Catford Town Centre, including Waterlink Way. • It is necessary to protect open space and biodiversity from development and to enhance these assets where possible.
<p>Protect and enhance local heritage assets (cultural, archaeological and historic) and their settings and maximise the contribution that the historic environment can make to an area</p> <ul style="list-style-type: none"> • Catford has one Grade II listed building, a conservation area around the town centre and a number of locally listed buildings. • The town centre has its own architectural identity and character which should be preserved or enhanced, and incorporated into development proposals.

3.4 Task A4 – SA Framework

The SA framework provides a method for describing, analysing and comparing the sustainability effects of plans and policies. A series of sustainability objectives were developed at the scoping stage, taking into account the relationship between the CPFO and the objectives of other plans and programmes, along with the findings of the baseline information review. These SA objectives were developed and consulted on as part of the SA Scoping process in 2007 and 2012.

Table 3-3 displays the SA objectives developed from the work undertaken to date and provides the SA Framework within which the evaluation of different Catford Plan options has been carried out.

Table 3-3: Sustainability Objectives for Catford Town Centre

Sustainability Appraisal Framework
ECONOMIC
1. To encourage sustained economic growth.
2. To encourage and promote local employment and new enterprises in Catford Town Centre that reflects the needs of the local community.
ENVIRONMENTAL
3. To minimise the production of waste and increase waste recovery and recycling.
4. To improve water quality and manage water resources.
5. To increase, 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.
10. To maintain and enhance landscapes and townscapes.
11. To conserve and where appropriate, enhance the historic environment.
SOCIAL
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.

4 Stage B – Developing and refining options and assessing effects

4.1 Task B1 – Testing the Plan objectives against the SA framework

It is important that the aims and objectives of the Catford Plan are in accordance with sustainability principles. DCLG guidance states that the objectives should be tested for compatibility with the SA objectives (Table 3-3) to assist, where necessary, in refining the Plan aims and objectives as well as in identifying options.

The Catford Plan objectives are to:

1. Ensure new developments embrace the highest standards in architecture and urban design that raise the image and profile of Catford, complemented by the retention of historic buildings and those of townscape merit.
2. Provide a variety of shops and a thriving street market that caters for the needs of the local community (including a mix of convenience and comparison shopping) as well as offering shops and services to attract visitors from further afield.
3. Create an attractive, safe and animated public realm, including new public spaces and the introduction of high quality design and public art throughout.
4. Establish Catford as a popular evening destination, building on the success of the Broadway Theatre and accommodating cultural and leisure facilities, restaurants and cafes that appeal to a wide variety of people.
5. Establish a strategy for improving the traffic network that is both deliverable and effective in making Catford a cohesive, pleasant and safe place to move around by improving movement and facilities for pedestrians, cyclists and buses, enhancing interchange between buses and rail stations and reducing severance.
6. Strengthen Catford's role as the civic centre of the borough, with Council services and offices providing a key anchor for the town centre economy.
7. Maximise housing choice by providing new homes in the town centre for people on different incomes and household sizes.
8. Ensure developments contribute positively to the health of the population, negative impacts are mitigated, and the health and well-being of local people is promoted by supporting active lifestyles to reduce health inequalities.
9. Reduce the impact of development on the environment and help tackle climate change, poor air quality, pollution, noise, waste and flood risk.

In order to assess these objectives against the SA objectives, the scoring methodology presented in Table 4-1 was used to represent the relationship between the Catford Plan objectives and the SA objectives.

Table 4-1 – Key to the Compatibility Assessment of SA Objectives and Catford Plan objectives

Score	Description of relationship between Catford Plan & SA objectives
✓	Beneficial relationship – where the objectives are very closely allied in their purpose and intended outcome and will deliver a clear benefit.
×	Conflicting relationship – when the objectives have conflicting purposes or will lead to a negative outcome on implementation.
•	No direct relationship – where there is not a clear relationship between the two objectives.
?	Uncertain relationship – where the relationship between the two objectives is ambiguous and it is not clear if there is a beneficial, conflicting or even a direct relationship between the two objectives.

From the results of the appraisal of the CPFO objectives against the SA objectives, Table 4-2 shows that there are no direct conflicts and good compatibility between the two sets of objectives.

The SA of the Catford Plan objectives is set out in Appendix C.

Table 4-2 - Appraisal of the Catford Plan objectives against the SA objectives.

		SA Objectives																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Catford Plan Objectives	1	✓	•	✓	✓	✓	✓	•	✓	✓	✓	✓	✓	•	•	•	✓	✓	•
	2	✓	✓	•	•	•	•	•	•	•	✓	•	•	✓	✓	•	✓	✓	✓
	3	✓	•	✓	•	✓	•	•	✓	•	✓	✓	•	✓	✓	•	✓	✓	✓
	4	✓	✓	•	•	•	•	•	•	•	✓	✓	•	✓	✓	•	✓	✓	✓
	5	✓	✓	•	•	•	✓	✓	✓	•	✓	✓	•	✓	✓	•	•	•	✓
	6	✓	✓	•	•	•	•	•	•	•	•	•	✓	✓	✓	✓	•	✓	✓
	7	✓	✓	•	•	•	•	•	✓	•	✓	•	✓	✓	✓	•	•	✓	•
	8	•	✓	✓	✓	✓	✓	✓	✓	✓	•	•	✓	✓	✓	•	•	✓	✓
	9	•	•	✓	✓	✓	✓	✓	✓	✓	•	•	•	✓	•	•	•	•	•

4.2 Task B2 – Developing the Plan options, Task B3 – Predicting the effects of the Local Plan and Task B4 – Evaluating the effects of the Local Plan

The SEA Directive and related UK regulations require the SA to identify, describe and evaluate the likely significant effects on the environment of implementing the Local Plan. The prediction of likely effects involves adopting an evidence based approach to:

- Identify the changes to the environmental baseline which are predicted to arise from the implementation of the Local Plan.
- Describe these changes in terms of their magnitude, geographical scale, time period over which they will occur, whether they are permanent or temporary, positive or negative, the level of probability of the effect eventuating and any secondary, cumulative and/or synergistic effects.

Predictions and evaluations may be both qualitative and / or quantitative but must be based on evidence. The SA expresses the likely predicted and evaluated effects of the DPD with a series of matrix tables using a scaled approach as shown below.

Table 4-3 Key to Sustainability Appraisal Matrix Scores

Symbol	Meaning
++	Likely to have a very positive impact
+	Likely to have a positive impact
-	Likely to have a negative impact
--	Likely to have a very negative impact
	Depends upon implementation
0	Neutral impact identified
+/-	Positive and negative impacts identified
?	Unknown impact

The London Borough of Lewisham has proposed 27 policy options for Catford Town Centre in order to provide clear direction and guidance for development to deliver its vision and objectives as detailed in the Catford Plan. Seven of the policies relate directly to specific sites (Table 4-4) and eighteen are town centre wide policies (Table 4-5). For each of the policy options a number of reasonable alternatives were considered that in all cases included the business as usual option.

The complete appraisal of all of the options and alternatives is presented in Appendix D (town centre sites) and Appendix E (town centre wide policies) with a summary of the outcomes provided below with the reasons that the preferred policy options were chosen and the effects of the policies under the business as usual approach.

Table 4-4 - Policy Options for Catford Town Centre Sites

Topic & Policy Options
1. Transport & Traffic including the South Circular
2. Catford Centre & Milford Towers
3. Civic Centre
4. Laurence House
5. Plassy Road Island
6. Former Catford Greyhound Stadium
7. Wilkes and Halfords

Table 4-5 - Town Centre Wide Policy Options

Topic & Policy Options
Presumption in Favour of Sustainable Development
8. Presumption in favour of sustainable development
Providing New Homes
9. Providing new homes
Growing the Local Economy
10. Economic growth for Catford
11. Mixed use
12. Employment uses
13. Town Centre vitality and viability
14. Evening economy uses
15. Restaurants, cafes and drinking establishments
16. Hot food take-away shops (A5 uses)
17. Shopfronts, signs and hoardings
Environmental Management
18. Carbon dioxide emission reduction and decentralised energy networks
19. Adapting to climate change
20. Managing and reducing the risk of flooding
Building a sustainable community
21. Design and public realm

Topic & Policy Options
22. Tall buildings
23. Heritage assets
24. Sustainable transport
25. Social infrastructure
26. Implementation
27. Monitoring

4.2.1 *Policy Option 1: Traffic and Transport including the South Circular*

Lewisham Borough Council is keen to develop a strategy for improving the Catford traffic network that is deliverable and results in a cohesive place that benefits pedestrians, cyclists and public transport users.

Option 1A (Preferred)

The Council supports deliverable transport and traffic improvements to Catford town centre and in particular the realignment of the South Circular (A205). In light of options assessed for the town centre, the Council recommends the following:

1. Sangley Road widened to provide eastbound contra-flow bus lane with associated improvements to the Bromley Road junction.
2. Junction between Catford Road and Rushey Green altered to simplify pedestrian crossings, improve traffic flows and improve space outside the Broadway Theatre.
3. Pedestrian facilities improved at the Rushey Green/Brownhill Road junction.
4. Provision of central medians on Rushey Green and Catford Road to assist pedestrian movement.
5. Station to town centre route enhanced with a widened footway on the north side of Catford Road.
6. General removal of inessential signage and guardrails.
7. Re-positioning of bus stops servicing the station and town centre to maximise accessibility.

This policy option contains a number of items of guidance to improve the accessibility of Catford Town Centre by pedestrians and to improve the positioning of bus stops and connections with the rail station; all of which is likely to encourage greater accessibility by sustainable modes of transport. In the long term this will likely have beneficial outcomes for climate change objectives as well.

Implementation of this policy option is likely to have positive outcomes for the townscape with the focus on median strips, widened footpaths and improving traffic flow arrangements. Though improvements to the space outside the listed Broadway

Theatre, the historic environment is accommodated and depending on implementation enhanced through this option.

Increasing connectivity and accessibility through enhanced public spaces and improvements to the road network to address current traffic issues will likely have positive outcomes on the health and wellbeing of the local population which may positively influence social inclusiveness through community connections. Promotion of active space and a vital and viable Town Centre may potentially improve the sense of community identity, access to key services and facilities for the local population with resultant positive outcomes for anti-social behaviour and fear of crime.

Short term, minor adverse impacts on local air quality, noise and vibration through increased construction activity to achieve the redevelopment aims is likely. In the longer term, the outcomes from improved vehicle movement and greater sustainable transport and pedestrian options for local travel may benefit air quality and noise and vibration for the local community.

Option 1B – (Alternative)

Business as Usual. The existing alignment for the South Circular (A205) would remain however improvements could be made to the public realm, albeit it not at a scale to radically improve the pedestrian and cycle experience in the town centre or alleviate the impact of traffic in the town centre.

Without specific guidance in this business as usual policy option to improve public transport accessibility or efficiency in Catford, there is little in this policy option that is likely to reduce car travel. This will also not address climate change mitigation for the Town Centre and traffic problems caused by the current South Circular alignment are likely to continue contributing to poor local air quality, noise and vibration.

The business as usual policy option is likely to have unknown impacts for Catford Town Centre as mitigation of on-going adverse impacts of the current system will likely have impacts on the economy due to capacity limitation of the current network and subsequent impacts on pedestrians, however this will also not positively contribute to economic growth in the area.

The physical barrier that the South Circular has on land use in Catford is recognised under this business as usual policy option and without realignment/improvements it is likely to perpetuate the current accessibility limitations for the local population.

4.2.2 Catford Centre and Milford Towers

The Catford Centre and Milford Towers is of significant importance to the future of the town centre and Catford as a whole. The site is central to the regeneration of the town centre and its future use will be an important element of the success of the regeneration.

Option 2A (preferred)

1. Allocate the Catford Centre and Milford Towers site for mixed use development. The Council will require a comprehensive approach to the redevelopment of this site that delivers the following priorities:
 - a. a redeveloped supermarket that provides ground floor retail space and is integrated at ground level with other uses in the town centre's Primary Shopping Area
 - b. provides a mix of retail uses (A1) and size of units to promote diversity in shop type
 - c. provides a mix of restaurant, food and drink uses (A3, A4)
 - d. provides an improved and consolidated street market
 - e. provides a mix of dwelling types, subject to an acceptable site layout, scale and massing, up to 200 new homes (C3)
 - f. provides a mix of leisure (D2) uses
 - g. creates a retail circuit to link Rushey Green with Catford Broadway via a pedestrianised street through the site
 - h. creates an appealing shopping environment with high quality shop frontages
 - i. retains the buildings along Catford Broadway or new buildings that match the grain and scale of existing buildings
 - j. manages and reduces the risk of flooding
 - k. incorporates public car parking spaces and
 - l. provides for communal heating and cooling systems and facilities for a town centre decentralised energy network.

2. The following design priorities have been identified as key features of any proposal for the site:
 - a. Integration of the site with the surrounding town centre through improved access and permeability, particularly improved pedestrian links to Rushey Green and Catford Broadway.
 - b. A public realm designed to encourage pedestrian activity, using high quality materials, including street trees, seating, public art and lighting.
 - c. Improved pedestrian access from the residential areas to the north and future residents of the former Catford Greyhound Stadium site from Holbeach Road.
 - d. 'Animated' street frontages on the main routes around and through the site and buildings that address the street, including Thomas Lane and Holbeach Road.

3. The following design considerations have been identified as potential features of any proposal for the site.
 - a. Residential development to wrap around supermarket and front onto Holbeach Road and Thomas Lane or upper levels of retail and leisure uses.
 - b. Car parking provision at upper levels.

c. Leisure uses to be located above new supermarket or retail units.

The co-location of mixed facilities with this policy option for the development of the Catford Centre and Milford Towers if implemented effectively may help to provide a central anchor for the Catford Town Centre that contributes to the sense of community identity. There are also positive links with this through the increased co-location of services and facilities including leisure and evening economic use, shops etc. and the improvements to the public realm promoted. Effective implementation of the promotion of evening economy can address anti-social behaviour with inclusive/active spaces.

The current use of the site is considered poor both in shopping quality range and the areas. The long term provision of increased quantity and quality of mixed use retail, food and drink, leisure facilities and encouragement of evening economy will have long term positive benefits for Catford Town Centre.

Safe pedestrian movement to and within the new development is promoted through this policy option; existing car-parking provision will be reduced to encourage sustainable travel.

The promotion of a town centre decentralised energy network and other innovative and efficient designs for flood risk, and communal heating and cooling systems will have beneficial outcomes for Catford's adaption and mitigation of the impacts of climate change.

The new development and guidance provided in this policy option for active spaces, vitality and public realm improvements will have positive impacts on the local townscape. The retention of Catford Broadway buildings and integration of designs with the surrounding aesthetics will contribute to protection of heritage environment depending on implementation.

The mixed use development proposed through this policy option will result in an overall loss in housing stock for the Milford Towers residents, however the opportunity to live in a decent home will benefit from the provision of a new mix of dwellings with acceptable scale/layout and with greater access to local facilities and services.

How this policy option is implemented in terms of preparing the existing site/uses/tenants for change and the phasing/timeframe for the demolition and construction of the new development will be key to the impacts on population health, wellbeing and social inclusion. Generally the improvements to the public realm and connection with public transport, pedestrian and community/leisure facilities may benefit the local population depending on access for locals.

Option 2B (alternative)

Exclude residential uses from the site. The site would be retained solely for retail and supporting town centre uses, including leisure.

If implementation of this policy option was to the same scale and density as that proposed in Option 2A, with commercial/retail development replacing the residential use proposed above, this would have positive outcomes through co-location of numerous economic enterprises, potentially improving economic growth depending on accessibility / connectivity.

Short term, minor adverse impacts on waste generation and resource management through increased construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated it depends on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.

Adverse, long term impacts would likely be experienced with the loss of the existing housing at Milford Towers and no replacement provided on site for future aims to provide sufficient housing for the Catford Town Centre population. The relocation of residents and creation of a commercial/retail centre may have negative impacts on social inclusion depending on the scale and type of facilities and their accessibility to all. This could also negatively impact health and wellbeing of the population.

Option 2C (alternative)

Include a mix of business space on the site. This would take the form of office space (B1a).

This policy option is similar to Option 2A above, but with a mix of business use on site as well as the others stipulated. However there will be both negative and positive impacts through the implementation of this policy option. Whilst the existing commercial uses will be lost and with a single phase of development disruption during construction, the long term provision of increased quantity and quality of mixed use retail, business use, food and drink, leisure facilities and encouragement of evening economy will have long term positive benefits for Catford Town Centre.

Similar environmental and transport impacts as per option 2A would be likely for this policy option as these aspects of the policy are similar as for the former.

The mixed use development proposed through this policy option will result in an overall loss in housing stock for the Milford Towers residents, however the opportunity to live in a decent home will benefit from the provision of a new mix of dwellings with acceptable scale/layout and with greater access to local facilities and services.

Option 2D (alternative)

Retain existing buildings. The buildings could be refurbished and improvements made to the street and pedestrian environment that did not involve demolition.

The site is currently considered to be under used in terms of commercial density, quality and with a significant car park, therefore with this business as usual policy option, depending on its implementation and attraction of new enterprise, it will likely have negative effects on economic growth and employment opportunities though lower density use and existing site limitations over the longer term.

Public space enhancements are promoted through this policy option, though they will be difficult to include if they don't already exist on site. Implementation of the sustainable development goals will determine whether there is any impact on biodiversity and fauna and flora. Implementation of this policy option and the extent and quality of existing building refurbishment will have uncertain impacts on the health of the population as wellbeing may be influenced through both not losing existing infrastructure but also access to facilities, though extent of new facilities might be limited by existing buildings.

There may be both positive and negative impacts on the sense of community identity through both the retention of existing/know buildings and their renewal but also continuation of existing limitation for access and connectivity. Depending on the implementation of leisure and other facilities, there may be improved accessibility for the population, but resident relocations already complete would negatively impact on this transition.

Retention of the existing site buildings will have short term benefits through negating demolition and construction waste as well as the associated local air quality, noise and vibration impacts.

4.2.3 Civic Centre

The Civic Centre site is an island of approximately 0.65 hectares bordered by Catford Broadway and the Catford Centre to the north, Rushey Green to the east and Catford Road (A205 South Circular) to the south and west. The Council wishes to consolidate its civic functions and offices currently located on the Civic Centre site and Laurence House on to one site; the Civic Centre.

Option 3A (preferred)

1. Allocate the Civic Centre site is allocated for mixed use development. The Council will require a comprehensive approach to the redevelopment of this site that delivers the following priorities:
 - a. provides a range of civic and council uses (as currently provided within the town hall, civic suite, library, AccessPoint)
 - b. provides a mix of business space (office) (B1a)
 - c. provides a mix of leisure uses (D2)

- d. retains and enhances the operations of the Broadway Theatre including public realm improvements to enhance its setting
 - e. provides active uses at street level
 - f. provides for the continued operation of the market along Catford Broadway and
 - g. manages and reduces the risk of flooding.
2. The following design priorities have been identified as key features of any proposal for the site:
- a. Buildings are to be of a high design standard if the Town Hall and Civic Suite are redeveloped. The buildings should take account of the scale and character of surrounding buildings, especially the listed Broadway Theatre and buildings located on Catford Broadway.
 - b. Integration of the site to the immediate Catford Town Centre surrounds through improved access and permeability both to and within the site.
 - c. Active street frontage to Catford Broadway.
 - d. Provision for delivery and servicing areas for the Council buildings and Broadway Theatre.
 - e. New public open spaces designed using high quality materials, which include street trees, seating, public art and lighting.
 - f. Improved and consolidated bus facilities along Catford Road.
 - g. Wider footpaths along Catford Road and public space that is attractive and improves the overall pedestrian environment and connectivity within the town centre.

The mixed use development promoted by this policy option will involve the integration of more and a wider variety of commercial/economic and civic uses which is likely to have beneficial outcomes for local enterprise and economic growth for Catford. Improvements to access to and within the Civic Centre site are promoted for pedestrians and the improvement and consolidation of bus services along Catford Road which will contribute to increased sustainable travel. The co-location of mixed use development may have long term positive outcomes as people do not have to travel long distances between services and can access all on the one site.

The promotion of new and innovative building designs, consolidation of Council operations, incorporation of flood risk management, designs for flood risk, and the co-location of multiple facilities with good public transport links will have beneficial outcomes for Catford's adaption and mitigation of the impacts of climate change. How the consolidation of Council services is managed and the changes during demolition and construction of the new development will be key to the impacts on population health, wellbeing and social inclusion. Generally the improvements to the public realm and connection with public transport, pedestrian and community/leisure facilities may benefit the local population depending on access for locals.

Beneficial outcomes for the local landscape and townscape are likely to be realised and the protection of the Grade II listed Broadway Theatre and design that accommodates its function and enhances its setting will help conserve the historic environment.

Short term, minor adverse impacts on waste generation, local air quality, noise and vibration, and resource management through demolition/construction on site to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated it depends on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.

Option 3B (alternative)

The site could be developed for housing only with other guidance as per Option 3A.

Impacts related to the environment and transport connections are likely to be similar as for option 3A. However whilst the increase in housing stock will have positive effects for the provision of sufficient housing in Catford, the loss of the current civic services and facilities on the site and their conversion to housing stock would likely have negative impacts on the local economy through lost local workforce/enterprise, though the new residential population could attract services and facilities to the area at which to shop, work, etc.

Additionally, with the Civic Centre site developed for housing and the relocation of the Council functions elsewhere, there is likely to be less accessibility to community and leisure facilities and thus this will negatively impact on the sense of community identity associated with the public realm incorporating the Broadway Theatre.

Option 3C (alternative)

The site could include a hotel (C1) as a stand alone development. Other guidance as per Option 3A would also be included.

As above, impacts related to the environment and transport are likely to be similar as Option 3A. The provision of a hotel on the site may have positive impacts in terms of job creation and be welcomed by the local business community although this may be lessened overall by the loss of the civic centre and facilities.

In addition and as above, with the Civic Centre site developed for hotel use and the relocation of the Council functions elsewhere, there is likely to be less accessibility to community and leisure facilities and thus this will negatively impact on the sense of community identity associated with the public realm incorporating the Broadway Theatre.

Option 3D (alternative)

The site could include a hotel (C1) combined with residential use as indicated in option 3B. Other guidance as per Option 3A would also be included.

It is likely that the increase in housing provision will have positive effects for the provision of sufficient housing in Catford overall. The loss of the current civic services and facilities on the site and their conversion to housing stock would likely have negative impacts on the local economy through lost local workforce/enterprise, though the new residential population could attract services and facilities to the area at which to shop, work, etc. However, this may be mitigated by the additional hotel use, as this presents opportunities for job creation and would benefit the local community.

Relocation of the Council's functions as a result of development on the site is likely to result in less accessibility to community and leisure facilities and thus have a negative impact overall.

Option 3E (alternative)

Retain existing buildings. The buildings could be refurbished and improvements made to the street and pedestrian environment that did not involve demolition.

With this business as usual policy option, depending on its implementation and attraction of new enterprise, it will likely have negative effects on economic growth and employment opportunities though lower density use and existing site limitations over the longer term for consolidation of Council functions. Public space enhancements are promoted through this policy option, though they will be difficult to include if they don't already exist on site. There are likely to be uncertain impacts on the health of the population as wellbeing may be influenced through both not losing existing infrastructure but also access to facilities, though extent of new facilities might be limited by existing buildings.

There may be both positive and negative impacts on the sense of community identity through both the retention of existing/know buildings and their renewal but also continuation of existing limitation for access and connectivity. Depending on the implementation of leisure and other facilities, there may be improved accessibility for the population.

Retention of the existing site buildings will have short term benefits through negating waste generation, water consumption and local air quality, noise and vibration impacts from demolition/construction.

4.2.4 Laurence House

The Laurence House site is approximately 1.59 hectares and is bordered by Canadian Avenue to the west, Catford Road (A205 South Circular) to the north and Bromley Road (A21) to the east. The relocation and consolidation of Council services on the Civic Centre site would provide an opportunity to redevelop the

Laurence House site to facilitate a deliverable scheme to realign the South Circular and provide a residential development to increase housing supply and the immediate walk-in catchment for the town centre.

Option 4A (preferred)

1. The Laurence House site is allocated for mixed use development. The Council will require a comprehensive approach to the redevelopment of this site that delivers the following priorities:

- a. A residential led mixed use scheme that provides for a mix of dwelling types subject to an acceptable site layout, scale and massing, up to 250 new homes (C3).
- b. provides for a mix of active ground floor uses that could include retail (A3, A4), community (D1), leisure (D2) as appropriate
- c. provides for the realignment of the South Circular
- d. Provides safe and consolidated traffic access to the site
- e. Improves the pedestrian environment in the town centre and along Catford Road and creates an attractive “boulevard style”.

2. The following urban design principles have been identified as key features of any masterplan for the site:

- a. Key gateway site when entering Catford from the west, south and east. Redevelopment should include landmark frontages to enhance first impressions.
- b. Create an attractive frontage on the widened Catford Road / South Circular.
- c. Improve visual and physical links with train stations through public realm improvements.
- d. Improve and provide pedestrian links across to the Civic Centre and Catford Broadway.
- e. Provide ground floor activities on Catford Road to animate street frontage. Uses could include community, restaurants and leisure.
- f. Locate bus stops close to where people want to go and improve bus waiting environment.
- g. Improve visual and physical links with sports grounds.
- h. Create a high quality, easy to maintain public realm designed to encourage safe pedestrian movement.
- i. Improve site boundary definition through landscaping and innovative building design that define and overlook pedestrian routes through and adjacent to the site.

3. The following design considerations have been identified as potential features of any proposal for the site.

- a. Provide for pedestrian routes through the site, between Bromley Road, Canadian Avenue and Catford Road.

b. Provide public space or an urban park fronting Catford Road using part of Jubilee Ground.

The variety of uses proposed to comprise the mixed use development in this policy option will likely have positive effects for the local population through the provision of services, improving the connectivity of spaces and improving the accessibility to open space. How this is implemented/achieved will have the potential to improve the health and wellbeing of the population, promote an inclusive community, and offer opportunity for skills improvements through local enterprise or community centres. The relocation of the current Council services from the Laurence House site will have an impact but is reliant on the implementation/location.

The mixed use development on a currently under used site proposed by this policy option will benefit the local economy and enterprise, particularly with the connectivity improved for access by the public. However, the Council services and workforce currently on site would need to be relocated which depending on implementation may negatively impact Catford Town Centre. This policy option provides guidance on the quality and aesthetics of any development on the Laurence House site with landscaping and the boundary views particularly emphasised to improve the site's appearance.

The improvement of connectivity with sustainable transport options, through and within the site, practical bus stop location, enhancements of pedestrian thoroughfares and co-location of different land uses may have long term beneficial outcomes for reducing the reliance on private vehicles and improve accessibility by sustainable modes of transport.

Short term, minor adverse impacts on waste generation and resource management through increased construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated it depends on implementation.

Option 4B (alternative)

The continued safeguarding of transport corridors for the realigned South Circular (A205) in accordance with Transport for London's approved scheme which involves the use of the surface level car park to the south of Laurence House for road use, the retention of Laurence House and the use of Catford Road as a new public space rather than a road.

How and when this policy option would be implemented will determine the impacts to Catford Town Centre as existing uses on site may be impacted in terms of land take, though improved transport links may increase opportunities. Additionally, it is unclear from this policy option whether safeguarding would restrict further development on site.

Improving road networks may help support public options such as bus travel and make it safer for pedestrian and cycle access which may increase uptake. However this policy option does not specifically promote sustainable transport options thus there may be negative effects from continued high levels of private vehicle use and the associated climate change impacts.

Option 4C (alternative)

Retain existing buildings. Laurence House could be refurbished and improvements made to the street and pedestrian environment, including links to the Civic Centre and Rushey Green that did not involve demolition or road widening.

The site is currently considered to be under used with significant surface car parks, therefore with this business as usual policy option, depending on its implementation and attraction of new enterprise, it will likely have negative effects on economic growth and employment opportunities though lower density use and existing site limitations over the longer term.

This business as usual scenario would maintain the current open space with no enhancement proposed. Therefore, depending on implementation the likely impacts are negative as biodiversity, flora and fauna are not specifically considered. Improving the street, pedestrian and cycle access for the site and consideration of new bus facilities will help to improve access to sustainable modes of transport and the linkages with the Civic Centre and Rushey Green.

4.2.5 Plassy Road Island

The Plassy Road Island site is located to the south of the main shopping area and is bounded by the Catford gyratory system which include Plassy Road, Brownhill Road and Sangley Road. From a land use perspective the Plassy Road site is considered to be under used. The extent of the surface level car park and the lack of uses above ground floor represent a missed opportunity to capitalise on the sites location and relationship to Catford Town Centre.

Option 5A (preferred)

1. Allocate the Plassy Road Island site is allocated for mixed use development that compliments uses in the primary shopping area. The Council will require a comprehensive approach to the redevelopment of this site that delivers the following priorities:
 - a. provides for a mix of retail uses (A1, A3, A4, A5) where the maximum retail unit size is about 1,500 square metres (gross)
 - b. provides for community uses (D1)
 - c. provides for leisure uses (D2)
 - d. provides for a mix of dwelling types, subject to an acceptable site layout, scale and massing, up to 350 new homes (C3)
 - e. provides for the realignment of the South Circular along Sangley, Plassy and Brownhill Roads

- f. provides safe and consolidated access to the site and Plassy Road
 - g. integrates the site to the primary shopping area of the town centre and immediate surrounds through improved access and permeability both to and within the site, particularly improving access to Rushey Green and
 - h. incorporates public car parking spaces.
2. The following design priorities have been identified as key features of any proposal for the site:
- a. Creation of a high quality, easy to maintain public realm designed to encourage safe pedestrian movement.
 - b. Key Gateway site should accommodate either new buildings and frontages making a clear and bold design statement to enhance the first impression of Catford Town Centre.
 - c. Improved definition of the boundaries of the site through landscaping and innovative and attractive building design that define and overlook pedestrian routes through and adjacent to the site.
 - d. Development to respond to the scale and character of residential neighbourhoods to the east.
 - e. Existing green areas to be better integrated with the Town Centre.
 - f. Quality landscaping and trees to be introduced into the development along key routes and boundaries to define site route.
 - g. Potential to create attractive 'boulevard style' environment with landscape strip to be provided.
 - h. Provide a central retail square / open space.
3. The following design priorities have been identified as potential features of any proposal for the site.
- a. Opportunity for buildings not identified as having 'townscape merit' along Rushey Green to be redeveloped, improving connectivity between the site and Rushey Green.
 - b. Potential locations for car park above or below ground floor activities.

The improvement in transport options, incorporation of mixed use retail and other uses may have long term benefits on allowing economic growth across the wider Catford Town Centre area. Incorporation of residential properties and higher density development may lead to beneficial outcomes for local enterprise as well. Positive effects on open space are likely with the creation of open space within the site development prioritised by this policy option and development needs to incorporate landscaping and vegetation considerations.

The provision of up to 350 new residential properties through mixed-use development on the Plassy Road Island site will increase the quantity and quality of housing in Catford and co-location of other facilities will also positively contribute to

opportunities for residents. Incorporation of higher density development sympathetic to the local environment will better utilise a currently under used site.

The improvement of connectivity with sustainable transport options, through and within the site and with Rushey Green, enhancements of pedestrian thoroughfares and co-location of different land uses may have long term beneficial outcomes for reducing the reliance on private vehicles and improve accessibility by sustainable modes of transport. Improvements to junctions and car parking facilities should be managed to ensure transport safety without promoting private vehicle use over sustainable transport options.

Short term, minor adverse impacts on waste generation, resource use and local air quality, noise and vibration through increased demolition/construction on the Plassy Road Island site to achieve the redevelopment aims is likely. Longer term positive outcomes for air quality may be realised through the improvement of connectivity with sustainable transport options reducing the reliance on private vehicles.

Option 5B (alternative)

The continued safeguarding of transport corridors for the realigned South Circular (A205) in accordance with Transport for London's approved scheme which would involve using part of the site for road widening. Retail and leisure uses would be maintained on the site.

How and when this policy option would be implemented will determine the impacts to Catford Town Centre as existing uses on site may be impacted in terms of land take, though improved transport links may increase opportunities. Additionally, it is unclear from this policy option whether safeguarding would restrict further development on site.

Improving road networks may help support public options such as bus travel and make it safer for pedestrian and cycle access which may increase uptake. However this policy option does not specifically promote sustainable transport options thus there may be negative effects from continued high levels of private vehicle use and the associated climate change impacts.

Option 5C (alternative)

Retain existing buildings. The buildings could be refurbished and improvements made to the street and pedestrian environment, including links to Rushey Green that did not involve demolition of buildings on the site.

The site is currently considered to be under-utilised with lack of uses above building ground level and surface car parks, therefore with this business as usual policy option, depending on its implementation and attraction of new enterprise, it will likely have negative effects on economic growth and employment opportunities though lower density use and existing site limitations over the longer term. Retention of the existing site buildings will have short term benefits through negating local air quality,

noise and vibration impacts from demolition as well as resource use and waste generation from construction activities.

Improving the street, pedestrian and cycle access for the site and consideration of new bus facilities will help to improve access to sustainable modes of transport and the linkages with the South Circular, and Rushey Green. However the extent of these improvements would be limited when compared to Option 5A opportunities.

4.2.6 *Former Catford Greyhound Stadium*

The former Catford Greyhound Stadium area including the two Catford railway stations, is located between the Catford and Catford Bridge railway lines, north of the South Circular and includes approximately 4.7 hectares of land. Redevelopment provides the opportunity to improve first impressions of the town centre, especially from the South Circular and when approached by train.

Option 6A (preferred)

1. Allocate the former Catford Greyhound Stadium site is allocated for a housing led mixed use development. The Council will require a comprehensive approach to the redevelopment of this that delivers the following priorities:
 - a. provides for a mix of dwelling types, subject to an acceptable site layout, scale and massing, up to 589 new homes (C3)
 - b. provides for a mix of retail uses that serve local needs and do not adversely impact on the town centre (A1, A3)
 - c. provides for community uses (D1)
 - d. provides for leisure uses (D2)
 - e. provides for a mix of small scale business space (B1a)
 - f. provides for on-site open space
 - g. contributes to the improvement of the railway stations and the surrounding environs
 - h. improves pedestrian links across and under the South Circular
 - i. provides for junction improvements at Catford Road and Ravensbourne Park
 - j. provides appropriate and improved pedestrian and cycle access through and to the site between the town centre, residential areas to the east and west, and Ladywell Fields and
 - k. environmental enhancement of the River Ravensbourne and the associated Waterlink Way
2. The following design priorities have been identified as key features of any proposal for the site.
 - a. A layout that provides for open space.
 - b. Integration of the site with the Catford Town Centre, residential development to the east and west, and Ladywell Fields, through an analysis of the movement of

- people to ensure logical improved access through and to the site (pedestrian and cycle access).
- c. Improved definition of the boundaries of the site through landscaping and innovative building design that define and overlook access routes through and adjacent to the site, particularly along the South Circular (A205) and the boundaries with Ladywell Fields.
 - d. Building design that is sympathetic to the scale and character of adjacent residential development.
 - e. An assessment of the existing trees and vegetation, and what is to be retained, to inform the landscape plan for the site.
 - f. Enhanced railway station facilities for Catford Station and Catford Bridge Station, which includes improved accessibility between the two stations and new public space that is connected, active and accessible.

The site is currently vacant and under-used and the development proposed by this policy option will have benefits for the local economy through mixed retail use development and also the creation of residential properties will provide additional custom for local shops and other services. This demand may also improve employment opportunities in the Town Centre. The provision of significant new residential properties through mixed-use development on the former Catford Greyhound site will increase the quantity and quality of housing in the Town Centre and co-location of other facilities will also positively contribute to opportunities for residents.

The creation of open space within the site development is prioritised by this policy option and development needs to incorporate the considerations of the Ladywell Fields (MOL, SINC, Green Corridor), though impacts on biodiversity, flora and fauna would depend on implementation of this option.

Environmental enhancement of the River Ravensbourne alongside the site redevelopment is promoted by this policy option which may have beneficial outcomes for local water quality, however development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources. Short term, minor adverse impacts on local air quality, noise and vibration through increased construction on site to achieve the redevelopment aims is likely. Longer term positive outcomes for air quality may be realised through the improvement of connectivity with sustainable transport options reducing the reliance on private vehicles.

Option 6B (alternative)

Residential uses (C3). The site could be developed for housing and other uses could be excluded due to the proximity of the site to the town centre and its high public transport accessibility.

With residential development excluding other uses on site, this policy option will have very positive, long term impacts for the provision of sufficient housing to meet the needs of Catford Town Centre. However the exclusion of all other development for residential properties under this policy option will have a negative impact through the exclusion of commercial opportunities which will negatively impact on economic growth. The increase in local residents with good access to Catford Town Centre may however provide greater market for local goods and services which may have positive impacts on local enterprise opportunities. Environmental impacts as per part two of option 6A will be similar for this policy option.

Option 6C (alternative)

Use of the site for transport functions to accommodate the DLR extension from Lewisham to Bromley. This may involve all or part of the site and is subject to TfL plans.

This policy option will allow for improved public transport options for the local population which will promote sustainable transport options and help reduce car travel and its associated impacts. This may have long term benefits on allowing economic growth across the wider Catford Town Centre area though greater connectivity, though this is dependent on implementation of either whole or part site use.

There are likely to be both negative and positive effects from this policy option, as whilst short term, negative impacts on local air quality, noise and vibration would be present during construction, in the long term with improved public transport links, car travel and the associated negative impacts will likely be reduced. The implementation of this policy option will influence whether or not the townscape is enhanced through the transport related development, whether this uses the whole or part of site and the local historic environment.

4.2.7 Wickes and Halfords

The Wickes and Halfords site is located between the Catford and Catford Bridge railway lines, to the south of the South Circular (A205) and forms the western edge of the town centre. While there has been no immediate interest in developing the site, the site is generally under used with the lack of uses above ground floor and surface level car parks.

Option 7A (preferred)

1. Allocate the Wickes and Halfords site for a mixed use development. The Council will require a comprehensive approach to the redevelopment of this site that delivers the following priorities:
 - a. provides for a mix of dwelling types, subject to an acceptable site layout, scale and massing, up to 350 new homes (C3)
 - b. provides for a mix of comparison retail in the form of non-food bulky goods which compliments the primary shopping area (A1)
 - c. provides for community uses (D1)

- d. provides for a mix of employment space (B1c, B2, B8)
 - e. incorporates car parking spaces.
 - f. concentrates non-residential uses in the northern half of the site so as to be more accessible to the South Circular (A205)
 - g. new bus facilities should be considered as part of interchange development
 - h. provides for simplified and rationalised junction and vehicular access and
 - i. environmental enhancement of the River Ravensbourne and the associated Waterlink Way.
2. The following design priorities have been identified as key features of any proposal for the site
- a. Key gateway sites: buildings and frontages to enhance first impression of Catford.
 - b. Provides appropriate and improved pedestrian and cycle access through and to the site between the town centre, including enhanced pedestrian and cycle links across the South Circular to Catford Station and under the South Circular to Catford railway station, continuing Waterlink Way.
 - c. Improved definition of the boundaries of the site through landscaping and innovative building design that define and overlook pedestrian routes through and adjacent to the site, including the South Circular.
 - d. Attractive new buildings with activity on the ground floor and buildings that overlook Jubilee Ground and form an attractive backdrop to Catford Town Centre to the east.
 - e. Innovative solutions required to overcome level difference and create attractive boundary to the South Circular.
 - f. Consolidated access to the site by making the junction with the South Circular and Ravensbourne Park easier to cross by combining the two vehicle access routes into the site and introducing pedestrian crossing facilities.
 - g. Environmental enhancement of the River Ravensbourne and the associated Waterlink Way. Development should be set back a minimum of 8 metres from River Ravensbourne.
 - h. Introduce buildings that overlook the sports fields and open space to the west
 - i. High density mixed use development across the site with ground floor retail / business or podium parking and residential above
 - j. Retain/incorporate any buildings of architectural/heritage significance.

The site is currently under-utilised and new, mixed-use development with retail and other non-residential use will have positive impacts for the local population in terms of encouraging new enterprise which will bring employment opportunities and contribute to economic growth in Catford. Whilst the site is relatively built up already, this policy option is mindful of the adjacent MOL Jubilee Ground and environmental enhancement is incorporated into the criteria for the River Ravensbourne and Waterlink Way. The protection of River Ravensbourne through restricting development to beyond 8m will have beneficial impacts for this water resource.

The specific reference in this policy option to providing frontages that enhance the first impression of Catford, landscaping and innovative building design and the retention/incorporation of buildings of architectural/heritage significance will have positive outcomes for the Wickes and Halfords Site and Catford Town Centre more widely through the encouragement of sensitive development. Improvement/enhancement of the Waterlink Way and other pedestrian and cycle facilities may encourage greater exercise which may lead to beneficial health outcomes for the local population.

Option 7B (alternative)

Residential uses (C3). The site could be developed for housing and other uses could be excluded due to the proximity of the site to the town centre and its high public transport accessibility.

With residential development excluding other uses on site, this policy option will have very positive, long term impacts for the provision of sufficient housing to meet the needs of Catford Town Centre, however the exclusion of all other development for residential properties will have a very negative impact through the loss of existing commercial enterprise and the exclusion of future opportunities which will negatively impact on economic growth.

Other effects on the environment and social outcomes will be similar to option 7A.

Option 7C (alternative)

Retain existing buildings. The buildings could be refurbished and improvements made to the street and pedestrian environment that did not involve demolition.

The site is currently considered to be under-utilised with lack of uses above building ground level and surface car parks, therefore with this business as usual policy option, depending on its implementation and attraction of new enterprise, it will likely have negative effects on economic growth and employment opportunities through lower density use and existing site limitations. This business as usual scenario would maintain the current open space with no enhancement proposed. Therefore, depending on implementation the likely impacts are negative as biodiversity, flora and fauna are not specifically considered.

Retention of the existing site buildings will have short term benefits through negating local air quality, noise and vibration impacts from demolition and resource use and waste generation from construction activities.

Option 7D (alternative)

Use of the site for transport functions to accommodate a DLR extension from Lewisham to Bromley. This may involve all or part of the site and is subject to TfL plans.

This policy option will allow for improved public transport options for the local population which will promote sustainable transport options and help reduce car travel and its associated impacts. Whilst this policy option is likely to have negative effects through the loss of the existing commercial uses on the Wickes and Halfords site, the improvement in transport options and a DLR extension may have long term benefits on allowing economic growth across the wider Catford Town Centre area though greater connectivity.

The implementation of this policy option will directly influence the impacts on water resources and without specific protection, the River Ravensbourne that runs (culvert) through the site will likely be negatively impacted

4.2.8 *Presumption in favour of sustainable development*

The NPPF states that Local Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Option 8A (preferred)

1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals secure development that improves the economic, social and environmental conditions in the borough.
2. Planning applications that accord with the policies in the Lewisham Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:
 - a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole or
 - b. specific policies in that Framework indicate that development should be restricted.

The promotion of sustainable development through this policy option is likely to have long term positive effects on economic growth, local enterprise and employment opportunities in Catford Town Centre. Sensible implementation of this policy option is important to ensure that the development occurs in a sustainable manner where policies are either out of date or not relevant. Without careful assessment, development may have the potential for adverse impacts on the local environment though increased waste generation locally, potential impacts on human health through air quality with increased construction and biodiversity through potential decreases in open/natural spaces. Taking that into consideration, there are likely to be long term positive outcomes for the local community in improvement in the type and access to facilities and improvements to the overall townscape of Catford

As this policy option is required by the National Planning Policy Framework to be in all local plans, there are not considered to be any reasonable and realistic alternative policy options to Option 8A for consideration. In order to be compliant with this national policy and government requirements, the Catford Plan will include this option.

4.2.9 *Providing New Homes*

The Core Strategy identifies Catford Town Centre as a growth area and is supportive of higher density residential development in this location.

Option 9A (preferred)

1. Catford Town Centre will accommodate an additional 1,750 net new dwellings for the period 2013 to 2023 as follows:
 - a. the majority of new dwellings will be located on the following key development sites:
 - i. Catford Centre (200)
 - ii. Laurence House (250)
 - iii. Plassy Road (350)
 - iv. Former Catford Greyhound Stadium (589)
 - v. Wickes and Halfords (350)
2. In accordance with Core Strategy Policy 15, 'urban' density levels should be optimised in accordance with the London Plan which, for a Major Town Centre with a PTAL of 4-6, calls for densities in the range of 45 to 185 units per hectare (200-700 habitable rooms per hectare).
3. The quantity of residential development on each site will need to consider any non-residential use and the impact this may have on design and function of uses.
4. The Council will encourage the conversion of existing buildings such as vacant offices or premises above shops for residential use provided that:
 - a. a high quality living environment is provided

- b. there is no conflict with existing land uses
- c. the proposals meets demonstrated local housing need
- d. provision can be made for refuse and cycle storage
5. Housing mix, tenure and affordability will need to be in accordance with Core Strategy Policy 1.
6. Housing design will need to be in accordance with Core Strategy Policy 15.

This policy option is likely to have beneficial effects on the provision of sufficient housing in Catford Town Centre and the requirement for attention to housing mix, tenure and affordability as well as high quality housing that meets local needs will be positive for the local population. This as well as the potential to improve the townscape through sensitive development has the potential to enhance the character and appeal of Catford Town Centre as a place to live, which will have positive long term impacts on the sense of community identity, social inclusion and the health and wellbeing of the local population. However, without careful assessment, development under this policy option may have the potential for short term adverse impacts on the local environment though increased waste generation locally, higher demand on water resources, and air quality impacts locally.

Option 9B (alternative)

Restrict the conversion of offices or upper floors of shop premises to residential.

Through restricting the conversion of floors above ground level of shopping development to housing, whilst this will have long term positive outcomes for the quantity of housing in Catford and subsequently the wellbeing of the local population, will likely lead to the loss of potentially commercial developments above shops or vacant offices. This may result in medium to long term negative impacts on economic growth, opportunities for local enterprise and employment opportunities which may then have indirect impacts on the local residents. Similar environmental impacts from increased construction may be realised as for option 9A above.

Further alternative options are for Policy 9 are limited as the Core Strategy identifies Catford Town Centre as a growth area and is supportive of higher density residential development in this location.

4.2.10 Economic Growth for Catford

Catford Town Centre is located in an area with more limited employment prospects for the community than the London average. The key issues for Catford is the scope for additional employment uses, its role as the civic centre for the borough, as well as providing space for small and medium sized premises.

Option 10A (preferred)

1. The Council will require all proposals to contribute towards the successful and sustainable growth of the Catford local economy through the following:

- a. delivery of retail and mixed use allocations on key development sites (see Chapter 4)
- b. encouraging new retail (Classes A1, A2, A3, A4) development in order to maintain and enhance Catford as a Major town centre in the retail hierarchy
- c. a greater component of residential development in the town centre within the overall mix of uses, to support the borough's housing priority needs and the vitality of the town centre
- d. provision of community and leisure facilities (see CLP25),
- e. utilisation of development activity to promote training and employment opportunities, in particular through the local labour agreement,
- f. public realm enhancements (see CLP21),
- g. provision and/or contribution towards required infrastructure, whether through a Section 106 agreement or payment of the Community Infrastructure Levy.

The focus on promoting sustainable economic growth through the encouragement of local enterprise, local residential development and community facilities is likely to have clear benefits to the local economy of Catford in the medium to long term. Reference to the vitality and access to community and leisure facilities in this policy option, along with the promotion of training opportunities to increase skills and improving the public realm is likely to enhance the image of Catford as a place to live and work which will positively affect the sense of local identity and the welfare and wellbeing of the local population. However, without careful implementation, development under this policy option may have the potential for short term adverse impacts on the local environment though increased waste generation locally, higher demand on water resources, and noise, vibration and air quality impacts locally.

Option 10B (alternative)

Reliance on the NPPF, policies in the London Plan and Lewisham Core Strategy rather than a more detailed local policy for Catford Town Centre.

This business as usual policy option is likely to provide less guidance to developers for the local context of Catford Town Centre. Whilst placing fewer restrictions on developers may have positive impacts on local economic growth, this may lead to not only the environmental impacts identified for Option 10A, it also relies much more heavily on the implementation of the Core Strategy policies to ensure impacts on the local population including the provision of sufficient/suitable housing, public realm improvements, opportunities for training and development are managed appropriately for Catford.

The beneficial outcomes for Catford with certainty for developers provided by the guidance in policy option 10A, has contributed to policy option 10A being the preferred option for inclusion in the Catford Plan over option 10B.

4.2.11 *Mixed Use Development*

Economic health, and in particular protecting and enhancing opportunities for employment and training, is a key priority of the Council and for the future redevelopment and regeneration of Catford Town Centre.

Option 11A (preferred)

1. The Council will encourage an appropriate mix of compatible land uses vertically and horizontally in Catford Town Centre to provide a range of uses through the day and evening. In particular, residential development located above ground floor non-residential uses (such as retail, leisure and commercial uses) will be supported.
2. New development should be designed to accommodate active uses at ground floor level, with a significant amount of active window display and entrances, including effective street lighting to make the town centre a safe place.
3. Proposals that do not supply a mix of uses will be required to provide evidence as to why this is not deliverable or suitable in terms of site location and context and may be required to demonstrate the future adaptability of buildings to a mix of uses.

The mixed uses promoted by this policy option is likely to have positive outcomes for the Catford community through promoting opportunities for local enterprise and employment that which will contribute to sustainable economic growth in the long term. Consideration of active frontages and development both at ground floor and above will benefit town centre vitality. Accessibility for community infrastructure due to the encouragement of mixed use development and the promotion of evening uses and addressing safety in Catford is likely to have positive impacts on anti-social behaviour and long term indirect positive impacts on community identity and welfare.

Whilst, an increase in new and existing development may increase congestion in Catford Town Centre, thus negatively impacting local air quality and increased CO₂ emissions contributing to climate change, with people able to live closer to facilities and/or workplace reduced travel may have positive benefits in the long term.

Option 11B (alternative)

Reliance on the NPPF, London Plan policies and Lewisham Core Strategy policies, rather than a more detailed local policy for Catford Town Centre.

Whilst mixed use development is supported by the Lewisham Core Strategy and thus will have positive outcomes for the economy similar to policy option 11A, the impacts on congestion in Catford Town Centre, thus local air quality and CO₂ emissions contributing to climate change, are linked to how the implementation of the business as usual approach is achieved. Whilst the effects on the social aspects of housing, community health, welfare and identity etc are also similar as for Option 11A, there is far greater specific guidance for mixed use development for the local context of Catford.

4.2.12 *Employment Uses*

The vitality and viability of a town centre are improved by the presence of an active employment sector and the inclusion of policy options that protect and enhance this offer are considered appropriate.

Option 12A (preferred)

A. General employment uses

1. The Council will only grant planning permission for the conversion of existing employment sites (those in the B Use Class) to a mix of uses including residential where the proposal will assist in meeting regeneration objectives as identified in the Plan's vision, objectives, key development site allocations and CLP13 (Town centre vitality and viability).

B. Office use

2. Catford Town Centre is a preferred location for office development in the borough. The Council will:
 - a). maintain its office functions in Catford to support its role as the civic heart of the borough and
 - b). promote new office development and extensions and alterations to existing offices where all other relevant policies are met.

C. Hotel use

3. The Council is supportive of this use class in-principle. Proposals must be sympathetic to the existing and emerging surrounding built and natural environment and show consideration of the wider objectives of the Catford Plan. A hotel proposal will be required to:
 - a). be of the highest design quality
 - b). contain appropriate supporting ancillary space
 - c). have an active ground floor presence
 - d). improve pedestrian links and not have a negative affect on transport links or public parking
 - e). have provision for a coach and taxi drop off and collection point
 - f). enhance the image and experience of the town centre and
 - g). demonstrate that it plans for long term adaptability and sustainability

This policy option supports uses that are likely to promote positive economic growth and employment opportunities in Catford Town Centre through the protection of employment land and support for high quality design which also has the potential to benefit the townscape. These benefits along with the Council maintaining its office functions in Catford and a focus on town vitality is likely to lead to positive impacts on addressing social exclusion in Catford and allowing the local population access to key services and community infrastructure.

Short term negative impacts on the environment through increased waste generation and water consumption are likely with this policy option due to increased construction activities in Catford Town Centre, however, long term positive impacts

can be anticipated from the requirement for hotel developments to demonstrate adaptability and sustainability.

Option 12B (alternative)

Reliance on the NPPF, London Plan policies and Core Strategy policies, rather than a more detailed local policy for Catford Town Centre.

This policy option supports uses that are likely to promote very positive economic growth and employment opportunities, as well as improvements to the townscape, in Catford Town Centre over the medium to long term.

The Council maintaining its office functions in Catford and this policy option specifically referencing vitality is likely to have medium to long term impacts on addressing social exclusion in Catford Town Centre depending on implementation of Core Strategy policies. Depending on the implementation, there may be long term positive impacts in developing mixed use including housing for the local community.

Short term negative impacts on the environment through increased waste generation and water consumption, local air quality, noise and vibration are likely with this policy option due to increased construction activities in Catford Town Centre.

4.2.13 Policy Option 13 - Town Centre Vitality and Viability

The Council is keen to encourage new retail uses, especially comparison retail, however it will require that any proposal supports the wider aims of the town centre.

Option 13A (preferred)

A. General

1. The Council will require development to sustain and enhance the vitality and viability of the Catford Town Centre through:
 - a. delivery of retail and mixed use allocations on key development sites (see Chapter 4)
 - b. encouraging new retail (Classes A1, A2, A3, A4) development in order to maintain and enhance Catford as a Major town centre in the retail hierarchy, as follows:
 - i. an additional 8,100 sq.m gross of A1 comparison floorspace by 2026
 - ii. an additional 1,800 sq.m gross of A2 convenience floorspace by 2026
 - c. encouraging leisure uses and evening economy uses (in conformity with policy CLP15),
 - d. incorporation of design principles such as active frontages, public realm improvements and effective street lighting with a view to making the town centre a safer place,
 - e. provision of high quality shopfronts and improvements to existing shopfronts.

B. Town Centre boundary

The boundary for the town centre is defined in Figure 5.1.

C. Primary Shopping Area

The Primary Shopping Area for the Catford Town Centre is defined in Figure 5.1. This contains those areas where retail development is concentrated and generally comprises the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage.

D. Primary shopping frontage

1. Within the primary shopping frontage, as defined in Figure 5.2, the Council will only consider a change of use involving the loss at ground floor level of shops (Use Class A1) where the proposal would:
 - a. not harm the predominant retail character of the shopping frontage
 - b. not create an over-concentration of non-retail uses so as to create a break in the retail frontage of three or more non A1 uses together and 70% of A1 uses (the total number of units in the primary shopping frontage) are maintained in the primary shopping frontage,
 - c. generate a significant number of pedestrian visits, thereby avoiding the creation of an area of relative inactivity in the shopping frontage
 - d. occupy a vacant unit having regard both to their number within the town centre as a whole and the primary shopping area and frontage and the length of time they have been vacant and actively marketed
 - e. not introduce residential use at ground level and
 - f. not result in adverse impacts caused by crime, disorder and anti-social behaviour.
2. All proposals for non retail development within the primary shopping frontage, including where relevant, a change of use, will need to:
 - a. 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),
 - b. where appropriate, provide attractive display windows and entrances that are compatible with adjoining shopfronts, and
3. The Council will not support ground level residential uses within the primary shopping frontage.

E. Secondary shopping frontage

4. Within the secondary shopping frontage, as defined in Figure X, the Council will only consider a change of use involving the loss at ground floor level of shops (Use Class A1) where the proposal would:
 - a. introduce an A2, A3, A4, or D2 use
 - b. not harm the amenity of adjoining properties, including that created by noise, smell, litter, and incompatible opening hours (all of which may be controlled by appropriate conditions)

- c. not create an over-concentration of non-retail uses so as to create a break in the retail frontage of three or more non-A1 uses together
- d. not harm the retail character, attractiveness, vitality and viability of the centre including unreasonably reducing the percentage of A1 units
- e. retain an appearance which is compatible with adjoining shop units including window presentation
- f. provide an active frontage at ground floor level
- g. not introduce residential uses at ground floor level and
- h. be considered appropriate in relation to the area's specific retail character
5. The Council will not support ground level residential uses within the secondary shopping frontage.

F. Other shopping frontages

6. Outside the primary and secondary shopping frontages as identified above, the Council will consider applications for development or change of use from a ground floor shop (Use Class A1) where the following is met:
 - a. the amenity of adjoining properties is not affected
 - b. the character, attractiveness, vitality and viability of the centre as a whole is not harmed and
 - c. in the case of change to a residential use the proposal would not result in a harmful break to the continuity of the retail frontage.

G. Catford market

7. The Council will:
 - a. protect, enhance and promote Catford Market along Catford Broadway as an essential part of the town centre
 - b. investigate, in consultation with market traders, retailers and other town centre stakeholders, ways in which the market can be improved and better managed.

This policy option promoting a vital and vibrant Catford Town Centre is likely to have long term positive outcomes for the townscape, local enterprise, employment and subsequently economic growth. However, there are likely to be both positive and negative impacts with the implementation of this policy option for the environmental objectives. Short term negative impacts due to increased construction activity from new development are likely (including for example resource use / waste generation and increased water consumption) along with the longer term benefits of improved efficiencies from newer buildings and uses in existing buildings improving resource and energy use helping to address climate change concerns.

Improvements to the vitality and viability of Catford Town Centre are also likely to have positive impacts on reducing social inequalities by providing employment and housing which will contribute to the sense of wellbeing of the community. Accessibility for community infrastructure is likely to have positive impacts on anti-

social behaviour and long term indirect positive impacts on community identity and welfare.

Option 13B (alternative)

1. The current and larger town centre boundary could be carried forward.
2. The defined primary shopping area could be larger and include all secondary frontages along Rushey Green.
3. A more flexible approach could be adopted for the primary frontages. A requirement for a lower percentage of A1 uses could be included.
4. A more flexible approach could be adopted for the secondary frontages.
5. More detailed requirements could be included for other frontages.
6. Relying on the policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford Market.

The more flexible approaches taken in this policy option as compared to option 13A will likely have very positive impacts on local enterprise and economic growth through placing fewer restrictions on developers in Catford Town Centre. However this development that is likely to occur will lead to short term negative impacts on resource use and waste generation associated with construction activities. Through placing less guidance on environmental criteria to guide development, there are also likely to be negative effects on climate change mitigation including flood risk.

The increased flexibility of this policy option for developers compared to the detailed criteria in option 13A would likely have both positive and negative impacts on the local population in terms of housing, welfare, community identity etc. Development for the vitality and viability of Catford would likely have positive outcomes with the increased development due to flexibility. However, without clear guidelines, there is a risk some uses may predominate in the Town Centre or that neighbouring uses/residential areas would not be regarded as strictly in new development.

4.2.14 Evening economy uses

Promoting uses that would contribute to enhancing Catford's evening economy while at the same time protecting the town centre's predominant retail character.

Option 14A (preferred)

1. The Council will encourage proposals for new uses that would positively contribute to the evening economy of the Catford Town Centre where the following criteria are met:
 - a. the retail character is not harmed within the primary shopping area and primary shopping frontages,
 - b. the proposal would contribute positively to the character of the particular area in which it is proposed to be located,
 - c. the cumulative impact of the proposal does not unreasonably harm the living conditions of nearby residents.

2. The Council will generally support restaurants (not hot food takeaways) and family orientated developments, including appropriate leisure uses.
3. Premises that can be the cause of noise, disturbance and anti-social behaviour will not be supported.

This policy option is likely to have both positive and negative impacts on economic growth in Catford Town Centre as although it encourages development, it places restrictions on developers as well. However, as it encourages development that is sensible and in a local context, it may have long term positive impacts on local employment and enterprise in Catford Town Centre that reflects the needs of the local community.

Short term negative effects on environmental characteristics due to increased construction activities is likely to impact waste generation and water consumption, however in the medium to long term there may be positive effects as noise from this development causing a disturbance is not supported in this policy option and impact on nearby residents is explicitly considered.

This policy option promotes a vibrant evening economy in Catford Town Centre and specifically does not support developments that will lead to disturbance and antisocial impacts on the local community. This will have medium to long term beneficial impacts on the area, and has the potential to improve the sense of community identity.

Option 14B (alternative)

Reliance on the policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford Town Centre.

Without a specific policy for Catford Town Centre, reliance on the business as usual scenario is likely to be highly dependent on sensible implementation of the Lewisham Core Strategies locally.

Guidance for secondary shop frontage is provided in Core Strategy policy 6, which will have positive outcomes for townscapes, though other outcomes for Catford are dependent on the implementation alongside other policies without specific guidance.

The business as usual approach will have unknown impacts on community identity as business as usual policy option will allow development in Catford that will contribute to the evening economy, though without guidance on addressing evening economic and safety concerns. This is also linked to the accessibility to community facilities.

Option 14C (alternative)

A less restrictive approach to the location and operation of evening economy uses.

This policy option is likely to have long term positive impacts on local employment and enterprise in Catford Town Centre as it encourages development without restrictions on developers as per policy option 14A. However an increase in development has potential to result in short term negative effects on environmental characteristics due to increased construction activities (e.g. waste generation, water consumption and noise).

Without clear restrictions for evening economy development in Catford Town Centre, this policy option is likely to have negative impacts on anti-social behaviour and fear of crime in Catford which has the potential to impact on community identity and accessibility as whilst it will allow development in Catford that will contribute to the evening economy, without guidance on addressing evening economic and safety concerns these may also be impacted.

4.2.15 *Restaurants, cafes (A3 uses) and drinking establishments (A4 uses)*

While restaurants, cafés and other food and drink establishments make an important contribution to a vibrant town centre and shopping area and draw visitors to centres they can also create negative impacts that need to be managed.

Option 15A (preferred)

1. The Council will consider proposals for restaurants, cafés (A3) and drinking establishments (A4) provided the following are met:
 - a. the location and shopfront design is acceptable and the proposed use does not detrimentally affect the vitality of the shopping area and complies with CLP Policy Option 13 (Town Centre vitality and viability)
 - b. there is no harm to the living conditions of nearby residents, including that created by noise and disturbance from users and their vehicles, smell, litter and unneighbourly opening hours
 - c. parking and traffic generation is not a danger to other road users, public transport operators or pedestrians
2. In addition, applicants will be expected to provide acceptable arrangements for:
 - a. the efficient and hygienic discharge of fumes and smells, including the siting of ducts, which should be unobtrusive
 - b. the collection, storage and disposal of bulk refuse/recyclables and customer litter
 - c. sound proofing, especially if living accommodation is above or adjacent and
 - d. other appropriate mitigation measures in relation to the impact on neighbours of the proposed opening hours.

This policy option promotes the economic growth of A3 and A4 uses in Catford Town Centre promoting employment, and considers the impact of these establishments on the vitality of the surrounding area, safeguarding the wellbeing of the community and amenity of surrounding areas, and addressing potential impacts on neighbours.

However, A3 and A4 uses generally require high levels of resource use and produce greater volumes of waste, therefore there is potential for long term adverse impacts if recycling and energy management are not incorporated into the developments.

Drinking establishments tend to attract anti-social behaviour resulting from the night-time economy, therefore implementation of this policy option for Catford Town Centre will be key to ensuring that these establishments do not have an adverse effect on community safety.

Option 15B (alternative)

Reliance on the policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.

This business as usual policy option would provide less restriction on development of A3 and A4 uses than Option 15A which would positively affect economic development, local enterprise and subsequently employment in Catford Town Centre. However less restriction on A3 and A4 development compared to Option 15A would impact negatively on resource use, waste generation, and noise generation which is linked to this type of development.

Implementation of the Lewisham Core Strategy policies would influence the type of impacts on the health and wellbeing of the population as well as anti-social behaviour that may result from the night-time economy, with fewer restrictions on A3 and A4 development in Catford and it is likely that without specific policies, these may not be able to be managed as effectively.

Option 15C (alternative)

A less restrictive approach to the location and operation of restaurants, cafes and drinking establishments.

This policy option would provide less restriction on development of A3 and A4 uses than Option 15A which would positively affect economic development, local enterprise and employment opportunities in Catford Town Centre. However less restriction may impact negatively on resource use, waste generation, and noise generation which is linked to this type of development. Generally this policy option has similar beneficial and adverse effects as policy option 15B leading to a lot less certainty of management of these types of land use for the local community in a manner appropriate to the local context.

4.2.16 Hot food take-away shops (A5 uses)

While hot food take-aways make up a proportion of the town centre's retail units and can, as part of a mix of uses, make an important contribution to a vibrant town centre, they can also have a negative impact on human health. The Council seeks to address the health impacts of hot food take-aways while also managing potential environmental impacts.

Option 16A (preferred)

1. The Council will not grant planning permission for new hot food take-away shops (A5) that fall within 400 metres of the boundary of a primary or secondary school (the exclusion zone).
2. The Council will only consider granting planning permission for new hot food take-away shops (A5) outside of the exclusion zone where:
 - a. the percentage of hot food take-aways (A5) does not exceed 5% of all units within the town centre
 - d. the location and shopfront design is acceptable and the proposed use does not detrimentally affect the vitality of the shopping area and complies with CLP Policy Option 13 (Town centre vitality and viability)
 - e. there is no harm or loss of amenity to the living conditions of nearby residents, including that created by noise and disturbance from other users and their vehicles, smell, litter and unneighbourly opening hours and
 - f. parking and traffic generation is not a danger to other road users, public transport operators or pedestrians.
3. In addition, applicants will be expected to provide acceptable arrangements for:
 - a. the efficient and hygienic discharge of fumes and smells, including the careful siting of ducts, which should be unobtrusive
 - b. the collection, storage and disposal of bulk refuse and customer litter
 - c. sound proofing, especially if living accommodation is above or adjacent and
 - d. other appropriate mitigation measures in relation to the impact on neighbours of the proposed opening hours.

The key benefit of this policy option for Catford Town Centre is that through restrictions on hot food takeaway shops (including exclusion zone around schools), the Council can hope to encourage positive health effects for the community. Additionally, this policy option considers the impact of these establishments on the vitality of the surrounding area and addresses potential impacts on neighbours. It discourages anti-social behaviour and promotes consideration of neighbours and town vitality.

This policy option places restrictions on development including an exclusions zone and upper percentage limit for Town Centre units which would likely negatively impact on economic growth and local A5 enterprise development. Hot food takeaway shops are typically high resource users and open for long hours, therefore there may be negative effects unless measures for energy efficiency are considered and incorporated.

Option 16B (alternative)

Allow a lower percentage of permitted A5 uses (all other criteria the same as for Option 16A)

This policy option places restrictions on development including an exclusions zone and a lower upper percentage limit for Town Centre units than for option 16A which would likely lead to negative impacts on economic growth, enterprise and employment opportunities. This is likely to be more negative than for Option 16A.

More restrictions on hot food takeaway shops (including exclusion zone around schools) will likely have positive health effects for the community. Hot food takeaway shops are typically high resource users and open for long hours, therefore there may be negative effects unless measures for energy efficiency are considered and incorporated. Generally impacts are similar for this policy option as for Option 16A, however the negative and positive effects are likely to be more pronounced.

Option 16C (alternative)

Allow a higher percentage of permitted A5 uses (all other criteria the same as for Option 16A)

Less restrictions on developers of A5 uses (in terms of number permitted developments) is likely to have positive effects on economic growth and employment opportunities and enterprise in Catford Town Centre as compared to Option 16A, however they are still likely to have adverse impacts overall. Fewer restrictions on hot food takeaway shops in the Town Centre will likely have negative health effects for the community, as the percentage of A5 uses in the Town Centre is already 7%; with high obesity levels and decreasing restrictions may continue this trend. This also has flow on negative effects on social exclusion and wellbeing. Overall this policy option does not address the key sustainability issue of health of the Catford population as much as Option 16A does, though it does place fewer restrictions on development and thus may benefit economic outcomes.

Option 16D (alternative)

Provide no restrictions on the number of A5 uses.

Of the alternatives considered for this policy, this policy option is likely to have the most positive outcomes for the local economy and growth in Catford Town Centre as it places the fewest restrictions on developers. However this is at the detriment of social/health outcomes for the local population as well as impacts on the vitality and impact on neighbouring land uses and the townscape more widely.

Option 16E (alternative)

Reliance on the NPPF, London Plan and Core Strategy policies rather than a specific policy for Catford Town Centre.

Whilst there may be a positive impact in terms of economic growth by not restricting A5 use, reliance on the NPPF, and other policy documents has a negative outcome overall due to high resource use and waste generation as well as the potential for anti-social behaviour. In addition, the Core Strategy promotes and supports local

food growing and urban agriculture, and the Council has concerns about access to unhealthy foods.

4.2.17 *Shopfronts, signs and hoardings*

Shopfronts are frequently changed or renewed and it is important that they make a positive contribution to the appearance of an individual property as well as to the character and appearance of the shopping area as a whole.

Option 17A (preferred)

1. Shopfronts in the Catford Town Centre will need to be designed to a high quality and reflect and improve the character and quality of their surroundings. This will be achieved by the following:
 - a. retention of high quality shop fronts. This includes retention of original fascia, pilasters and columns including where shops units are combined. Where retention is not possible replacements should use high quality materials and use a design appropriate to the period and character of the building
 - b. new shopfronts and the replacement of non-period shopfronts should use high quality materials and use a design that relates well to the proportion, scale and detailing of the entire host building and makes a positive contribution to the streetscape. Where possible existing original pilasters, brackets and fascia should be retained and new shopfronts should relate well to these features
 - c. new shop signs should relate successfully to the architectural features and detailing of the building. Architectural features such as cornices, pilasters and columns should not be obscured
 - d. provision of separate access to any residential accommodation on other floors and the restoration of such access if already removed
 - e. provision of suitable access for people with disabilities in new shop fronts
 - f. provision of storage for refuse bins where possible
 - g. provision of appropriately located and scaled advertisements, banners, blinds, canopies and awnings that contribute positively to the amenity and character of the town centre
 - h. the use of open mesh roller grilles and shutters for security purposes that leave the shop window visible, with the box for any grille or shutter contained behind the fascia where possible.
2. The Council will not grant planning permission for the display of poster hoardings which are considered to be out of scale and character with the building/site on which they are displayed. Temporary hoardings may be suitable for some form of public art.

The restrictions in this policy option are likely to have positive impacts on improving and maintaining the local townscape and heritage assets of Catford Town Centre. Enhancements to the character and appeal of the area have the potential for long term positive impacts through encouraging business and employment. Similarly, enhancement of the character and appeal of Catford may have indirect benefits for

the health and wellbeing of the local population through encouraging a sense of community identity and welfare.

However, the development encouraged by this policy option may lead to short term adverse effects on air quality, noise and vibration during construction as well as resource use and transport to site and waste generation.

Option 17B (alternative)

Reliance on the policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.

There are likely to be positive impacts on the economy and enterprise with fewer restrictions on shopfronts etc with the business as usual policy option relying on the Lewisham Core Strategy policies.

There are unknown effects on environmental parameters including resource use, waste generation, air quality and open space in Catford Town Centre based on this business as usual policy option. There may be indirect impacts due to construction/replacement activities without policies to guide this type of development, however it is indeterminate. The replacement of shopfronts and signage in Catford Town Centre has no specific guidance under this business as usual policy option, dependent on implementation, there is likely to be both short and medium term negative effects to the townscape and heritage environment through standardisation and loss of natural character without specific policies to protect them.

4.2.18 Carbon dioxide emission reduction and decentralised energy networks

There is considerable redevelopment anticipated in the town centre and this offers an opportunity to deliver a co-ordinated, phased and comprehensive approach to energy production and sharing.

Option 18A (preferred)

1. The Council will reduce the energy use of new developments and support the provision of an efficient energy network for Catford Town Centre.
2. All development will be required to apply the energy hierarchy as set out in the London Plan.
3. The Council will require all 'major development' to incorporate communal heating and cooling which future-proofs the development and allows for larger scale decentralised energy clusters to be developed in the medium to long term, in some cases beyond the plan period. Where it has been demonstrated that a communal heating and cooling system would not be the most suitable option in the short to medium term, the development should ensure a connection can still be facilitated in the medium to long term. In doing so developments should:
 - a. incorporate energy centre(s) that are appropriately sized not only to accommodate the interim requirements of CHP and other centralised plants, but to accommodate a 'consumer substation unit' to provide all the necessary

- equipment for a connection to a heating and cooling network and for domestic hot water preparation,
- b. where a communal heating system is not installed, incorporate pipework to the edge of the site which is compatible with any other existing networks or sections and ensure the likely shortest distance to future networks,
 - c. locate energy centres close to a street frontage (but without creating 'dead frontage' to a street), ensuring the likely shortest distance to future networks,
 - d. safeguard routes from site boundaries to energy centres to enable a connection to be made to a network in the future.
4. The Catford Town Centre Sustainability Strategy recommends that there is potential for at least two key development sites that could support a decentralised energy, as follows:
- a. Catford Centre, with connections to the Civic Centre and Laurence House
 - b. Former Catford Greyhound Stadium site.

This policy option has both positive and negative effects on economic growth and employment opportunities in Catford Town Centre as whilst it puts restrictions on developers which might have negative impacts, it also promotes energy sensitive design measures and decentralised energy networks which may encourage different opportunities.

The promotion of decentralised energy networks and reductions in carbon dioxide emissions associated with reduced reliance on fossil fuel sources has positive impacts on air quality and climate change mitigation in the long term.

Similar to other policies that promote development in Catford, increased construction activities are likely to have negative effects on resource use, water consumption, and waste generation in the short term.

Option 18B (alternative)

Reliance on the NPPF, policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.

Under this business as usual option, the policies in the NPPF, London Plan and Core Strategy support the transition to a low carbon future which will have positive impacts on Catford without specific restrictions for development, however implementation is key for the benefits to be realised. Similarly the implementation of these policies may provide positive impacts on Catford's adaption to climate change, however without specific policies, implementation is key. Short term negative impacts on resource use, noise and waste generation may be likely due to construction under the business as usual policy option.

The specific sites and development criteria in policy option 18A are more likely to provide beneficial outcomes for Catford than the business as usual policy option as they provide specific guidance sensitive to the local context.

4.2.19 *Adapting to climate change*

Lewisham Council aims to ensure measures are adopted to adequately deal with climate change mitigation and adaptation in Catford Town Centre.

Option 19A (preferred)

1. The Council will require all developments, and works to the public realm, to adapt to the potential impacts of climate change. In doing so applications are required to use measures including, but not limited to, the following:
 - a. maximising internal thermal comfort and seeking to design out mechanical cooling
 - b. reducing urban heat island effect through effective design of buildings and services
 - c. maximising opportunities for ecology and biodiversity
 - d. providing living roofs and walls
 - e. ensuring water saving measures
 - f. incorporating sustainable urban drainage systems, (see Policy Option 20)
 - g. providing suitable vegetation and planting
 - h. using suitable materials and
 - i. minimising waste in demolition, construction and occupation.

The environmental measures in the criteria of this policy option will have long term, positive effects on the ability of Catford Town Centre to mitigate and adapt to the impacts of climate change. The incorporation of SUDS and green roof and walls will have positive effects on local air quality, surface water run-off quality, and flood risk in the Town Centre and will potentially benefit the townscape and open space through provision of fauna habitat. Maximising biodiversity opportunities will also positively enhance the landscapes.

However this policy option places restrictions on developers which are likely to have negative impacts on economic growth and consequently new enterprises/employment in Catford Town Centre, though at the same time positive impacts might be felt through the development of other enterprise in Catford to address the mitigation requirements.

Option 19B (alternative)

Reliance on the NPPF, policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.

The business as usual policy option will have positive impacts on Catford's economy as whilst it promotes adapting to climate change, it provides fewer restrictions to development than option 19A so will be dependent on implementation.

The environmental criteria in the plans comprising the business as usual policy option will impact on resource use, waste generation and other objectives, however it

is highly dependent on implementation. Catford Town Centre is expected to see significant growth and without specific policies to provide clear guidance for development, implementation and certainty will impact whether these impacts are positive or negative when realised. For instance Lewisham Core Strategy Policy 10 is concerned with flood risk management, therefore depending on implementation in Catford, there is likely to be positive effects for this objective.

Policy option 19A provides a significant amount of mitigation for the negative impacts potentially caused by the increased construction through policy options that promote development in Catford Town Centre. Therefore it has the potential to provide greater confidence that environmental protection as it relates to the Catford context is considered for all development in the town centre.

4.2.20 *Managing and reducing the risk of flooding*

The Council's Strategic Flood Risk Assessment (SFRA) identifies Catford as an area of potential flood risk. The accompanying Sequential Test is a process primarily designed to steer development to areas at lowest risk from flooding (Flood Zone 1). However, where there are no reasonably available sites in the area of lower flood risk, decision makers must ensure the proposed development flood risk vulnerability is appropriate to the flooding probability of the area.

Option 20A (preferred)

1. The Council will require proposals to comply with Core Strategy Policy 10 and Policy 11.
2. Applicants will need to demonstrate that their proposal will deliver a positive reduction in flood risk to Catford.
3. All developments should implement appropriate drainage measures to ensure that the peak rate of surface water run-off should be no greater for the developed site than it was at predevelopment with the inclusion of an allowance for climate change.
4. Developments should ensure that flooding of property will not occur in the event of local drainage system failures and the post development run-off volume over the development lifetime is no greater than it would have been prior to the assessed site's development. Any additional predicted volume of run-off should be prevented from leaving the site by using infiltration or other Sustainable Urban Drainage (SUDs) techniques such as:
 - a. swales – in soft landscaped areas such as in the Former Greyhound Stadium Site and green open space areas. These can be combined with the provisions of outdoor space and landscaped areas to provide suitable attenuation of rainwater.
 - b. permeable paving - in areas where local ground conditions allow this to function
 - c. local or centralised soakaways
 - d. run-off from roofs collected as part of a rainwater harvesting system
 - e. run-off from roofs directed to a local soakaway
 - f. green roofs and

g. site specific measures identified in Policy Option 19.

Improved mitigation of flood risk for Catford Town Centre is the key beneficial outcome of this policy option which will also have positive impacts on water quality and resources through better management of run-off. Additionally, with better management of flood risk, this may provide Catford with adaptation for the impacts of climate change including an increased flood risk.

In terms of economic growth and local employment/enterprise, this policy option is likely to have both positive and negative impacts as whilst it provides restrictions and potentially extra cost on developers, it also promotes other development that may have benefits for the Catford Town Centre population.

Option 20B (alternative)

Reliance on the NPPF, policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.

The NPPF, London Plan and Lewisham Core Strategy policies all support planning for development that takes full account of flood risk, though the positive outcomes for Catford would be dependent on how this policy option is implemented. This is for similar environmental impacts as for Option 20A for water quality, flood risk and climate change.

This business as usual policy option is likely to have both positive and negative impacts on economic growth and subsequently local employment/enterprise as whilst the business as usual policy option provides less restrictions on developers which will have positive effects, it also doesn't provide as detailed guidance for ensuring the risk of flood to Catford's economic assets is managed (Lewisham Core Strategy Policy 10).

4.2.21 *Design and public realm*

Design and function of public spaces or the public realm in Catford Town Centre should be of the highest quality to create a safe, accessible, healthy and attractive environment.

Option 21A (preferred)

1. The Council will require all public spaces in Catford Town Centre to be designed as safe, accessible, healthy, attractive and robust places through consideration of the following factors:
 - a. application of the Lewisham Streetscape Guide, in particular through the avoidance of street clutter, and where it is useful and functional, street furniture and lighting should be designed to delight
 - b. encouraging the provision of public art in association with all major development and consideration of such at the early stages of the design process

- c. enhancing community safety through the overlooking of entrances and exits and clear definition of public and private space. Applicants will need to demonstrate how ‘Secure by Design’ has been taken into account
- d. providing generously sized and designed public spaces to improve the wider network of routes and open space in and through the town centre, particularly for pedestrians and cyclists, and where possible creating new public routes; enhancing connections between the town centre and surrounding residential communities are particularly important
- e. ensuring public realm and development projects incorporate inclusive design principles; the Council will also seek to make provision for Shopmobility initiatives
- f. organising building lines to provide generous pavements
- g. using intelligent planting and street trees to mitigate heat island effects and assist in reducing run-off and flood risk
- h. creating good quality environments through urban enclosure and urban grain and
- i. providing high quality and legible signage, as appropriate.

This policy option seeks to protect and enhance the townscape’s street furniture and enhance Catford’s public realm which has potential long term positive effects for economic growth and employment as it promotes a favourable living/working environment in Catford Town Centre encouraging more people to live and work there.

Enhancements to the Town Centre’s open space and improvements to the connectivity of public spaces may help to increase sustainable modes of transport such as cycling and pedestrian use in Catford Town Centre.

Using intelligent planting and vegetation to mitigate heat island effects and assist in reducing flood risk will likely have positive impacts on addressing climate change and flood risk in Catford Town Centre. Though whilst the increase in vegetation provides positive outcomes for water , it also increases consumption, and there may be short term impacts on resource management from construction and maintenance of public realm improvements.

The implementation of this policy option has the potential for long term positive effects on the sense of community identity and fear of crime in Catford Town Centre. If an increase in town trees, furniture and art is achieved, along with connections for public open spaces, this will provide better accessibility for the community including mobility needs.

Option 21B (alternative)

Relying on the NPPF and policies in the London Plan and Lewisham Core Strategy rather than a local policy for Catford Town Centre.

Reliance only on the Lewisham Streetscape Guide and Core Strategy is likely to have similar positive and adverse effects to Option 21A. The Lewisham Streetscape

Guide is very detailed and provides good guidance on streetscape design within Lewisham, including Catford Town Centre which will likely have positive effects on community identity and accessibility.

This policy option has potential long term positive effects for economic growth and employment as it promotes a favourable living/working environment in Lewisham encouraging more people to live and work there. Implementation in Catford would be key. Thus Option 21A is likely to have more specific policy guidance that addresses the local requirements for Catford Town Centre.

4.2.22 *Policy 22 – Tall Buildings*

Tall buildings have a role to play in the town centre, but need to support a varied skyline and assist in supporting the vision and objectives of the Catford Plan. There are many sensitivities that applicants must consider and analyse the effects of in order to establish if a tall building is suitable, as they are not suitable for all town centre sites.

Option 22A (preferred)

1. Proposals for tall buildings will need to comply with Core Strategy Policy 18 (The location and design of tall buildings) and then satisfy the following requirements.
2. Detail of zones generally appropriate or inappropriate for tall buildings and those areas sensitive to such development are shown in Figure 5.4.
3. Any tall building proposed in the Catford Town Centre will need to assess and consider the physical and visual impact on the following:
 - a. local views, particularly the foreground and middle ground, to ensure the design of the building is appropriate and compliments the view
 - b. Ladywell Fields and Jubilee Ground
 - c. the character of the adjoining Culverley Green conservation area, the listed Broadway Theatre and locally listed buildings in the town centre
4. Issues associated with an overcrowded public realm need to be taken into consideration and solutions offered to mitigate or alleviate these issues before locating any tall buildings.
5. Tall buildings in the town centre must:
 - a. increase the amount of local amenity space and improve its quality in order to accommodate tall buildings
 - b. add positively to the existing and emerging overall Catford Town Centre skyline through sensitive and high quality design providing positive landmarks from all angles of view
 - c. be part of a varied size, scale and height of development
 - d. be sensitive to the surrounding environment, in line with CABA and EH guidance.
6. Applicants should provide detailed modelling to assess the appropriate building height in relation to scale and massing.

7. The surrounding areas of low-rise Victorian terraced housing are inappropriate for tall buildings and any tall building located nearby needs to be sensitive to their location.

This policy option is likely to have positive impacts on the townscape as it provides restrictions on the development of tall buildings unless they are sensitive to the Town Centre surroundings and this has the potential depending on implementation to conserve the local historic environment. This also has the potential to provide long term positive impacts on the community identity and accessibility for Catford Town Centre, depending on location of tall buildings near residential areas. However the restrictions placed on development in this policy option may have short term negative impacts on economic growth and local enterprise in Catford Town Centre.

Option 22B (alternative)

Relying on Core Strategy Policy 18 (Tall buildings) rather than applying a specific policy for Catford Town Centre.

This business as usual policy option is likely to have positive impacts on the townscape as it provides restrictions on the development of tall buildings unless they are sensitive to the surroundings (Lewisham Core Strategy policy 18) and this has the potential depending on implementation in Catford Town Centre to conserve the local historic environment. Indirect outcomes of these positive effects include the potential to provide long term positive impacts on the community identity and accessibility based on the criteria in Core Strategy policy 18 and its implementation in Catford Town Centre. However the restrictions placed on development in this policy may have short term negative impacts on economic growth and local enterprise, depending on how it is implemented in Catford.

4.2.23 Policy 23 – Heritage Assets

Listed Buildings and Conservation Areas are 'designated heritage assets'. Non-designated heritage assets comprise locally listed buildings and structures, areas of special local character, groups of buildings of townscape merit and areas of archaeological priority, all of which are identified by the Council for their contribution to the borough's local character and distinctiveness.

Option 23A (preferred)

The Council will require development proposals to:

- a. sustain and enhance Catford's heritage assets and their settings which contribute to the character of Catford Town Centre and
- b. respond to the individual and distinctive character and significance of the assets and their settings, including conservation areas, listed and locally listed buildings, buildings of potential heritage value, buildings and areas of townscape merit, landmarks and archaeology.

Protection and enhancement of the historic environment is promoted by this policy option which will have very positive long term impacts for Catford Town Centre both

in terms of benefiting the local townscape through the enhancement of Catford's heritage assets but also contributing to the sense of community identity through their contribution to the local character of Catford.

Depending on the heritage assets sustained/enhanced, the implementation of this policy option could have impacts on Catford's open space or biodiversity through old buildings providing opportunities for nesting bats. Retention of heritage assets as encouraged by this policy option may have positive impacts on reducing resource use for new construction and waste generation from demolition.

Option 23B (alternative)

Reliance on the NPPF, policies in the London Plan and Core Strategy, and the Historic Environment Planning Practice Guide to PPS5, rather than a local policy.

This business as usual policy option is likely to have similar impacts as per those detailed for Option 23A above, however with less specific consideration of the local context of Catford Town Centre, implementation is the key which provides less certainty for developers and the local population.

4.2.24 Policy 24 – Sustainable Transport

Lewisham Council wishes to secure improvements in movement to, through and around Catford by taming the South Circular in ways that better manages traffic and benefits pedestrians, cyclists and bus and rail users.

Option 24A (preferred)

1. The Council will work with a range of partners including Transport for London, Network Rail, other public transport providers and operators, landowners, developers and other stakeholders to implement the recommended option for the South Circular and ensure improvements are secured and delivered to the frequency, quality, accessibility and reliability of the town centre public transport network, particularly the bus network.
2. The Council will seek specific funding and deliver improvements to other walking and cycling, including:
 - a. the Waterlink Way,
 - b. links through the town centre and beyond to the adjoining neighbourhoods, and
 - c. provision of cycle lanes and priority at junctions.
3. The Council will support the principle of extending the London Underground Bakerloo line and/or the DLR through the area with a new station or stations at Catford, subject to proposed rail alignments and engineering solutions satisfactorily safeguarding open spaces, pedestrian and cycle connectivity and local amenity during both the construction and operational phases and providing good interchange facilities with Catford and Catford Bridge stations and bus services.
4. The Council will secure the overall amount of public car parking spaces that reflects both Catford's excellent public transport accessibility and the need to

support a vibrant town centre economy and manage spaces in ways that gives priority to those that need them most.

Promoting the development of public transport options and safeguarding pedestrian and other connections in Catford Town Centre will improve accessibility by sustainable modes of transport. This will have beneficial outcomes for local air quality, noise and vibration due to reduced reliance on car travel.

This policy option primarily supports the objectives of public transport providers in a manner that supports Catford's economy. Depending on how and when it is implemented during the Catford Plan period, is likely to have positive outcomes for the economy and employment opportunities in Catford Town Centre.

Option 24B (alternative)

Adopting the 'do nothing' option in relation to the South Circular and making the most of mitigating the adverse impacts that the current road system has on pedestrian, cycle and bus movements and severance.

The business as usual policy option will be unlikely to provide any benefit to sustainable transport use or local air quality impacts, and taking into account growth, it's likely to have negative impacts for Catford Town Centre.

The business as usual policy option is likely to have unknown impacts for Catford Town Centre enterprise and economic growth as mitigation of on-going adverse impacts of the current system will likely have impacts on the economy due to capacity limitation of the current network and subsequent impacts on pedestrians, however this will also not positively contribute to economic growth in the area.

4.2.25 Policy 25 – Social Infrastructure

Lewisham Council considers it important to secure the necessary social infrastructure (including schools, doctors, dentists, childcare and leisure facilities) that additional people may require given the desire in the vision and objectives to see population growth within the town centre.

Option 25A (preferred)

1. The residential and commercial growth of Catford Town Centre may result in the need to provide additional social infrastructure such as schools, childcare and health facilities, and community and leisure spaces. The Council will monitor social infrastructure need and work alongside public, private and voluntary groups to deliver necessary facilities and services.
2. In addition to paying the Community Infrastructure Levy, developers may be required, where necessary, to accommodate new facilities within their development, including the provision of appropriately designed and managed public access.
3. Priorities for securing on-site provision of facilities by way of a planning obligation for each key development site are detailed in Section 4.

4. The redevelopment of existing social infrastructure such as schools, childcare and health facilities, and community and leisure spaces for alternative uses will only be permitted if it can be demonstrated that:
 - a. the facility is no longer needed or an equivalent facility can be replaced at an alternative site with an equal or improved level of accessibility,
 - b. the facility is not in an appropriate location to meet current and expected demand,
 - c. the facility need updating, which cannot be achieved at reasonable cost, and
 - d. alternative provision of equivalent benefit to the community is made.

This policy option provides both restrictions on development in Catford, and clear guidelines for developers to follow providing surety in the area. There are likely to be positive effects on the townscape through the provision of social infrastructure and funds from the CIL being used in a constructive way for Catford Town Centre.

The provision of social infrastructure as promoted in this policy option is likely to have positive outcomes for the local community through facilities that provide education, can provide facilities that discourage anti-social behaviour and provide a sense of community identity. Positive impacts on the accessibility to community facilities will also be likely in the long term.

Option 25B (alternative)

Manage down the supply of new homes up to 2026 to the target of 1,750

This policy option is restrictive in the supply of housing for the plan period up to 2026. The Council would only seek to provide 1,750 new homes for the plan period and would ensure this figure is not exceeded. The policy option is likely to have many adverse effects on for local enterprise, employment opportunities and economic growth for the Town Centre. A managed reduction in the supply of sufficient housing in an employment area may deter would be investors and hamper growth of the local economy.

This is also likely to have a knock-on negative effect on health and well being, crime, social inclusion and reducing poverty as they are inextricably linked to good and affordable homes.

Option 25C (alternative)

Amend the proposed vision and objectives (and Core Strategy) to reduce the target to a level that existing facilities could support.

The restriction of population growth in order to manage that no new social infrastructure is provided for Catford is likely to have many adverse effects for local enterprise, employment opportunities and economic growth for the Town Centre. This is also likely to flow on to the sense of community identity and addressing social inequalities amongst the local population as the restriction of social infrastructure to

that which currently exist is not going to benefit the local population, access to community facilities and key services as management of the population growth is unlikely to be successful based on project increases in the population over the life of the Catford Plan.

4.2.26 *Policy 26 – Implementation*

Separate policy options are proposed for the successful implementation of the Catford Plan over the plan period.

Option 26A (preferred)

1. The Council will implement the Catford Plan by working with CRPL, public, voluntary, community and private sector partners and co-ordinating action, including:
 - a. using the Catford Programme Board to review and coordinate proposals for the town centre where the Council has a direct interest
 - b. managing its own assets in ways that help deliver the Plan's vision, objectives and policies
 - c. implementing the Infrastructure Delivery Plan and a Catford Delivery Strategy
 - d. where appropriate using its compulsory purchase powers
 - e. engaging in pre-application discussions with prospective developers
 - f. requiring prospective developers to address the Plan's vision, objectives and policies and to demonstrate in planning applications how proposals would help deliver them
 - g. working with prospective developers in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with planning applications
 - h. using the Lewisham Design Panel or a site-specific design panel to help secure high quality design and
 - i. working with Thames Water to deliver water supply and sewerage infrastructure.

This policy option for implementation of the Catford Plan policy is likely to have positive effects on the economy and enterprise in Catford as it provides certainty to developers and in the Planning system. Through early engagement with developers and including community groups in the coordination of development planning, there is also likely to be beneficial outcomes for the townscape and a sense of identity and accessibility to key local services is likely to be achieved.

Option 26B (alternative)

Reliance on the borough-wide approach to implementation as outlined in Section 9 of the Core Strategy rather than defining a bespoke Catford Delivery Framework.

This business as usual policy option will have similar positive effects as for Option 26A, however as it is at the Lewisham wide rather than Catford level this is likely to be more heavily reliant on implementation to achieve the same outcomes at the local

level. It is important to ensure that implementation of the policies in the Catford Plan are appropriate at the local level rather than taking the wider Lewisham implementation plan, which may be more difficult without a specific local plan.

4.2.27 *Policy 27 – Monitoring*

Government legislation outlines a clear requirement for monitoring to be a central part of plan-making. This process will enable the Council to understand if the Catford Plan is successfully delivering the vision, objectives, key development sites and policies.

Option 27A (preferred)

The Council will facilitate the monitoring of the Catford Plan through a monitoring framework and the following interventions:

- a. using annual town centre surveys and health checks
- b. monitoring progress on planning applications
- c. reporting progress on Council's assets through the Catford Programme Board and
- d. including relevant monitoring information in its Annual Monitoring Report.

The monitoring proposed in this policy option will provide certainty for developers which will have positive impacts on economic growth in Catford Town Centre. There are likely to be positive outcomes for the welfare and identity of the Catford Town Centre community through confidence that with this policy option, monitoring of the development within Catford will be reported during the plan period.

Option 27B (alternative)

Relying on the Borough-wide approach to monitoring as outlined in Section 9 and Appendix 5 of the Core Strategy rather than defining a bespoke Catford monitoring strategy.

The monitoring proposed in this policy option will provide certainty for developers which will have positive impacts on economic growth in the borough, however for the local impacts to be realised, there is a greater emphasis on implementation for Catford Town Centre.

4.3 Cumulative impacts

Many environmental problems result from the accumulation of multiple small and often indirect effects, rather than a few large and obvious ones. Examples include loss of tranquillity, changes in the landscape, loss of open space, and climate change impacts.

Cumulative effects can arise where several developments each have minor effects but combined together have a significant effect, or where several individual effects of a plan (e.g. noise, dust and visual) have a combined effect.

Cumulative effects have been considered throughout the SA and development of the Catford Plan. The cumulative effects of other plans and programmes were considered within Stage A of the SA process (*Catford Town Centre Area Action Plan – Sustainability Appraisal Scoping Report 2012*).

Core Strategies set out the key elements of a Local Authority's planning vision and strategy and form the central part of the Local Development Framework (LDF). All other LDF documents must be consistent with the Core Strategy. Therefore all policies within the Catford Plan are consistent with those in the Lewisham Core Strategy and are directly influenced.

4.3.1 *Assessment of cumulative effects*

Assessment of cumulative effects focuses on identifying the total impact of both direct and indirect effects of a plan on receptors. Receptors may include natural resources (e.g. air, water, soil, landscape), sections of the population (e.g. people living in particular areas or vulnerable members of the community) or ecosystems and species.

The likely significant effects on the environment of the Catford Plan preferred policy options including short, medium and long-term effects, permanent and temporary effects, and secondary, cumulative and synergistic effects were identified and discussed throughout the SA of the policy options.

There are many potential and complex interactions between the Catford Plan and the environment, and many of the impacts predicted are cumulative in their nature but difficult to predict with certainty.

Implementation of the Catford Plan may result in cumulative negative effects on air quality, landscape, soils, biodiversity, water quality and climate change, as can development pressure on land use in general.

However, without implementation of the Catford Plan (i.e.: the "business as usual" scenario), the impacts will be far greater, for example 'ad hoc' development is more likely, resulting in further degradation of the environment, that will not promote active travel, include climate change adaptation techniques, reduce traffic congestion etc.

Taking into account the results of the SA at various stages, proposed mitigation measures have been included in the Catford Plan in the form of policy options, or revision of initially proposed options, to ensure that negative effects are reduced.

The following summarises the predicted cumulative effects.

Economic

There are likely to be positive cumulative effects on economic growth and employment with the retention and protection of employment land and also the promotion of new retail within the town centre. The policy options also promote a

mixed-use approach to development, making provision for a range of housing, business and open spaces which meet high design standards and contribute to making Catford a desirable place to live and work. The combined effect of these measures is likely to improve the attractiveness of Catford Town Centre to both the public and potential investors thereby contributing to growing the local economy. The cumulative effect of policies within the Catford Plan is therefore likely to be a broadly positive for the Catford economy and community employment.

Environmental

Broadly positive effects for the environment with improvements to air quality, reductions in noise and vibration, and enhancement of biodiversity and open spaces, are expected from implementation of the Catford Plan policy options. Recognition of the importance of sustainable design and promotion of measures to reduce car-use and congestion are also likely to contribute to reducing resource use and climate change adaptation and mitigation. The promotion of living walls/roofs and other vegetative improvements offer the opportunity for improved local air quality and water run-off and may provide habitat opportunities for local fauna. The cumulative impact of multiple development projects occurring simultaneously will need to be considered at implementation/construction. These could exacerbate short term impacts relating to noise/vibration and air quality.

Social

The Catford Plan preferred policy options are likely to impact positively on the social fabric of the Town Centre through the provision of new, high quality housing in a central and easily accessible location. New community facilities, improved public realm and social infrastructure will ensure that the area is able to cope with the new housing development, and improve the existing condition of the area for the existing residents. Ensuring accessibility is addressed through connecting public spaces and improving the views of new development will help to provide a sense of community identity for the local population and a number of policies considering sensitive development, mindful of existing and neighbouring land uses will also promote social inclusion amongst the local population.

4.4 Task B5 – Considering ways of mitigating adverse effects and maximising beneficial effects

Mitigation is one of the key outputs of the SEA and SA process. The SEA Regulations require that *“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”* must be documented in the Environmental Report.

Mitigation measures may themselves have adverse environmental effects which should be recognised. In identifying the need for mitigation and developing specific mitigation measures, attention has been given to the “mitigation hierarchy” set out in Table 4-6. The initial focus of the mitigation hierarchy is avoidance of adverse effects wherever possible.

Table 4-6 Mitigation Approach

Mitigation Approach	Description
Avoidance or prevention	In order to avoid or prevent the negative impacts, the policy options considered in the Catford Plan could be modified.
Reduction	In order to reduce the negative impacts, mitigation could focus on timing or phasing of the policy options for the Catford Plan.
Offsetting or compensation	This approach is used where opportunities are not available to either avoid or reduce adverse effects.
Remediation	Remediation can be used where an adverse effect is unavoidable but the long term effects can be reduced by restoring the affected area to its original state.
Enhancement	Although not strictly a measure to mitigate an adverse effect, enhancement is an opportunity to improve social, environmental and economic conditions where negative impacts occur. Enhancement could be used successfully to improve conditions.
Further information	Although the overall effects of the preferred options have been assessed through the SA there may be a degree of uncertainty as to the anticipated effects of specific project measures on the ground. In such circumstances mitigation could include specification of the need to conduct further assessments at the measure/scheme level e.g. EIA, HIA.

Table 4-7 provides information on types of action/mitigation that could address each of the objectives identified in the SA Framework and where such mitigation is provided within the Catford Plan policies. In most cases a number of policies in the Catford Plan provide beneficial outcomes for each of the objectives, which as they should be considered together and not independently in planning for Catford Town Centre’s future development, generally ensure each adverse effect is mitigated elsewhere in the Catford Plan policies.

However where it is considered that there are adverse effects that are not mitigated elsewhere in the Catford Plan policies, further suggestions for mitigation have been identified.

Table 4-7 - Mitigation provided by the Catford Plan for each SA objective.

Sustainability Appraisal Framework
ECONOMIC
1. To encourage sustained economic growth.
<u>Mitigation:</u>
<ul style="list-style-type: none"> • Ensure employment policies are in place to prevent loss of employment land and conflict with other land uses. • Encourage independent, mixed, local business in Catford Town Centre. • Improved public realm will make Catford a more desirable location to live and work.
<u>Where it is addressed in CPFO:</u>
<ul style="list-style-type: none"> • Policies 1,2,3,4,5,6,7 all promote mixed use development which contributes to economic

Sustainability Appraisal Framework
<p>growth through diversified development addressing local needs that incorporates commercial, retail, or business use.</p> <ul style="list-style-type: none"> • Policies 8, 10, 11, 12 that promote sustainable development and consolidation of employment land will encourage economic growth for Catford Town Centre. • Policies which enhance the character and appeal of Catford Town Centre as a place to live through improvements to the public realm and access to services, will encourage business and employment opportunities (Policies 9, 13, 17, 21) • Improvements to sustainable transport options and accessibility will improve connectivity and help support sustained economic growth for Catford.
<p>2. To encourage and promote local employment and new enterprises in Catford Town Centre that reflects the needs of the local community.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Ensure employment policies are in place to prevent loss of employment land and conflict with other land uses. • Encourage independent, mixed, local business in Catford Town Centre that meets the needs of the local population in terms of number, scale and type. • An improved public realm will make Catford a more desirable location to live and work.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policies 1,2,3,4,5,6,7 all promote mixed use development which contributes to employment opportunities through diversified development addressing local needs that incorporates commercial, retail, or business use. • Policies 10, 11, 12 and 13 are directly concerned with the protection, enhancement and integration of employment development and local enterprise in order to improve the prospects for the local population as well as providing the services required by the community. • Mixed use development and improved access between residential properties and key services due to proximity and connected spaces is included in policies 1,2,3,4,5,6,7 and 11. • Key community services including food, drink and evening uses are covered by policies 13, 14, and 15 and 16. • Improvements to sustainable transport options and accessibility will improve connectivity and help support local enterprise and employment opportunities for Catford.
ENVIRONMENTAL
<p>3. To minimise the production of waste and increase waste recovery and recycling.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Promote the reuse and recycling of waste materials from all waste streams. • Promote the use of site waste management plans for all developments. • Ensure new developments incorporate appropriate waste storage facilities and recycling measures into their design. • Promote the use of sustainably sourced materials for new construction (e.g. % minimum recycled content).
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policy 12 requires hotel developments to demonstrate adaptability and sustainability which is likely to include measures for waste reduction and recycling. • Policy 16 requires A5 uses to include adequate waste and litter management measures for operation and customers. • Minimising waste in construction, demolition and occupation for all developments is a key criterion of Policy 19 which should address the increase in waste generation associated with the new development promoted by Policies 8, 9, 10, 11, 13, 14, 16, 17, and 18.

Sustainability Appraisal Framework
<ul style="list-style-type: none"> Retention of heritage assets as encouraged by Policy 23 encourages a reduction in waste generation from demolition activities.
<p><u>Addressing adverse impacts of preferred options:</u></p> <ul style="list-style-type: none"> The hotel, A3 and A4 development promoted by Policies 12 and 15 will likely promote increased waste generation, therefore requirements to explicitly promote waste reduction and recycling measures could be included as mitigation. Reference to accredited sustainability schemes such as BREEAM could be included as requirements for all new developments to incorporate a range of sustainable design elements. The use of site waste management plans for all construction sites with minimum recovery/recycling performance targets would address construction waste generation. Promote the use of sustainably sourced materials for new construction/development in Catford Town Centre (e.g. % minimum recycled content).
<p>4. To improve water quality and manage water resources.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> Promote the incorporation of water efficient products, plant and machinery as a requirement for sustainable development. Promote the implementation of living walls and roofs to help address the quality of water run-off. Include storm water improvement devices or rain water harvesting options .
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> Policy option 12 requires hotel developments to demonstrate adaptability and sustainability which is likely to include measures for water conservation. Policy 20 includes numerous requirements to address water resources including SWALES, rain water harvesting and green roofs. Living roofs and walls are also promoted in Policy option 19.
<p><u>Addressing adverse impacts of preferred options:</u></p> <ul style="list-style-type: none"> Policy option 12 could explicitly promote water conservation measures for hotels Other policies related to new or refurbished development could include the requirement for water efficient equipment to be incorporated.
<p>5. To increase, maintain and enhance open space, biodiversity, flora and fauna.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> Promote enhancements of biodiversity through living roofs and walls, creation of open space, roof gardens, planting of street trees, and provision of bat and bird boxes etc. Ensure adverse effects arising from disturbance (noise, vibration and light) and poor air quality that may impact on flora and fauna are addressed. Promote the use of native, locally appropriate species in landscape design and public vegetation plantings.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> Sustainable development as per Policy 8 is likely to accommodate and protect open space, and biodiversity. The promotion of green/living roofs and walls through Policies 9, 19, and 20 may provide habitats for local flora and fauna which could benefit local biodiversity. The key environmental Policy 19 promotes maximising opportunities for ecology and biodiversity for all development in Catford Town Centre. Policy 21 promotes the protection of existing trees and planting of new trees to enhance the aesthetic appeal of open spaces and provide resources for biodiversity. The retention of heritage assets as per Policy 23 could provide habitat for nesting bats

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and other fauna.
<u>Addressing adverse impacts of preferred options:</u> <u>To be completed?</u>
6. To improve air quality and reduce noise and vibration.
<u>Mitigation:</u> <ul style="list-style-type: none"> • Reduce traffic congestion and car use in the area. Promote sustainable transport? • Promote Considerate Construction Schemes, and phased construction, to minimise the noise, vibration and air quality impacts associated with construction activities. • Current noise levels should be surveyed to establish the current, baseline situation. Noise levels should be monitored adjacent to sensitive sites (e.g. dwellings and offices) during development works. • Noise complaints should be monitored and actioned as appropriate.
<u>Where it is addressed in CPFO:</u> <ul style="list-style-type: none"> • This is off set through the more sustainable and efficient development promoted through Policy 13, • Policy Option 14 promotes development that is considerate of neighbouring land uses and does not cause noise disturbance in the community. • Similarly Policy 15 and 16 require soundproofing for A3 and A4 development and considerate A5 development that is considerate of neighbouring land uses and does not cause noise disturbance in the community. • The guidance in Policy 18 and 19 will have positive outcomes on air quality through addressing the reliance on fossil fuel derived energy and improving energy efficiency of new developments. • Reducing the reliance on private car travel through Policy 24 will deliver positive outcomes for air quality, noise and vibration for Catford Town Centre.
<u>Addressing adverse impacts of preferred options:</u> <ul style="list-style-type: none"> • The Considerate Construction Scheme could be promoted for construction associated with the development in Policies 8, 9, 10, 12, 13, and 17 in order to ensure local air quality, noise and vibration are managed appropriately.
7. To reduce car travel and improve accessibility by sustainable modes of transport.
<u>Mitigation:</u> <ul style="list-style-type: none"> • Promotion of car limited development in Catford Town Centre. • Promote active travel options so the local population has a choice of easily accessible transport alternatives. • Ensure safe cycle routes and parking is provided and public transport stops/stations are safe and convenient. • Provide adequate walkways and good urban design that connects public spaces.
<u>Where it is addressed in CPFO:</u> <ul style="list-style-type: none"> • Policies 1,2,3,4,5,6,7 all promote options that improve sustainable transport options and connections for Catford Town Centre. • Development that co-locates different types of land use and allows people to live closer to shops, services and other facilities (promoted in Policies 11 and 12) provides opportunities for reduced private car use. • Policy 21 encourages improved connections within and between public space which promotes pedestrian and cycle use in Catford Town Centre. • Similarly, Policy 24 promotes development of public transport options and safeguarding pedestrian and other connections improving accessibility.
8. To mitigate, and adapt to, the impact of climate change.

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<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Reduce private car use and congestion on Catford Town Centre roads. • Promote sustainable transport alternatives including pedestrian and cycle options. • Promote the use of locally sourced, sustainable materials for new construction. • Promote energy efficiency designs in developments for example, solar, wind, passive solar, green roofs, green walls, creation of open space, roof gardens, planting of street trees, etc. • Promote decentralised energy networks and other means of reducing reliance on fossil fuel derived energy.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Sustainable development promoted by Policy 8 is will help Catford Town Centre to adapt to and mitigate the impacts of climate change with efficient development that is sensitive to the surrounding environment. • Development that co-locates different types of land use and allows people to live closer to shops, services and other facilities (promoted in Policies 11 and 12) will allows for less reliance on car travel. • Policy 18 requires the consideration of energy efficient heating and cooling alongside decentralised energy network for Catford Town Centre which should all reduce carbon dioxide emissions. • Policy 19 is the overarching policy that requires development to be adaptive to climate change through a multitude of environmentally sensitive design features. • Similarly managing and reducing flood risk as per Policy 20 will help Catford adapt to the impacts of climate change. • Using living walls and roofs, intelligent planting and vegetation to mitigate heat island effects is required in Policy 9, 19, 20 and 21, will help to address climate change and flood risk in Catford Town Centre.
<p><u>Addressing adverse impacts of preferred options:</u></p> <ul style="list-style-type: none"> • Policy 15 and 16 promote development that is likely to be high resource using, therefore policy guidance that promotes energy and resource efficiency for A3, A4 and A5 uses would help mitigate this.
<p>9. To mitigate flood risk.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Prevent flood risk through appropriately located development • Prevent or manage surface run off through the implementation of SUDS, greens roofs, roof gardens, open spaces etc.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policies 1,2,3,4,5,6,7 address flood risk considerations associated with new developments on the identified sites in terms of identified mitigation. • Sustainable development promoted by Policy 8 incorporates measures to ensure that flood risk is mitigated with new development/increased hard surfaces for run-off. • Sequential tests have been undertaken for all proposed sites for development as per Policy 9 which provides guidance for mitigating flood risk. • The incorporation of SUDS and green roof and walls will have positive effects on flood risk in the Town Centre for all development as per Policy 19 and 21. • The guidance on measures to manage and reduce the risk of flood in Catford as per Policy 20 will provide long term benefits for this SA objective.
<p>10. To maintain and enhance landscapes and townscapes.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Encourage good urban design and consideration of aesthetics and function in all

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<p>development.</p> <ul style="list-style-type: none"> • Reduce the amount of derelict buildings and under-used space in Catford Town Centre. • Consider the use of public space to try and create active, connected areas.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policies 1,2,3,4,5,6,7 all promote sensitive landscaping options that enhance the boundary and site views which have potential to improve townscapes / landscapes. • Long term enhancement of the Catford Town Centre townscape related to sensitive and sustainable, good urban design is encouraged through Policy 8,11, 12, 19, and 22. • The conversion of vacant land and buildings into useable and useful function for Catford is promoted in Policy 9. • Policy guidance aimed at improving the vitality and viability of the public realm and under used land in Policies 9, 10, 13, 14, 15, 17, and 21, will deliver clear benefits for Catford. • The protection and incorporation of heritage and historic assets into the community and new development as per Policy 23 will help to enhance the townscape. • Social infrastructure provided as per the guidance in Policy 24 and funds from the CIL being used in a constructive way for Catford Town Centre will benefit the townscape. • The specific implementation and monitoring policy guidance provided in Policies 26 and 27 will ensure the greatest consideration of Catford's requirements and priorities are incorporated into new development for the community.
<p>11. To conserve and where appropriate, enhance the historic environment.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Conservation of cultural heritage assets. • Recognition of historic and heritage assets in any redevelopment with sensitive design to incorporate their function in the Catford community
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policy 17 promotes sensitive aesthetic design for Catford Town Centre that is likely to fit in with the historic environment. • Policy 23 clearly restricts development in Catford that will not sustain and enhance Catford's heritage assets which provides overarching protection alongside the other policies in the Catford Plan where uncertainties exist on their implementation in isolation.
<p>SOCIAL</p>
<p>12. To provide sufficient housing and the opportunity to live in a decent home.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Provide affordable homes close to sustainable travel opportunities. • Ensure policies are in place to protect existing levels of housing stock. • New residential-led mixed use development with access to facilities. • Provide policy guidance on appropriate housing layouts etc. to address housing quality.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policies 1,2,3,4,5,6,7 all promote mixed use development with residential development options to promote sufficient housing stock and of a decent quality in Catford Town Centre. • Policy 9 is focussed on the provision of new homes in Catford Town Centre of both number and quality in terms of layout, and appropriate.
<p>13. To improve the health of the population.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Ensure inclusive, sustainable, and affordable access is provided and maintained to all amenities and community facilities, including housing and employment.

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<ul style="list-style-type: none"> • Promoting improvements to public space and connections with services and facilities especially as it relates to housing development. • Promotion of and provision of facilities/opportunities for physical exercise and enjoyment of public space. • Access to healthy food options and restricting development that promotes unhealthy lifestyle options, particularly for vulnerable populations.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policy 9 is focussed on the provision of new homes in Catford Town Centre of both number and quality which will have positive outcomes for health and wellbeing of the local population. • Policies 10, 11, 13, that promote development incorporating access to community and leisure facilities will provide opportunities for physical exercise and enjoyment of public space • Policy 16 focuses on restricting take-away shops (particularly around school children) which will reduce access to unhealthy foods and will contribute to improved health and well-being. • Environmental policies also contribute to improving Catford's living environment and enabling access to natural areas (which are proven to positively impact a community's health and wellbeing).
<p>14. To reduce poverty and social exclusion.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Ensure inclusive, sustainable, and affordable access is provided and maintained to all amenities and community facilities, including housing. And employment • Promoting improvements to public space and connections with services and facilities especially as it relates to housing development.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Sustainable and inclusive development encouraged by Policies 8, 9, 10, 11, and 12 will have long term positive effects on social exclusion through the provision of new and suitable facilities for the local population. • The Council maintaining its office functions in Catford as per Policy 12 will ensure the community maintains access to key public services and addressing social exclusion. • Providing active and engaging public spaces (such as in Policy 13) will contribute to inclusive community environments open to all. • Policy 16 focuses on restricting take-away shops (particularly around school children) which will reduce access to unhealthy foods and will contribute to improved health and well-being and address social inequalities. • Policy 25 recognises the need to provide social infrastructure for the growing Catford population promoting social inclusion and addressing inequalities in access.
<p>15. To provide for the improvement of education and skill levels.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Ensure inclusive, sustainable, and affordable access is provided and maintained to all to community facilities. • Promote the provision of opportunities for education and skills development through employment, apprentice schemes, etc.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policy 8, 10 and 11 promote economic and employment growth which may offer opportunities for education and skills improvement through apprenticeship programs and similar. • Policies that incorporate community facilities in accessible locations for the local population, often allow for opportunities for further learning within the community

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<p>(including. Policies 13 and 25).</p> <ul style="list-style-type: none"> • Policy 25 provides guidance for the vital social infrastructure including schools that provide vital opportunities for improving education in the growing Catford Town Centre.
<p>16. To reduce crime, anti-social behaviour and the fear of crime.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Ensure secured by design principles are applied to new developments and refurbishments. • Promote good urban design with vital and active public spaces.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policies 1,2,3,4,5,6,7, 8, 9, 13, 17, and 21 seeks to incorporate design principles such as active frontages at ground floor and effective street lighting with a view to making the town centre a safer place. • Development associated with evening, and food and drink establishments have the potential to attract anti-social behaviour and fear of crime in the community. Policies 15 and 16 outline guidance to minimise their impacts on neighbours, discouraging anti-social behaviour and promoting consideration of neighbours and town vitality. • Social infrastructure provided as per Policy 25 may provide opportunities for Catford's youth that will discourage anti-social behaviour and improve a sense of community identity
<p>17. To encourage a sense of community identity and welfare.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Ensure inclusive, sustainable, and affordable access is provided and maintained to all to community facilities. • Promote good urban design with connected public space that contributes to a vibrant and vital public realm.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policies 9, 10, 11, 12, have the potential to enhance the character and appeal of Catford Town Centre as a place to live, improving the sense of community identity and welfare. • Through the encouragement of a vibrant evening economy in Catford Town Centre, Policy 14 will improve the sense of community identity. • Sensitive and inclusive development that in considerate of neighbouring land uses and people (such as is Policies 16 and 17) will promote an inclusive community providing a sense of identity to the local population. • Policies 17, 21 and 23 that address town vitality, street frontages and the retention and enhancement of heritage and historic assets will contribute to the sense of Catford's identity and wellbeing for the local population. • The provision of social infrastructure to meet the needs of Catford's growing population will provide an inclusive community improving a sense of wellbeing and welfare.
<p>18. To improve accessibility to leisure facilities, community infrastructure and key local services.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Ensure inclusive, sustainable, and affordable access is provided and maintained to all to community facilities. • Promote mixed use development that co-locates different land uses including community and leisure facilities within connected spaces. • Maintain civic functions within the Town Centre so that key Council services are easily accessible by the community.
<p><u>Where it is addressed in CPFO:</u></p> <ul style="list-style-type: none"> • Policies 1,2,3,4,5,6,7 promote mixed use development and improved accessibility to

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- community services and key facilities for the local population.
- Policies 8, 9, prioritise sensitive, inclusive and accessible infrastructure and key services and facilities for the local Catford Population
 - Mixed use development and development that promotes co-location and proximity of residential areas with necessary services (Policies 9, 10, 11, 12, 13, will improve accessibility for all population members, especially through reducing the need for private vehicle trips.
 - Location of key Council services within the Catford Town Centre as per Policy 12 will likely have a positive impact on accessibility to services for the local population.
 - Policy 14 promotes the development of a safe and inclusive evening economy in Catford Town Centre which will allow the local population to reduce the requirement to travel outside of the community to access these facilities.
 - If an increase in town trees, furniture and art is achieved as per Policy 21, along with connections for public open spaces, this will provide better accessibility for the community including mobility needs.
 - The provision of social infrastructure as per Policy 25 to meet the needs of Catford's growing population will provide an inclusive community improving access for the local community.

4.5 Task B6 – Proposing measures to monitor the significant effects of implementing the Local Plan

This SEA/SA has been developed taking account of the aims and objectives of related plans and programmes at the international, European, national, regional and local level. The Catford Plan provides a basis for development of appropriate design guidance and, in particular, a framework for project-specific applications and where required Environmental Impact Assessment (EIA).

4.5.1 *Proposals for Monitoring*

The SEA Directive requires that “*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).”

DCLG guidance on SA for DPD states that the SA Report shall include a description of the measures envisaged concerning monitoring and that proposals for monitoring must be considered early in the SA process, included in the SA Report, and reviewed in the light of any responses to consultation.

The London Borough of Lewisham needs to ensure that monitoring information is appropriate to the need of the Catford Plan, up to date and reliable, and that sources of information are referenced. The SEA Directive specifically requires monitoring to identify unforeseen adverse effects and to enable appropriate remedial action to be taken. It may be difficult to implement monitoring mechanisms for unexpected effects, or to attribute such effects to implementation of the Catford Plan when they occur. However, in line with European Commission guidance, this provision may be understood as covering effects which differ from those which were predicted, or unforeseen effects which are due to changes of circumstances.

4.5.2 *Monitoring Process*

The results of monitoring will be provided by the London Borough of Lewisham as part of the process of annual reporting on Local Plan progress. Contingency procedures will be developed to identify and address poor performance against objectives or unforeseen adverse impacts of the Catford Plan.

Table 4-8 sets out a proposed list of monitoring activities currently being considered. The following set of SA monitoring indicators along with the Catford Plan monitoring indicators set out have been selected in combination to monitor the performance of the Catford Plan.

By reviewing and monitoring the Plan the Council will be able to consider:

- The impact that the Plan is having in helping to achieve national, regional and local targets;
- Whether the policies are working effectively, or require adjusting; and
- Whether any wider national or regional strategy or policy changes require a change to the Plan.

This may be revised prior to adoption of the Catford Plan. Any changes to proposed monitoring and responsibilities that arise as a consequence of the proposed submission version and examination will be set out in the SA Adoption Statement.

Table 4-8 - Proposed Monitoring information for the Catford Plan.

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
Social					
Affordable homes	To increase the provision of high quality affordable homes with good connectivity to public transport	Property Prices (£)	Borough-wide only	Land Registry	Annual
		Proportion of rented accommodation (number of renting households)	Borough-wide only	LBL	3yrs
		Number of people applying for statutory homelessness	n/a	LBL	Annual
		Number of homeless applications accepted	n/a	LBL	Annual
		Number of households in temporary accommodation	n/a	LBL	Annual
		% of affordable housing	n/a	LBL	Annual
		Increase supply of new homes	n/a	LBL	Annual
		Number and percentage of dwellings by bedroom size	n/a	LBL	Annual
		Net additional pitches (Gypsy and Traveller)	n/a	LBL	Annual
Decent homes	To increase the provision of housing that meets decent homes standards	% of local authority houses designated as non-decent (number of dwellings)	n/a	LBL	3yrs
		% of new residential accommodation completed to lifetime homes standards	n/a	LBL	3yrs
Access to river	To increase recreational access to the Ravensbourne River	Numbers of the members of the public who attend council organised river activities?	n/a	LBL	Annual

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
		Amount of new schemes increasing access to river	n/a	LBL	Annual
Community facilities	To increase the provision of accessible and inclusive everyday facilities	Funding secured through planning obligations for infrastructure, facilities, services and employment and training	n/a	LBL	Annual
Heritage	To protect and enhance heritage assets	Levels of investment in retaining and maintaining listed buildings	n/a	LBL	Annual
		Condition of listed buildings in the local area	n/a	LBL	Annual
		Number of listed buildings and scheduled monuments on the 'at risk' register	n/a	LBL	Annual
		No. of conservation areas covered by up-to date CA appraisals and management plans	n/a	LBL	Annual
		No. of planning permissions granted for buildings in protected vistas, the London Panorama, and local views and panoramas	n/a	LBL	Annual
		Number of planning applications in buffer zones of Scheduled Ancient Monuments, Heritage Sites etc	n/a	LBL	Annual
Culture	To protect and enhance cultural diversity	Numbers of the members of the public who attend council organised river activities?	n/a	LBL	Annual

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
Crime	To reduce crime levels in the town centre	Gains and losses of community and recreational facilities completed	n/a	LBL	Annual
		Number of offences per 1000 of population Detailed indicators for the following: - violence against person - burglaries - robberies - violent crime - sexual offences	n/a	London Metropolitan Police	Annual
Education	To increase access to lifelong learning	Adult education provision	n/a	LBL	Annual
		% pupils receiving 5 or more GCSEs at grades A* to C equivalent	Borough wide only	LBL	Annual
		Participation of 16-18 year olds in education and training	Borough wide only	LBL	Annual
		Amount of apprentice schemes coordinated with local colleges	n/a	LBL	Annual
Social inclusion	To improve access to amenities for vulnerable members of the community.	% of population with access to services by walking / public transport (borough wide)	Borough wide only	LBL	Annual
		Number of shop mobility schemes	n/a	LBL	Annual
Road safety	To improve pedestrian safety in the town centre	Number of road accident casualties per 100,000 population / Serious or fatal) Detailed indicators could include: - number of road accidents with people slightly injured	Borough wide only	LBL	Annual

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
Health	To improve inclusive access to local healthcare facilities	% respondents in 'good health'	Borough wide only	Census	10 year
		Life expectancy (years)	Borough wide only	National Health Service (NHS)	Annual
		Infant mortality rates	Borough wide only	NHS	Annual
		Mortality ratio	Borough wide only	NHS	Annual
		% of people with lifelong limiting illnesses	Borough wide only	NHS	Annual
Noise	To reduce noise from road traffic, construction and industry	Number of complaints related to noise from: Roads, Construction, Maintenance, Noisy neighbours and Other	n/a	LBL	Annual
Open space	To increase the quality and provision of publicly accessible open spaces	ha of accessible open space per 1000 population	Borough wide	LBL	2010
		Gain and Loss of open space	n/a	LBL	Annual
Environmental					
Effects of climate change	To reduce the risk and effects of flooding	Number of people and properties affected by fluvial flood incidents.	n/a	Environment Agency	Annual
		Length of river restored and amount of restoration projects	n/a	LBL	Annual
		Amount of planning permissions granted contrary to advice of Environment Agency	n/a	LBL	Annual
		Number of approved developments which incorporate SUDS	n/a	LBL	Annual

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
		Number of flood prevention schemes	n/a	LBL	Annual
Sustainable transport	To reduce dependency on private cars	Proportion of people going to work by different means i.e. private car, cycle, walk, bus, train, underground etc.	n/a	Census	10 year
		Percentage of completed non-residential development complying with car-parking standards	n/a	LBL	Annual
		Percentage of residents surveyed using different modes of transport, reasons and distance travelled.	n/a	Census	10 year
		Number of car clubs and bays in the borough	n/a	LBL	Annual
		Number of completed car free or car limited development	n/a	LBL	Annual
		Electric car charging points	n/a	LBL	Annual
		% of permitted major developments with travel plans	n/a	LBL	Annual
		Cycle parking	n/a	LBL	Annual
Renewable energy	To increase on-site renewable energy provision	Per capita reduction in CO2 emissions	Borough wide only	LBL	Annual
		Renewable energy generation	n/a	LBL	Annual
		Provision of decentralised energy	n/a	LBL	Annual

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
Energy efficiency	To increase the energy efficiency performance of existing buildings	% of new developments and refurbishments accredited to BREEAM excellent or other rating	n/a	LBL	Annual
		% CO2 energy savings from new developments	n/a	LBL	Annual
		Compliance with CSH (code for sustainable homes)	n/a	LBL	Annual
Waste and recycling	To increase the amount of waste recycling	kg of household waste per head per year	n/a	LBL	Annual
		% household waste recycled	n/a	LBL	Annual
		Number so Site Waste Management Plans submitted with planning applications	n/a	LBL	Annual
Water use	To provide sustainable sources of water	Water loss through leakages	n/a	Thames Water	Annual
		% of dwellings that have a water meter	n/a	Thames Water	
Air quality	To improve air quality	Air pollution levels of Fine Particles, Nitrogen Oxide, Carbon Monoxide, Ozone and Benzene	n/a	LBL	Annual
		Number of Local Air Quality Management Areas (LAQMA)	n/a	LBL	Annual
Biodiversity	To value, protect and enhance biodiversity	Achievement of Biodiversity Action Plan Targets	n/a	LBL	Annual

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
		Number of tree planting schemes	n/a	LBL	Annual
		Number of council owned Green/open spaces with an agreed management plan in place	n/a	LBL	Annual
		The number of parks achieving Green Flag status	n/a	LBL	Annual
		Percentage of parks that are fully accessible	n/a	LBL	Annual
		Number of biodiversity enhancements schemes	n/a	LBL	Annual
		Number of completed living roofs and walls	n/a	LBL	Annual
		Number of applications within Sites of Importance for Nature Conservation (SINC) granted or refused planning permission	n/a	LBL	Annual
		Change in areas and populations of biodiversity importance	n/a	LBL	TBC
Economic					
Retail offer	To increase the diversity of the retail offer	Retail floorspace	n/a	LBL	Annual
		% non-retail uses in primary shopping frontages	n/a	LBL	Annual
		Number of different retail functions and types accommodated in the area	n/a	LBL	Annual

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
Evening economy	To encourage a vibrant, well-managed evening economy	Evening Economy - available floorspace	n/a	LBL	Annual
Local business	To increase density of local business	Number of new businesses in the area	n/a	LBL	Annual
		Vacancy rates	n/a	LBL	Annual
		Amount of completed retail, office and leisure development	n/a	LBL	Annual
Employment opportunities	To increase access to local employment	% of population of working age who claim unemployment benefit by age	n/a	Census	10 years
		Number of years unemployed by age?	n/a	Census	10 years
		Total amount of additional employment floorspace – by type Loss of land uses for employment	n/a	LBL	Annual

5 Appendices

Appendix A - Plans, Policies and Programmes

Appendix B - Consultation Responses

Appendix C – Sustainability Appraisal of Objectives

Appendix D - Sustainability Appraisal matrices of Sites

Appendix E - Sustainability Appraisal matrices of Policies

Appendix A: Plans, Policies and Programmes

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
INTERNATIONAL			
<p>Kyoto Protocol to the UN Framework Convention on Climate Change (1997)</p>	<p>Contains the key obligation requiring the reduction in anthropogenic CO2 levels</p> <p>Target: To reduce emissions by 5% of 1990 levels by 2008/12. UK target to reduce emissions by 12.5% below 1990 levels by 2008/12.</p>	<p>The Protocol provides a clear recognition of the importance of minimising greenhouse gas emissions and the need for emission considerations to feature in policy making.</p>	<p>Supporting programme.</p>
<p>The World Summit on Sustainable Development (WSSD), Johannesburg Declaration on Sustainable Development (Proponent body United Nations) 2002</p> <p>Status: Statutory</p>	<p>Adopts a 10-year framework of programmes of action seeking to accelerate the shift towards sustainable consumption and production and reverse the trend in the loss of natural resources and biodiversity by 2010.</p>	<p>The DPD should support the sustainability aims of Agenda 21 at the local level by reducing impacts on the environment and increasing the use of renewable energy sources.</p>	<p>Supporting programme.</p>
<p>Convention concerning the Protection of the World Cultural and Natural Heritage (1972) (UNESCO)</p>	<p>Article 5 – To ensure that effective and active measures are taken for the protection, conservation and presentation of cultural and natural heritage ... and to adopt a general policy which aims to give the cultural and natural heritage a function in the life of the community and to integrate the protection of that heritage into</p>	<p>The DPD will need to recognise the effect of the convention in relation to the protection of Lewisham’s cultural and natural heritage. This is reflected through national planning guidance.</p>	<p>Supporting programme.</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	comprehensive planning programmes.		
EUROPEAN UNION			
<p>European spatial declaration on sustainable development, Proponent body European Union, 1999</p> <p>Status: voluntary</p>	<p>The aim is to work towards a balanced and sustainable development of the territory of the European Union.</p>	<p>Reaffirmed UK commitment to sustainable development.</p>	<p>Supporting programme.</p>
<p>European Spatial Development Perspective (ESDP) (1999)</p>	<p>ESDP aims to ensure that the three fundamental goals of European policy are achieved equally in all the regions of EU:</p> <ul style="list-style-type: none"> • economic and social cohesion • conservation and management of natural resources and the cultural heritage • more balanced competitiveness of the European territory 	<p>The DPD should seek to maximise resource sustainability and respect and preserve the existing historical and cultural landscape of Lewisham as far as possible. The DPD achieves this through the ongoing protection of the borough's conservation areas and policies promoting sustainable design.</p>	<p>The SA should include objectives and criteria related to protecting and enhancing historic and cultural heritage and reducing greenhouse gas emissions. The contribution to the form and function of the urban areas of the borough should be viewed positively and the plan's objectives should reflect this.</p>
<p>EU Sustainable Development</p>	<p>Environmental objectives and priorities</p>	<p>The DPD will need to recognise the need</p>	<p>SA objectives should</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
<p>Strategy (2001)</p>	<p>derived from the EU Sixth Environmental Action Programme focus on:</p> <ul style="list-style-type: none"> • limiting climate change and increasing the use of clean energy • addressing threats to public health (e.g. hazardous chemicals, food safety) • combating poverty and social exclusion • dealing with the economic and social implications of an ageing society • managing natural resources more responsibly (including biodiversity and waste generation) • improving the transport system and land use management. 	<p>to achieve social and economic cohesion and the need to foster the conservation and management of historical assets and the natural environment</p>	<p>ensure criteria related to economic and social cohesion, protecting and enhancing historic and cultural heritage, and reducing greenhouse gas emissions are reflected.</p>
<p>European Community Biodiversity Strategy 1998</p>	<p>Seeks the conservation and sustainable use of biological diversity (ecosystems in their natural surroundings).</p>	<p>The DPD must seek to protect and enhance biodiversity levels in the borough.</p>	<p>The SA objectives should include the protection and enhancement of biodiversity.</p>
<p>Sixth Environment Action Programme of the European Community 2002 – 2012</p> <p>Status: voluntary</p>	<p>The programme identifies four environmental areas for priority actions:</p> <ul style="list-style-type: none"> • climate change • nature and biodiversity • environment and health and quality of life • natural resources and waste 	<p>The DPD should seek to address these priority areas for action.</p>	<p>Supporting programme.</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
<p>Directive 2008/50/EC on ambient air quality and cleaner air for Europe (2008)</p>	<p>New air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives – exposure concentration obligation and exposure reduction target.</p>	<p>The DPD should address air quality</p>	<p>The appraisal framework requires an objective relating to air quality, attainable targets, and recognised indicators that will allow for progress to be effectively monitored.</p>
<p>European Directive on Ambient Air Quality Assessment and Management (96/62/EC)</p>	<p>The Directives aim to reduce specified air pollutants.</p> <p>Targets: The exceedence limits have been translated into UK law in Air Quality Regulations.</p>	<p>Recognition of need to be aware that the location of development can have a direct effect on improving air quality.</p>	<p>The appraisal framework requires an objective relating to air quality, attainable targets, and recognised indicators that will allow for progress to be effectively monitored.</p>
<p>European Directive on Establishing a Scheme for Greenhouse Gas Allowance Trading (2003/87/EC)</p>	<p>Introduces a European wide emissions trading scheme.</p> <p>Targets: To reduce emissions by 8% by 2008/12 of 1990 levels, and reduce global emissions by approximately 70% of 1990</p>	<p>DPD should focus on reducing greenhouse gas emissions to reduce the boroughs overall carbon footprint in all planning related areas.</p>	<p>The SA objectives must reflect the carbon reduction targets detailed in the Directive and other</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	levels.		national legislation.
Directive 2009/29/EC amending Directive 2003/87/EC so as to improve and extend the greenhouse gas emission allowance trading scheme of the Community (2009)	Improves and extends the EU ETS for Phase III with the introduction of a centralised, EU-wide cap on emissions, new sectors and gases, and harmonised rules on free allocation with a move toward greater auctioning of allowances.	DPD should focus on reducing greenhouse gas emissions to reduce the boroughs overall carbon footprint in all planning related areas.	The SA objectives must reflect the carbon reduction targets detailed in the Directive and other national legislation.
European Directive on Landfill (99/31/EC)	<p>The Directive is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health.</p> <p>Targets: The targets have been translated into UK law.</p>	The DPD policies should aim to reduce waste generation by implementing the waste hierarchy.	The SA objectives must aim to minimise waste generation and maximise sustainable waste management in the borough.
European Waste Framework Directive (75/442/EEC, as amended in 1991)	<p>The Directive seeks to reduce the quantity of waste going to landfill and introduces the waste hierarchy of prevention, reuse, recycle, recovery, disposal.</p> <p>Targets: Reduce waste going to final disposal by 20% from 2000 to 2010, and by 50% by 2050, with special emphasis on</p>	The DPD policies must seek to implement the waste hierarchy in order to meet the required target for waste minimisation.	The SA objectives must aim to reduce the amount of waste requiring final disposal. Indicators and targets are required for the proportion of waste reused/recycled/recov

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	cutting hazardous waste.		ered.
European Directive on the Conservation of natural habitats and of wild fauna and flora (The Habitats Directive 92/43/EEC)	Promote the maintenance of biodiversity by requiring member states to introduce robust protection measures to maintain or restore natural habitats and wild species.	The DPD will need to maintain or restore designated natural habitat types, and habitats of designated species; preserve linear structures (rivers/ streams/ hedgerows/ field boundaries etc) that enable movement and migration of species. Requirement to include an Appropriate Assessment at preferred options stage and policies to protect listed species and habitats.	The SA objectives must aim to minimise the impact on natural habitats.
European Directive on Conservation of Wild Birds 1979 (79/409/EEC)	The maintenance of the favourable conservation status of all wild bird species across their distributional range.	The DPD will need to take measures ensure there is sufficient habitat area and habitat diversity for wild birds.	SA objectives must aim to preserve habitats for birds.
European Water Framework Directive (2000/60/EC)	To establish a framework to address pollution of waterways from urban wastewater and agriculture and to improve Europe’s waterways. Target: Member States to produce River Basin Management Plans by 2009 and to achieve the environmental objectives by 2015.	The DPD is required to ensure the protection and enhancement of water courses and reduce urban wastewater discharge into the river systems.	Supporting programme.
EU Sixth Environmental Action Plan	The Plan seeks a high level of protection of	The DPD should include robust policies at	SA objectives must

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
(2002)	the environment and human health and for general improvement in the environment and quality of life.	protecting and enhancing the overall environment in the borough.	include measures aimed at improving overall environmental quality.
NATIONAL			
Environmental Assessment of Plans & Programmes Regulations 2004 Status - Statutory	Transposes the SEA directive into UK law.	Given effect through the NPPF and Sustainability Appraisal of LDF.	The SA structure and content must reflect that outlined in the regulations and associated guidance note
Planning and Compulsory Purchase Act 2004 and Town and Country Planning (Local Planning) (England) Regulations 2012	The Act provides the statutory planning framework for England.	Local authorities must contribute to the achievement of sustainable development. The local planning authority is required to produce a sustainability appraisal to accompany certain planning documents.	The SA structure and content must reflect that outlined in the regulations and associated guidance note
Town and Country Planning Act 1990 Status - Statutory	Sets out the procedures for the preparation, approval and adoption of DPDs and for the control of development.	Certain parts of the Act need to be adhered to in preparing the DPD.	Although not directly relevant the SA needs to comply with legislative requirements.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Planning and Energy Act 2008	An Act to enable local planning authorities to set requirements for energy use and energy efficiency in local plans.	The DPD can include policies aimed at increasing the proportion of energy generated from renewable energy sources.	The SA objectives should include measures to mitigate against the effects of climate change.
Energy Act 2008, Status	Among other energy matters, this Act makes provision for electricity generated from renewable sources.	The legislation provides an enabling mechanism for the DPD to make provision for decentralised renewable energy generation.	The SA objectives should include measures to mitigate against the effects of climate change.
The Town and Country Planning (Use Classes) Amendment Order 2005	Two new use classes are introduced - A4 Drinking Establishments and A5 hot food take-aways.	The DPD can seek to control the concentration of these uses in the borough in order to enhance the borough's character.	The SA objectives should include measures aimed at encouraging economic growth, employment and new enterprises.
UK Climate Change Act (2008)	The Act creates a new approach to managing and responding to climate change in the UK. Targets: 80% cut in greenhouse gas emissions by 2050 - lower than 1990 baseline.	The DPD should reflect objectives for climate change mitigation and adaptation	The sustainability objectives should consider climate change to ensure that the Site Allocations DPD contributes to the

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
			target.
UK Strategy for sustainable development	Living within environmental limits. Ensuring a strong, healthy and just society. Achieving a sustainable economy. Promoting good governance and using sound science reasonably.	These objectives must be considered in the allocation of sites	The objectives have been used to develop the sustainability objectives
The Localism Act 2011	The Localism Bill contains a number of proposals to give local authorities new freedoms and flexibility. It sets out a series of proposals with the potential to achieve a substantial and lasting shift in power away from central government and towards local people. They include: new freedoms and flexibilities for local government; new rights and powers for communities and individuals; reform to make the planning system more democratic and more effective, and reform to ensure that decisions about housing are taken locally.	The DPD will need to ensure complete compliance with the Localism Act	Although not directly relevant the SA needs to comply with legislative requirements.
National Planning Policy Framework (NPPF) March 2012	The NPPF is a key part of national government reforms to make the planning system less complex and more accessible, to protect the environment and to promote	The DPD will need to ensure complete compliance with all elements of the NPPF	The SA objectives must seek consistency with the NPPF

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	sustainable growth.		
PPS10 Planning for sustainable waste management	Sets out the Government’s policies on sustainable waste management and provides guidance on LDF preparation and on determining planning applications.	The DPD will need to address the requirement for sustainable waste management. In particular it will have to help ensure that facilities to allow the collection and treatment of waste are in place whilst ensuring that essential facilities are located appropriately and any environmental impacts are minimised.	The SA objectives must seek to minimise waste generation and increase recycling.
Community Infrastructure Levy: An overview	The Community Infrastructure Levy (CIL) is a new charge which local authorities in England and Wales will be empowered, but not required, to levy on most types of new development in their areas. The proceeds of the levy will provide new local and sub-regional infrastructure to support the development of an area in line with local authorities’ DPDs.	Infrastructure planning is fundamental to the delivery of the borough’s vision. The DPD should support the implementation of CIL.	THE SA needs to highlight the need for partnership working to improve the delivery and provision of infrastructure (physical, social and green) in response to the needs of the local communities.
By Design: Urban Design in the planning system 2000	Sets out the Government’s aim to encourage better urban design.	The DPD should include policies promoting good urban design that is relevant to the local context.	SA objectives must include those promoting sustainable

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
			urban design.
Planning and access for disabled people: A good practice guide 2003	The guide aims to improve accessibility levels for disabled people by the adoption of appropriate urban design strategies.	The DPD should address accessibility for people with disabilities both in the public realm and proposed developments to maximise social inclusion.	The SA objectives must include measures that improve accessibility for all people in the community.
Delivering choosing health: making healthier choices easier (2005) (Department of Health)	Highlights how the DH and the NHS will help more people make more healthy choices and reduce health inequalities. Outlines clearly the priorities for delivery at national, regional and local levels and what will be done by whom and when. It brings into one place all of the actions on the White Paper commitments, alongside related Public Service Agreements and local targets to improve health.	The DPD will need to include policies that encourage healthy lifestyles and reduce health inequalities where appropriate	The SA must identify opportunities to enhance and mitigate health inequalities.
Homes for the future – more affordable, more sustainable	Everyone had the right to a decent home at a price which they can afford, in a location where they would like to live and work.	The allocation of housing land should be based on the principles of Homes for the Future.	The sustainability objectives must reflect access to affordable housing.
UK Air Quality Strategy ‘Working	Everyone can enjoy a level of ambient air	Local authorities are encouraged to	The SA objectives

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
together for clean air'	quality in public places which poses no significant risk to health or quality of life.	develop their own strategies and advice on air quality.	must include measures that aim to improve ambient air quality in the borough.
Energy White Paper 2003 Our energy future: creating a low-carbon economy (2003)	<p>The national energy policy has five key goals:</p> <p>- to put ourselves on a path to cut the UK's carbon dioxide emissions – the main contributor to global warming – by some 60% by about 2050, with real progress by 2020</p> <ul style="list-style-type: none"> • to maintain the reliability of energy supplies • to promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth • to improve our productivity • to ensure every home is heated adequately and affordably 	The DPD can include policies aimed at increasing the proportion of energy generated from renewable energy sources.	The SA objectives should include measures to promote renewable energy and create a low carbon economy.
National Waste Strategy for England (House of Commons Environment, Food and Rural Affairs Committee, 2007)	<p>The Strategy seeks to:</p> <ul style="list-style-type: none"> • Reduce waste by making products with fewer natural resources • Break the link between economic growth and waste growth 	The DPD should ensure provision is made to ensure waste reduction and reuse.	An objective for waste should be included in the sustainability objectives.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	<ul style="list-style-type: none"> • Most products should be used or their materials recycled • Energy should be recovered from other wastes where possible 		
Safer Places: The Planning System and Crime Prevention (ODPM, 2004)	Focuses on seven attributes of sustainability that are particularly relevant to crime prevention. The attributes are general and descriptive. They are not prescriptive. Instead, they should be considered as prompts to thinking about crime prevention and promoting community safety through the planning system.	The DPD should promote safe town centres through policy.	The SA should include objectives to enhance safety.
Healthy Weight, Healthy Lives: A Cross-Government Strategy for England (Cross government strategy led by the Department of Health and DCSF) 2008	The first step in a sustained programme to reduce obesity and support people to maintain a healthy weight. It brings together employers, individuals and communities to promote children’s health and healthy food; build physical activity into our lives; support health at work; provide incentives to be healthy; and provide effective treatment and support if people become overweight or obese.	The DPD will need to include policies that encourage healthy lifestyles and reduce health inequalities where appropriate	The SA must identify opportunities to enhance and mitigate health inequalities.
Fair Society, Healthy Lives, The Marmot Review, Strategic review of	This is an independent review to propose the most effective evidence-based strategies for reducing health inequalities in	The DPD will need to include policies that encourage healthy lifestyles and reduce	The SA must identify opportunities to enhance and mitigate

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
health inequalities in England, 2010.	England from 2010.	health equalities were appropriate	health inequalities.
The Flood and Water Management Act 2010	Addresses the threat of flooding and water scarcity. The Act updates the Reservoirs Act 1975 and reflects a more risk-based approach to reservoir regulation	The DPD should address all flooding issues	The SA should include objectives to flood prevent flood risk
Flood Risk Regulations 2009	The Floods Directive (Directive 2007/60/EC of the European Parliament and of the Council on the assessment and management of flood risks) establishes a framework for assessing and managing flood risk aimed at reducing the adverse consequences for human health, the environment, cultural heritage and economic activity. It was transposed into English law by the Flood Risk Regulations 2009.	The DPD should address all flooding issues	The SA should include objectives to flood prevent flood risk
Environment Agency, Creating a better place strategy 2010-2015	The strategy shows how the EA will work in specific areas to achieve its aims relating to biodiversity, climate change, flood risk, creating sustainable places and waste management.	The DPD should ensure issues relating to biodiversity, climate change, flood risk, creating sustainable places and waste management are adequately addressed as part of the site allocation and development management process.	The SA objectives should include a measures aimed at positively addressing biodiversity, climate change, flood risk, creating sustainable

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
			places and waste management.
Thames Catchment Flood Management plan and TE2100 Plan	Provides an overview of flood risk in the Thames catchment and sets out the EAs preferred plan for sustainable flood risk management over the next 50 to 100 years.	The DPD needs to ensure flood risk is addressed and appropriately managed.	The SA objectives should include a measure to address and manage flood risk.
Thames River Basin Management Plan (2009)	The Plan is about the pressures facing the water environment in this river basin district, and the actions that will address them. Targets include, by 2015, 22% of surface waters (rivers, lakes estuaries and coastal waters) are going to improve for at least one biological, chemical or physical element; 25% of surface waters will be at good or better ecological status; and 17% of groundwater bodies will be at good overall status by 2015.	The DPD should ensure water quality can be managed and improved as part of site development.	The SA objectives should address water quality.
National Flood and Coast Erosion Management Strategy (July 2011)	This strategy describes what needs to be done by all organisations involved in flood and coastal erosion risk management. These include local authorities, internal drainage boards, water and sewerage companies, highways	The DPD needs to ensure flood risk is addressed and appropriately managed.	The SA objectives should include a measure to address and manage flood risk.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	authorities, and the Environment Agency.		
National Flood Emergency Framework	<p>This Framework sets out the Government’s strategic approach to achieving a set number of aims including:</p> <ul style="list-style-type: none"> • ensuring delivery bodies understand their respective roles and responsibilities; • giving all players in an emergency flooding situation a common point of reference – bringing together information, guidance and key policies in a single planning document; • establishing clear thresholds for emergency response arrangements; • placing proper emphasis on the multi-agency approach to managing flooding events; • providing clarity on the means of improving resilience and minimising the impact of flooding events; • providing a basis for individual responders to develop and review their own plans; and • being a long-term asset that will provide the basis for continuous improvement in flood emergency management. 	The DPD needs to ensure flood risk is addressed and appropriately managed.	The SA objectives should include a measure to address and manage flood risk.
Guidance on producing Preliminary Flood Risk Assessments (PFRA)	This is the Environment Agency’s’ guidance on how to prepare a PFRA and what to	The DPD needs to ensure flood risk is addressed and appropriately managed.	The SA objectives should include a measure to address

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	include.		and manage flood risk.
Areas of water stress: final classification	This report sets out the methodology developed by the Environment Agency for the classification of areas of water stress as requested by the Secretary of State.	The DPD should ensure appropriate management of water resources.	The SA objectives should include a measure to address and manage existing water resources.
Water resources in England and Wales - Current State and Future Pressures (December 2008)	This report summarises the EA's work in assessing the current and future pressures on water resources in England and Wales.	The DPD should ensure appropriate management of water resources.	The SA objectives should include a measure to address and manage existing water resources.
Water for people and the environment Water Resources Strategy for Southern Region	<p>This Regional Action Plan reflects the actions set out in the EAs water resources strategy for England and Wales, Water for People and the Environment, This plan takes the aims and objectives of the strategy and identifies regional actions that will enable:</p> <ul style="list-style-type: none"> • water to be abstracted, supplied and used efficiently; • the water environment to be restored, protected and improved so that habitats and species can better adapt to climate 		

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	<p>change;</p> <ul style="list-style-type: none"> • supplies to be more resilient to the impact of climate change, including droughts and floods; • water to be shared more effectively between abstractors; • improved water efficiency in new and existing buildings; • water to be valued, and for prices to act as an incentive for efficient use, while safeguarding vulnerable sectors of society; • additional resources to be developed where and when they are needed in the context of a twin-track approach with demand management; • sustainable, low carbon solutions to be adopted; • stronger integration of water resources management with land, energy, food and waste. 		
<p>Water for people and the environment Water Resources Strategy for England and Wales – Feb 2009</p>	<p>This strategy sets out how the EA believes water resources should be managed throughout England and Wales to 2050 and beyond to ensure that there will be enough water for people and the environment.</p>	<p>The DPD should ensure appropriate management of water resources.</p>	<p>The SA objectives should include a measure to address and manage existing water resources.</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
REGIONAL - London			
The Mayor's Air Quality Strategy (2010)	The Strategy concentrates on policies to promote healthy living and sets out measures to tackle London's air quality problem. Targets: Reduction in NO ₂ and PM ₁₀ .	The DPD should address air quality issues.	The SA objectives should include a measure aimed at improving air quality.
The Mayor's Economic Development Strategy (2010)	The strategy sets out to encourage the expansion of opportunities for all its people and enterprises, achieving the highest environmental standards and quality of life.	The DPD should include policies that promote employment and actively engage in London's economic growth.	The SA objectives should include measures that seek to encourage sustainable economic growth.
The Mayor's Biodiversity Action Plan (2002)	This Strategy sets policies and proposals to protect and care for London's biodiversity by encouraging the greening of the built environment and the use of open spaces in ecologically sensitive ways.	The DPD should include policies that protect wildlife habitat and recognise opportunities for enhancement of biodiversity in the borough.	The SA objectives should contain measures that seek to protect and enhance biodiversity.
London Biodiversity Action Plan and London Biodiversity Partnership (est. 1996)	The London Biodiversity Action Plan (BAP) identifies priority habitats that are of particular importance for biodiversity in London. The London Biodiversity Partnership brings together organisations to benefit wildlife and boost the capital's green	The DPD should seek to enhance and protect biodiversity.	The SA objectives should seek to protect and enhance biodiversity.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	spaces.		
The Mayor’s Cultural Strategy (2010)	The Strategy sets out the Mayor’s proposals for developing and promoting cultural life in London.	The collective DPD policies should aim to improve the cultural and social aspects of life in the borough.	The collective SA objectives should aim to ensure the enhancement of cultural and social growth.
London Climate Change Adaptation Strategy (2008)	Presents adaptation measures to address climate change within London.	The DPD policies should seek to ensure relevant adaptation is done at the local level to support the strategy.	The SA objectives should be underpinned by the overriding objective of reducing impacts and adapting to effects of climate change.
The draft climate change adaptation strategy for London: Public Consultation Draft (Greater London Authority, February 2010)	The aim of the London Climate Change Adaptation Strategy is to assess the consequences of climate change on London and to prepare for the impacts of climate change and extreme weather to protect and enhance the quality of life of Londoners.	The DPD policies should seek to ensure relevant adaptation is done at the local level to support the strategy.	The SA objectives should be underpinned by the overriding objective of reducing impacts and adapting to effects of climate change.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
<p>The Mayor’s Transport Strategy (2011)</p>	<p>Details priority areas for transport that directly or indirectly, benefit the environment and the London community.</p> <p>Targets: Increase in rail capacity and cycling</p>	<p>The DPD policies should aim to complement the transport priorities for action set out in the Strategy.</p>	<p>SA objectives should contain measures that seek to reduce the need for car travel and encourage sustainable modes of transport.</p>
<p>London Plan (2011)</p>	<p>The overall strategic plan for London. Sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs’ local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.</p>	<p>The DPD should reflect emerging policy, which represents current thinking.</p>	<p>The sustainability objectives should reflect the Integrated Impact Assessment of the emerging London Plan.</p>
<p>The Mayors Draft Municipal Waste Management Strategy: London’s Wasted Resource (2010)</p>	<p>The aim is to reduce the amount of municipal waste generated by the capital, significantly increase recycling and composting performance, and to generate energy from rubbish that cannot be reused or recycled, in the most environmentally friendly way possible.</p>	<p>The DPD should contain a policy on waste management that ensures compliance with the London Plan and also ensures that the objectives of the waste hierarchy.</p>	<p>The SA objectives must include measures that seek to reduce waste production and sustainably manage waste.</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
<p>Streets For All: A Guide to the management of London’s Streets (English Heritage, 2000)</p>	<p>Purpose is to make the streets of London attractive, safe and enjoyable spaces for people. It builds on the 1999 report of the Urban Task Force Towards an Urban Renaissance and forms an important part of the work of EH and the other co-sponsors to secure access for all and sustainable community regeneration.</p>	<p>Good urban design and safety should be addressed within the DPD</p>	<p>The SA objectives should include urban design and safety</p>
<p>London Housing Strategy (2010)</p>	<p>Raise aspirations and promote opportunity: by producing more affordable homes, particularly for families, and by increasing opportunities for home ownership; Improve homes and transform neighbourhoods: Targets: Targets are reflected within London Plan</p>	<p>The DPD should support the strategy’s objectives relating to housing provision, design and energy efficiency.</p>	<p>Sustainability objectives should consider the quality and affordability of housing supply.</p>
<p>Health and Urban Planning Toolkit – NHS London Healthy Urban Development Unit (2010)</p>	<p>To assist PCTs and LPAs improve joint working to enable health to be addressed through the planning system.</p> <p><i>Aims for PCTs</i> - strengthen understanding of the ways in which the wider determinants of health can be enhanced through effective planning policies and the ways in which planning for health services and plans for</p>	<p>The DPD will need to include policies that encourage healthy lifestyles and reduce health inequalities where appropriate</p>	<p>The SA must identify opportunities to enhance and mitigate health inequalities.</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	<p>the physical development of boroughs can be integrated.</p> <p><i>Aims for boroughs</i> - strengthen the common understanding of the ways in which the wider determinants of health can be enhanced through effective spatial planning policies.</p>		
<p>Sounder City: The Mayor’s Ambient Noise Strategy (2004)</p>	<p>Minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practises and technology. Targets: Targets are reflected within the London Plan</p>	<p>Protect noise sensitive land uses from noisy development and activities.</p>	<p>The SA objectives should include measures to minimise adverse effects of noise by separating incompatible land uses or mitigating against existing impacts.</p>
<p>Mayor of London ‘Green Light to Clean Power’ Energy Strategy (2004)</p>	<p>The Strategy’s specific aims are:</p> <ul style="list-style-type: none"> - reducing London’s contribution to climate change by minimising emissions of carbon dioxide from all sectors (commercial, domestic, industrial and transport) through energy efficiency, combined heat and 	<p>The DPD can include policies aimed at increasing the proportion of energy generated from renewable energy sources.</p>	<p>The SA objectives should include measures to promote renewable energy and create a low carbon economy.</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	<p>power, renewable energy and hydrogen</p> <ul style="list-style-type: none"> - helping to eradicate fuel poverty by giving Londoners, particularly the most vulnerable groups, access to affordable warmth - contributing to London’s economy by increasing job opportunities and innovation in delivering sustainable energy, and improving London’s housing and other building stock. 		
<p>Connecting Londoners with Trees and Woodlands: A Tree and Woodland Framework for London (2005)</p>	<p>Plant the right trees in the right places to enhance the environment and quality of life.</p>	<p>The DPD can facilitate the protection and provision of trees.</p>	<p>Sustainability objectives should relate to landscape features, including trees.</p>
<p>The London Rivers Action Plan (2009)</p>	<p>Identifies the Ravensbourne River for naturalisation. Targets: Supports the London Plan’s biodiversity target to restore 15km of river (across London) by 2015, and supports the implementation of London Plan blue Ribbon policies.</p>	<p>The DPD should ensure river restoration is facilitated through the development process where relevant and access to rivers is maintained and provided.</p>	<p>Sustainability objectives should cover river restoration, access to rivers and acknowledge the positive role rivers and river restoration play in biodiversity, climate</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
			change and flood risk management.
London Catchment Abstraction Management Strategies (CAMS)	Catchment Abstraction Management Strategies (CAMS) are strategies for management of water resources at a local level.	The DPD should ensure appropriate management of water resources.	The SA objectives should include a measure to address and manage existing water resources.
Mayor’s Health Inequality Strategy for London 2010	This is the first London Health Inequalities Strategy, a statutory requirement under the GLA Act 2007. The strategy sets out how health inequalities in London will be tackled with five core objectives.	The DPD will need to include policies that encourage healthy lifestyles and reduce health inequalities where appropriate	The SA must identify opportunities to enhance and mitigate health inequalities.
LOCAL - Lewisham			
Lewisham Unitary Development Plan (2004)	The UDP sets out the Council’s statutory planning policies.	The DPD should enable saved UDP policies to be incorporated where relevant.	SA objectives should be used to appraise all DPD policies that can lead to saved UDP policies from being included in the LDF.
Lewisham Core Strategy (June 2011)	The Core Strategy provides the spatial planning framework for the borough and is	The DPD needs to support the implementation of the Core Strategy.	The SA should seek for the DPD to primarily avoid, and

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	<p>underpinned by five strategic objectives:</p> <ul style="list-style-type: none"> • Regeneration and growth areas • Providing new homes • Growing the local economy • Environmental management • Building a sustainable community 		<p>secondarily minimise and compensate for, any significant negative effects on the community, in social and economic terms, or the environment.</p>
<p>Lewisham Sustainable Community Strategy (SCS) 2008-2020</p>	<p>The SCS sets out the vision for the borough up until 2020 and includes objectives to improve social, environmental and economic outcomes for the borough. The SCS is critically important when formulating the Core Strategy's vision for the borough.</p>	<p>The DPD vision should be informed by that of the SCS. The DPD also needs to be in broad conformity with the SCS objectives.</p>	<p>The SA objectives will appraise all elements of the DPD including the vision which is derived from the SCS.</p>
<p>Community Safety Strategy (2008-2011) (SCS), Safer Lewisham Plan (2009-10)</p>	<p>This plan sets out the results of the Strategic Assessment which identifies the key crime and disorder issues that face the borough, and the multi-agency actions that will be deployed to address them.</p>	<p>DPD policies should aim to improve community safety by design and seek to improve education, economic growth and employment levels in the borough which will reduce the drivers of crime.</p>	<p>The SA objectives should contain measures reducing crime and the fear of crime.</p>
<p>Safer Lewisham Strategy 2008-2011 Action Plan</p>	<ul style="list-style-type: none"> - Reducing the overall level of crime in Lewisham - Reducing the level of Anti Social 	<p>The DPD should promote safe town centres through policy.</p>	<p>The SA should include objectives to enhance safety.</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	<p>Behaviour in Lewisham</p> <ul style="list-style-type: none"> - Improve interventions for those in the criminal justice system - Improve safety for residents of Lewisham - Increase reassurance about the criminal justice system through improved victim support, and <p>community engagement</p>		
<p>Safer Lewisham Plan 2011-2012 (Draft for approval)</p>	<ul style="list-style-type: none"> • Reducing Anti-social Behaviour (ASB) • Reducing Reoffending – rehabilitation, punishment and payback • 'Volume Crime' – Offending that affects most people in Lewisham • Working with young people - both victims and perpetrators of crime – Youth Justice • Making Lewisham Safer Through Crime Prevention – and working with communities 	<p>The DPD should promote safe town centres through policy.</p>	<p>The SA should include objectives to enhance safety.</p>
<p>Lewisham Corporate Strategy 2011</p>	<p>The purpose of the Corporate Plan is to:</p> <ul style="list-style-type: none"> • set out the Council's vision, values, strategic direction and key priorities for action up to 2009 and beyond • outline the Council's contribution to the 	<p>The DPD should have regard to the corporate priorities which are set out in the SCS and the Corporate Plan.</p>	<p>Sustainability appraisal objectives should have regard to those contained in the Plan.</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
<p>Ageing well in Lewisham – A draft wellbeing strategy for older people 2007-10</p>	<p>delivery of the SCS</p> <p>Aim - all older people in Lewisham 'age well' and continue to live active and independent lives.</p> <p>Vision - older people live healthier and longer lives, with greater choice and control over the services they receive. And where older people make a full contribution to community life, confident that their experience, skills and time are valued.</p>	<p>The DPD should seek to promote an accessible area for all.</p>	<p>The SA should ensure the DPD promotes accessibility for all.</p>
<p>Lewisham Cultural Strategy 2009-2013 (November, 2009)</p>	<p>Aims to:</p> <ul style="list-style-type: none"> • provide a clear framework, and set priorities for the wide range of existing activity contributing to the cultural agenda in Lewisham • build on the extensive progress made during the last five years • reflect changing national and local government priorities • capitalise on the opportunities presented to the borough by the London Olympics and Paralympics in 2012. 	<p>The aims and objectives of the cultural strategy should be included within the development of the DPD were appropriate.</p>	<p>The SA should ensure cultural and diversity is integrated within the DPD.</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
<p>People, Prosperity, Place: Lewisham Regeneration Strategy 2008-20</p>	<p>The strategy details twelve objectives that relate to three broad themes - people, prosperity and place. The strategy for regeneration also complements the SCS.</p>	<p>The DPD should support the implementation of the strategy.</p>	<p>The SA objectives should contain objectives that seek to ensure the sustainable development of the borough. This includes measures that seek to promote sustainable regeneration in suitable locations.</p>
<p>Lewisham Physical Activity Plan 2010-2013: more people, more active, more often in everyday life & leisure</p>	<p>Provides a context and recommendations for developing and building on existing success stories in Lewisham.</p> <p><i>Vision</i> - For people living and working in Lewisham to enjoy the full physical, mental, economic, environmental and social benefits of increased physical activity”</p> <p><i>Goal</i> - For 70% of the Lewisham population to be reasonably active (i.e.30 minutes of moderate intensity exercise five times a week for adults) by 2020</p> <p><i>Aims</i> - To get more people in Lewisham</p>	<p>The DPD should consider how physical activity and health benefits can be promoted</p>	<p>The SA should ensure that physical activity and health are promoted within the DPOD</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	<p>more active more often</p> <p>- To work towards getting 10,000 more adults reasonably active each year</p> <p><i>Objectives</i> - activities are structured around 7 key themes identified in a National Institute of Clinical Excellence (NICE) “Physical Activity Framework”.</p>		
<p>Lewisham Social Inclusion Strategy 2005-2013</p>	<p>Vision – to make Lewisham the best place in London to live, work and learn. To ensure that the barriers that prevent people from participating in social, cultural, community and economic activities are removed and that the effects of poverty and exclusion are balanced by properly targeted, quality services.</p>	<p>The DPD should promote social inclusion</p>	<p>The SA should ensure social inclusion is promoted through- out the DPD</p>
<p>Policy Submission: A Natural Renaissance For Lewisham 2006-2011 (Lewisham Biodiversity Partnership, February 2007)</p>	<p>Sets out the Partnership’s aspirations for the immediate future. It identifies the opportunities and objectives which Lewisham’s Biodiversity Partnership is committed to achieving and demonstrates the links that the conservation of Lewisham’s biodiversity can make to the</p>	<p>The DPD should protect and enhance biodiversity</p>	<p>The SA should include objectives to promote and protect biodiversity</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	Council's continuing programmes within various directorates. Once embedded in Council policies, the Action Plans will serve as benchmarks against which we may monitor progress.		
'Homes for the future: raising aspirations, creating choice and meeting need' Lewisham's Housing Strategy 2009 - 2014	Focuses on delivering the right housing mix to meet the housing needs and aspirations of all the borough's residents and achieving the wider goals expressed within the SCS.	The DPD should support housing provision and enhance housing quality.	SA objectives should contain measures providing sufficient housing of appropriate quality, mix and tenure.
Brighter futures: Lewisham's Homelessness Prevention Strategy 2009-2014	The Strategy complements the objectives of the Lewisham Housing Strategy and seeks to prevent homelessness by providing long term and sustainable housing and promoting opportunities and independence for people in housing need by improving access to childcare, health, education, training and employment.	The DPD should support housing provision and enhance housing quality to address social sustainability.	SA objectives should contain measures providing sufficient housing of appropriate quality, mix and tenure and improve access to, and opportunities for, childcare, health, education, training and employment.
It's Everybody's Business: Lewisham Children and Young	The Plan focuses on implementing actions to improving a number of key outcomes for	The DPD should address access to and promotion of education, health and well-	The SA objectives must include measures

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
People’s Plan 2009-2012	children and young people which will improve their lives and life chances.	being, employment, open space and community facilities that will improve the life prospects for the borough’s young people.	that will improve the life outcomes for residents – these can include measures on promotion of education, employment, housing and leisure and community facilities.
Lewisham Borough Sports Plan 2010-13	The Strategy provides a vision for sport to increase opportunities to participate in sport at all levels and for all ages	The DPD should seek to promote active lifestyles by protecting and maintaining open spaces and improving the quality of sports facilities in the borough.	The SA objectives should contain a measure seeking to enhance the health wellbeing levels in the borough.
Social Inclusion Strategy 2005-13	This strategy centres around five broad themes. It identifies the links between the council’s existing strategies and services to enable more joined-up working.	Social sustainability should be a key element in the DPD. This requires the promotion of sustainable transport and accessibility for all, implementing good urban design principles and the promotion of health, well being and education for all in the community. Good urban design principles will also enhance social	The SA objectives should contain measures to promote social inclusion, measured by the DPD’s efforts at improving urban design, transport, education and

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
		inclusion.	promoting health and well-being in the borough.
Local Biodiversity Action Plan – A Natural Renaissance For Lewisham	The key objective is the protection and enhancement of areas suitable for wildlife in the borough and to increase citizens' access to nature, even in urban areas.	The DPD should aim to protect and enhance local biodiversity across the borough, including in urban areas and areas that are set for regeneration.	The SA objectives should contain a measure to protect and enhance biodiversity across the borough.
Lewisham Municipal Waste Strategy	The Strategy aims to minimise Lewisham's annual growth in waste. Targets: Annual growth in waste less than the national 3% average, increase the amount of household waste that is recycled and composted, ensure 100% of Lewisham's population is served by recyclable kerbside collection.	The DPD should ensure waste management is addressed.	The SA objectives should contain a measure that promotes the waste hierarchy and seeks to minimise the generation of waste.
Lewisham Carbon Reduction and Climate Change Strategy 2008	The Strategy is based on achieving a lasting and sustained decrease in emissions of CO ₂ working with strategic partners and with citizens. Targets: Overall CO ₂ reduction	The DPD should include land uses that reduce demand for energy, increase energy efficiency and increase the use of renewable energy and tackle fuel poverty.	The SA objectives should include measures that aim to reduce the borough's carbon footprint.
Lewisham Local Air Quality Action	The key aim is to bring about change to reduce emissions (NO ₂ and PM ₁₀) from	The DPD should ensure land uses and activities with minimal impacts on air	The SA objectives should include a

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Plan 2008	<p>main source of pollution (road transport) in a cost-effective and proportionate way. This is to be achieved by establishing four Area Quality Management Areas (AQMA) with designated geographical boundaries.</p> <p>Targets: Reduction in NO₂ and PM₁₀</p>	quality.	measure that seeks to improve air quality across the borough.
Lewisham Strategic Flood Risk Assessment (2008)	In accordance with PPS25, the study identifies and provides advice to the Council on the suitability of development in areas at varying risks of flooding across the borough.	The DPD should ensure the findings of the SFRA are taken into account to reduce flood risk.	The SA objectives should contain a measure that seeks to minimise and mitigate the risk of flooding in the borough.
Lewisham Flood Risk and Development Sequential Test (2009)	The sequential test identifies potential development sites and steers development to areas at lowest risk of flooding. Where there are no reasonable alternative sites in an area of lower flood risk, authorities must ensure that measures are incorporated that render the proposed development's vulnerability to flooding appropriate to the probability of flooding in the area.	The DPD should ensure the sequential test is taken into consideration.	The SA objectives should contain a measure that seeks to minimise and mitigate the risk of flooding in the borough.
Lewisham Borough-wide Transport	The objective is to produce an integrated	The DPD should ensure sustainable	The SA objectives

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Study - Draft Final Report (2010)	multi-modal strategy to support the two preferred spatial growth options.	modes of transport are promoted and provided.	should include a measure that seeks to reduce car travel and improve the use of sustainable modes of transport.
Lewisham Employment Land Study (2008)	This study assesses future demand for employment land, compares land supply under current planning policies and in light of the Core Strategy makes policy recommendations on how far existing employment sites should be safeguarded from redevelopment for other uses.	This study forms part of the evidence base for the DPD. The DPD should provide for a range of employment land allocations.	The SA objectives should include a measure that encourages and promotes the development of employment opportunities in the borough over the long term.
Lewisham Retail Capacity Study (2009)	The Study assesses the existing and future supply and the capacity for additional retail floorspace within the borough and the role played by each town centre. Targets: None	The DPD should support the protection and growth of town centres and provide for a range of retail and other land uses.	The SA objectives should include a measure that seeks to attract new investment and maximise sustainable economic growth in the borough.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Catford Retail and Economic Impact Assessment (2013)	The assessment updates the Lewisham Retail Capacity Study as it relates to Catford Town Centre and makes several recommendations to promote economic growth and health.	The DPD should seek to support the protection and growth of Catford Town Centre and provide for a range of retail and other land uses.	The SA objectives should include a measure that seeks to attract new investment and maximise sustainable economic growth in the borough.
Lewisham Strategic Housing Market Assessment (2008) and the South East London Sub-regional SHMA (2009)	The SHMA assesses housing provision and need within the borough and the five south east London boroughs. It outlines recommendations for the level of affordable housing and tenure mix, and identifies areas as well as specific groups within the borough and sub-region who may have different housing requirements.	The DPD should include appropriate site to meet housing need.	The SA objectives should include a measure that seeks to facilitate housing provision, including its mix and tenure, and to ensure decent homes for all.
Lewisham Infrastructure Delivery Plan (IDP) (2010)	The IDP provides details of current and future provision of a range of social, physical and green infrastructure, arising from population growth both natural and from potential new development.	The DPD should support the provision of infrastructure.	The SA objectives should include a measure that seeks to provide a range of physical, social and green infrastructure and ensure these facilities/services are

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
			accessible.
<p>Ravensbourne River Corridor Improvement Plan (2010)</p>	<p>The improvement plan provides an analysis of the river’s character and shows how development and recreation uses along its route can protect and enhance its key characteristics.</p>	<p>This study forms part of the evidence base for the DPD. The DPD should support the protection and enhancement of the Ravensbourne River Corridor and the activities along its length.</p>	<p>The SA objectives should include measures to ensure the protection and enhancement of open space, biodiversity conservation, promotion of walking and cycling, management of flood risk and appropriate mitigation, enhancement of townscapes and landscape, provision of opportunities to enhance health and well-being.</p>
<p>London Borough of Lewisham Local Implementation Plan 2011-2031 (April 2011)</p>	<p>The LIP has prioritised a number of goals and constituent objectives and related outcomes, built around the framework provided by the Mayor’s Transport Strategy</p>	<p>The DPD should consider sustainable transport opportunities and active travel</p>	<p>The SA should consider sustainable transport opportunities and active travel</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	<p>and influenced by the evidence base, consultation with the local community, local policies and the Sub Regional Transport Plan.</p> <p>Goal 1. 'Safer'</p> <p>Goal 2. 'Clean, green and liveable'</p> <p>Goal 3. 'Healthy, active and enjoyable'</p> <p>Goal 4. 'Dynamic and prosperous'</p> <p>Goal 5. 'Improve transport opportunities for all'</p> <p>Goal 6. 'Better streets'</p>		
<p>Lewisham Borough Wide Character Study 2010</p>	<p>The character study provide a description of the physical form of the borough, its origins, places, streets and buildings to provide an understanding of the particular attributes of the London Borough of Lewisham</p>	<p>This study forms part of the evidence base for the DPD. The DPD should ensure the Catford's character is reflected in new development.</p>	<p>The SA objectives should include a measure to ensure development impacts positively on the character of the Borough, including its</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
			historic assets.
Lewisham Conservation Area Management Plans	Provides guidance for the management of the borough's conservation areas.	The DPD should anticipate potential impacts of development on Lewisham's heritage assets and wider historic environment.	The SA objectives should properly anticipate potential impacts on Lewisham's heritage assets and wider historic environment.
Town Centre Health Checks (2009)	A survey of the borough's major and district town centres. Provides a 'snapshot' of the health of over 200 of London's town centres using a selection of strategic health check indicators and illustrates how these have changed over time.	The DPD should support economic growth in town centres.	The SA objectives should include a measure that seeks to attract new investment and maximise sustainable economic growth in the borough.
'Lambeth, Southwark and Lewisham NHS LIFT Strategic Service Development Plan' 2008	<p>Strategic framework for local health and social care organisations. Aims to provide better access to better quality and more comprehensive services.</p> <ul style="list-style-type: none"> • Achieve service objectives through effective investment in community based health and social care facilities. • Use collective resources to the best 	The DPD should ensure consistency with the NHS Plan	The SA objectives should improve the health and wellbeing of the population and reduce inequalities in health.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	<p>effect and in particular to maximise the use of available sites.</p> <ul style="list-style-type: none"> • Seize opportunities to work collaboratively with other agencies where this achieves better results for the population served. 		
<p>Lewisham Health & Well Being Strategy 2012</p>	<p>The report sets out the policy background to Health and Wellbeing strategies, the development to date of the priorities for Lewisham’s strategy and the proposed activity going forward to ensure that the strategy effectively represents the views of Lewisham’s partners, stakeholders and communities.</p>	<p>The DPD will need to include policies that encourage healthy lifestyles and reduce health inequalities where appropriate</p>	<p>The SA must identify opportunities to enhance and mitigate health inequalities.</p>
<p>Promoting healthy weight, healthy lives for Lewisham children, young people and their families 2010</p>	<p>The action plans of the Promoting healthy weight, healthy lives for Lewisham children, young people and their families strategy expand on how the partnership (NHS, local authorities, schools, children and parents and other partners) will tackle the issues of childhood obesity.</p>	<p>The DPD will need to include policies that encourage healthy lifestyles and reduce health inequalities where appropriate</p>	<p>The SA must identify opportunities to enhance and mitigate health inequalities.</p>
<p>Lewisham Joint Strategic Needs Assessment</p>	<p>Lewisham’s Joint Strategic Needs Assessment (JSNA) provides a picture of the borough and a high-level analysis of the needs of its citizens to help communities</p>	<p>The DPD will need to include policies that encourage healthy lifestyles and reduce health inequalities where appropriate</p>	<p>The SA must identify opportunities to enhance and mitigate</p>

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	and organisations improve local health and well-being and to tackle health inequalities.		health inequalities.

Appendix B: Consultation Response Schedule

Table 1 – NHS

SA Scoping Report Consultation Response	NHS
Contact Name	Jane Miller, Joint Deputy Director of Public Health
Date Received	09 September 2012
Comment	Response
1. Have the relevant plans and programmes been included?	
There are a number of plans missing and some have been replaced by others. I have listed the missing plans under relevant headings and indicated which plans they have replaced where relevant.	Response provided below for each point.
National <i>Fair society, healthy lives</i> , The Marmot Review, Strategic review of health inequalities in England, 2010.	This is an independent review to propose the most effective evidence-based strategies for reducing health inequalities in England from 2010. This review has been considered and is included as it is relevant to Catford health inequality issues.
Regional Mayor's Health Inequality Strategy for London 2010	This is the first London Health Inequalities Strategy, a statutory requirement under the GLA Act 2007. The strategy sets out how health inequalities in London will be tackled with five core objectives. Consideration has been given to this strategy and included as it is relevant to Catford.
Local Lewisham Food Strategy 2006 Lewisham Infant Nutrition Policy 2010 Reducing Alcohol Harm in Lewisham: Delivery Plan 2012 Lewisham Smokefree Future Delivery Plan 2011 Lewisham Physical Activity Plan 2011	The objectives identified in each of these stand alone strategies, policy and/or plans have been duly considered and covered by such reports as " <i>Lewisham Joint Strategic Needs assessment</i> ", " <i>Town Centre Health Checks (2009)</i> "; " <i>Promoting Healthy Weight, Health Lives for Lewisham Children, Young People and their Families (2010)</i> ", and " <i>Lewisham Health & Well-Being Strategy (2012)</i> " in the SA Scoping Report 2012. These policies, plans and

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Comment	Response
Overview and Scrutiny Preventing Premature Mortality Review 2012 (<i>this is a report produced by LBL members Healthier communities Select Cttee – relevant as has many recommendations relating to environment</i>)	strategies have been updated on the list of Policies, Plans and Programmes (PPP) as appropriate.
Lewisham Health & Well Being Strategy 2012 to replace 'Healthier Communities – A health and well-being framework for Lewisham ' Promoting Healthy weight, healthy lives for Lewisham children, young people and their families 2010 to replace 'Healthy Weight, Healthy Lives 2009' Lewisham Joint Strategic Needs Assessment to replace 'Health, Well-Being and Care – Lewisham Joint Strategic Needs Assessment (2009)'	Noted. These strategies have been reviewed and updated on the list of Policies, Plans and Programmes (PPP).
Not sure what Town Centre health check report refers to?	The 2009 London Town Centre Health Check is part of an ongoing series of strategic London wide health checks undertaken by the GLA with support from the London boroughs. It provides a 'snapshot' of the health of over 200 of London's town centres using a selection of strategic health check indicators and illustrates how these have changed over time. This is relevant to Catford as a Town Centre.
2. Does the baseline information reflect the current situation in the AAP area or are there additional social, environmental or economic factors that should be considered?	
The section on population and human health needs to be strengthened. Rushey Green is one of the more deprived wards in Lewisham and Lewisham is one of the more deprived boroughs in London, therefore it is confusing to state that Rushey Green is similar to Lewisham and London. This is only true for some the indicators currently shown in the scoping document. Car	The Population and Human Health section of the baseline information has been updated using the most recent ONS and Census 2011 data. Appropriate analysis based on these recent data and the comments from the NHS response has been included.

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Comment	Response
<p>ownership is lower in Rushey Green than Lewisham and London and is likely to reflect low income.</p> <p>I have included information on IMD, life expectancy & premature mortality for Rushey Green:</p> <p>Deprivation (IMD 2010): Rushey Green is the 4th most deprived ward in Lewisham, with an average IMD value of 35.0.</p> <p>Life Expectancy at birth (2005-09): Rushey Green has the 7th lowest life expectancy of Lewisham wards, 80.1 years, in females. Rushey Green has the 7th lowest life expectancy of Lewisham wards, 75.2 years, in males.</p> <p>Premature Mortality, all cause: Rushey Green has the 6th highest all cause premature (age <75) mortality of Lewisham wards in females. Rushey Green has the 10th highest all cause premature (age <75) mortality of Lewisham wards in males.</p> <p>There is no ethnic breakdown of Rushey Green ward. I suggest this is included.</p> <p>Lewisham has the 13th highest rate of take-aways per head of population in England (118 per 100,000 populations) and Catford has a higher density of take-aways than many parts of Lewisham.</p>	

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Comment	Response
<p>Health section suggested rewrite:</p> <p>The wider determinants of health such as employment and housing have a major impact on health. People living on a low income in deprived urban areas are more likely to experience worse health and be less physically active. Some of the most acute effects of deprivation are felt by black and minority ethnic communities living on a low income in urban areas. African-Caribbean women, for instance, are more likely to report bad or very bad health compared to the general population.</p> <p>Facilitating the creation of a healthy environment is fundamental to the spatial planning approach. Many of the determinants of good health are linked to the quality, accessibility and sustainability of our physical environment. Good design makes healthy places.</p> <p>The quality of the local environment has a considerable impact on health and wellbeing. Planners can have long-term positive effects on public health, for example through supporting green infrastructure and sustainable transport networks.</p> <p>Inclusive, accessible environments that encourage walking, cycling and other activities have a positive effect on health and well-being.</p>	<p>The information provided in this suggested rewrite has been incorporated into the scoping of the health and inequality section of the Task A findings in this SA report.</p>

¹ RIBA London Award and received commendations in the RICS Community Benefit Award, the Building Better Health Care Awards, the Prime Minister’s Better Public Building Award and a Civic Trust award

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Comment	Response
<p>For example, improving urban green space and access to it represents an important and cost-effective opportunity for people to transform their local neighbourhoods and improve their quality of life. Green space has a proven track record in reducing the impact of deprivation, delivering better health and wellbeing and creating a strong community. The simple presence of green space is related to a reduced risk of serious problems like depression and lung disease. Living close to green space reduces mortality, which can help reduce the significant gap in life expectancy between rich and poor.</p> <p>People greatly value local green spaces, from parks, pitches and recreation grounds to woodland and playgrounds. They appreciate the benefits in terms of relaxation and stress alleviation and the opportunity green space provides for exercise, social contact with friends and family and playing with children, where people perceive green space quality to be good, they are also more satisfied with their neighbourhood and have better health and wellbeing. When people value their local green space and feel safe in it, they use it more and are more physically active.</p> <p>Green space is a public resource with a proven track record in improving people's health, but too many local green spaces remain unused (N.B. Mountsfield Park not as well used as Ladywell Fields). More could be done to improve access to Mountsfield Park.</p> <p>People's concerns about safety affect their use of local green space. This</p>	

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<p>concern varies by ethnicity.</p> <p>Improving the quality of spaces will encourage more active use and exercise</p> <p>Use traffic calming measures that reduce traffic speeds to 20 mph in residential and built-up areas. This not only lowers the speed, but also the volume of traffic, and the frequency and severity of traffic accidents. The use of home zones helps prioritise pedestrian movement and makes communities less dominated by traffic.</p> <p>Ensure pedestrian and cycling routes connect local services to residential development, including shops, schools, community and leisure facilities and workplaces.</p> <p>Encourage more trees and more planting to create carbon sinks, improve air quality, manage water resources and provide shade in summer. Green spaces need not be conventional parks they can be informal planted areas, green roofs, or pocket parks, Planting and urban landscaping should be made a requirement for new developments.</p> <p>Make parks into safe, well-managed green spaces. Create therapeutic places for relaxation, social interaction and exercise. As well as making people feel better, well-managed parks absorb pollution in urban areas and encourage active lifestyles, as seen at Mile End Park, below.</p> <p>Provide quality play spaces for all ages. Well-designed public play spaces can help children to start off healthy and tackle obesity by providing opportunities</p>	

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<p>for exercise and outdoors enjoyment. The best play spaces are imaginative enough to engage all ages in activity.</p> <p>Encourage the creation and upkeep of allotments. This promotes physical exercise, healthy eating, and reduces carbon emissions from food miles. Food growing can become a community initiative.</p> <p>Providing access to nature can reduce stress, improve mental well-being and relieve the sense of overcrowding in urban environments.</p> <p>Catford is well served by health services. In addition to several pharmacies there is a new, purpose built Primary Care Centre in Hawstead Road. This includes: Rushey Green Group Practice comprising of 5 salaried GPs, 2 Practice Nurses, 1 Health Care Assistant and a dedicated administrative team. The practice offers a complete range of medical services including maternity care, baby clinics, immunisations, general medical and surgical care, minor surgery, contraception, screening and health promotion for both men and women.</p> <p>A range of community health services, are also provided at the centre by Lewisham Healthcare Trust, including sexual health services and blood tests. The premises were designed to allow access for all disabled patients including an automatic entrance door, disability toilets on both floors, a lift to the first floor and an induction loop for the hard of hearing.</p> <p>Kaleidoscope, a newly built, award winning¹ and innovative Centre for</p>	

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Children and Young People is also in Rushey Green. It is a model for integrated child-focused care and brings together four separate agencies, enabling paediatricians, therapists, psychiatrists, psychologists, health visitors, social workers, nurses and educators to work together to provide the individual support each child or young person should have.	
3. Do the issues identified in this report cover all the significant environmental and sustainability issues relevant to the AAP area?	
The scoping report does not clearly identify the link between health and the broader social, environmental and economic issues listed below). (a) Housing; (b) Access to work; (c) Accessibility and transport; (d) Opportunities for physical activity; (e) Access to healthy foods; (f) Crime reduction and community safety; (g) Air quality, noise and neighbourhood amenity;	Noted. The information in paragraph 3.3.1 of the SA Scoping Report has been reviewed to clearly show the linkages between health and the broader issues relating to the Social, Economic and Environmental aspects of Catford for this SA Report

² London Healthy Urban Development Unit, 'Watch out for Health' - a tool to assess the impact on health and wellbeing of planning policies, proposals and projects

SA Scoping Report Consultation Response	NHS
Contact Name	Jane Miller, Joint Deputy Director of Public Health
Date Received	09 September 2012
Comment	Response
<p>(h) Access to public services; (i) Social cohesion and social capital; (j) Resource Management; and (k) Climate change².</p>	
<p>The emphasis on increased employment through retail activity does not take account of the relatively low incomes of local residents and the shrinking size of the public sector workforce in Catford. I wonder if it is too optimistic in terms of economic regeneration?</p> <p>Whilst Catford has an award winning, low carbon, building housing health and community services for children and young people and access to the high quality open space of Ladywell Fields it is dominated by an interchange of two major roads, traffic congestion and has a relatively deprived local population, with less than average health outcomes.</p> <p>I am unclear what improved access to health facilities is being referred to. There are no plans for new health facilities and those that are currently provided are of a high standard. There will be more impact on improved health through increased employment, less traffic, better and more housing, better access to open spaces and increased linkages, cycling and social activities etc.</p>	<p>The drive for increased employment through retail activity has been considered given the projected population growth of Catford and the potential development of the area. There is also an opportunity to change the mix in retail uses which may result in new employment opportunities.</p> <p>Deprivation, social exclusion and health inequalities have been accounted for in the Key Sustainability Issues table of the SA Scoping Report and this SA Report. These have also taken into consideration the projected growth of Catford. The sustainability objectives for the Catford Town Centre also highlights the need to ensure that the Catford Plan suitably accounts for improvements in the areas of employment, housing, access, health, use of open spaces and improved access in general.</p>

SA Scoping Report Consultation Response	NHS
Contact Name	Jane Miller, Joint Deputy Director of Public Health
Date Received	09 September 2012
Comment	Response
4. Do the SA Objectives reflect the right aspirations for more sustainable approaches to transportation?	
Yes	No action required.
Other Comments	
It is a pity that none of the pictures on the front cover are of Catford!	Comment to be passed on to the Local Authority. However, not relevant in addressing the sustainability issues of Catford.
Disappointing that first paragraph does not refer to local residents as key stakeholders. Evidence for improved health is very strong if local residents are engaged in planning policy and development.	The introductory chapter of the SA Report identifies the Catford community as one of the Stakeholders consulted during the issues and Options Stage for the Catford Town Centre AAP. This has been emphasised in the preparation of the SA Report.

Table 2 - Environment Agency

SEA Scoping Report Consultation Response	Environment Agency
Contact Name	James Togher, Sustainable Places Team Leader
Date Received	9 August 2012
Comment	Mouchel Response
Question 1. Have all relevant plans and programmes been included?	
We have reviewed the scoping report and believe once updated to reference the plans below all the relevant plans and programmes will be included. We welcome reference to the Water Framework Directive, Thames River Basin Management Plans, Catchment Flood Management Plans, Strategic Flood Risk Assessment and the Ravensbourne River Corridor Improvement Plan.	PPP has been updated with the Plans suggested by the Environment Agency as detailed below.
2. Does the baseline information reflect the current situation in the AAP area or are there additional social, environmental or economic factors that should be considered?	
<p>We have reviewed the current baseline and believe it reflects the current situation. We recommend keeping the baseline information updated through our environmental evidence and datasets which are available on line in the link below http://www.geostore.com/environment-agency/</p> <p>It may also be useful to include the link to the State of the Environment factsheet for Lewisham which is updated annually identifying key environmental and flood risk information</p> <p>http://www.environment-agency.gov.uk/static/documents/Research/Lewisham_2011.pdf</p> <p>As a note the appendix refers to Water Framework Directive, page 4/5, and mentions 2016 as an important deadline. This should be changed to 2015 as this has been set as a target for 'good status' to be achieved in UK river Basins.</p> <p>http://www.environment-agency.gov.uk/research/library/position/41231.aspx</p>	Updates to the baseline as relevant have been made and the Water Framework Directive year of 2016 will be amended.

SEA Scoping Report Consultation Response	Environment Agency
Contact Name	James Togher, Sustainable Places Team Leader
Date Received	9 August 2012
Comment	Mouchel Response
3. Do the issues identified in this report cover all the significant environmental and sustainability issues relevant to the AAP area?	
<p>On page 9 of Appendix A it may be appropriate to include the Flood Risk Regulations 2009 with the Flood and Water Management Act 2010 – they are two separate pieces of legislation but the objectives and implications for the action plan will be similar.</p> <p>We also recommend including:</p> <ul style="list-style-type: none"> - National Flood and Coast Erosion Management Strategy (July 2011) - National Flood Emergency Framework - Guidance on producing Preliminary Flood Risk Assessments <p>The Environment Agency is working in partnership to consider options for a flood alleviation scheme in the Catford & Lewisham area, which will help manage the risk of fluvial flooding. No details of the scheme have been finalised yet, but the authors of the plan should be aware of its potential to affect flood risk in the area.</p> <p>We also recommend identifying “Water Resources” as an environmental issue and include the plans listed below within Appendix A</p>	<p>The SA Scoping information has been updated with the information presented by the Environment Agency and included in the PPP and the Task A findings section of this SA Report.</p>
<p>Water Resources</p> <p>Regionally important Chalk Aquifers lie within Lewisham District providing a source of potable water, with a high proportion contained within urban conurbations. Lewisham Authority falls within an area of “serious” water stress¹. In addition, the Environment Agency’s assessment² of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.</p> <p>Increasing resource availability therefore needs to focus on optimising the use of existing resources.</p>	<p>Information has been included as part of baseline data and recommended documents included in PPP and Stage A findings in this SA as appropriate.</p>

SEA Scoping Report Consultation Response	Environment Agency
Contact Name	James Togher, Sustainable Places Team Leader
Date Received	9 August 2012
Comment	Mouchel Response
<p>To do this, development in this area will require the highest level of water efficiency activity and therefore more stringent water consumption targets than those set out by Building Regulations, which may be adequate for other parts of the country.</p> <p>Documents we recommend including in Appendix A</p> <ul style="list-style-type: none"> -London CAMS: http://publications.environment-agency.gov.uk/PDF/GETH0406BKRM-E-E.pdf -Areas of water stress: final classification: http://publications.environment-agency.gov.uk/PDF/GEHO1207BNOC-E-E.pdf - Water resources in England and Wales - current state and future pressures December 2008: http://publications.environment-agency.gov.uk/PDF/GEHO1208BPAS-E-E.pdf -Water for people and the environment Water Resources Strategy for Southern Region: http://publications.environment-agency.gov.uk/PDF/GEHO1209BRLC-E-E.pdf -Water for people and the environment Water Resources Strategy for England and Wales – Feb 2009: http://publications.environment-agency.gov.uk/PDF/GEHO0309BPKX-E-E.pdf 	
4. Do the SA Objectives reflect the right aspirations for more sustainable approaches to transportation?	
N/A	No action required.

Table 3 - English Heritage

SEA Scoping Report Consultation Response	English Heritage
Contact Name	Nick Bishop, Planning Adviser, London
Date Received	10 August 2012
Comment	Mouchel Response
Other Comments	
In relation to paragraph 2.2 (Plans, Policy and Programmes): English Heritage has recently published the final Guidance on the Settings of Heritage Assets (2011). This should be updated for accuracy.	Guidance on the Heritage Assets (2011) has been included as requested.
3.9.1 – For clarity this section should state whether there are any locally listed buildings within the AAP area.	There is one Grade II listed buildings in the AAP area including Lewisham Theatre and Department of Environmental Service. Thackeray’s Almshouses which is also Grade II listed lies just outside the AAP area. However, a Certificate of Immunity was issued under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, as the Secretary of State does not intend to list the Catford Centre building for the period between 21 June 2012 and 20 June 2017. This has been incorporated into the Scoping information and Task A findings of this SA Report.
4 Task A3: Key sustainability Issues: we suggest the following minor amendment for closer alignment with the NPPF: <i>Final row</i> : Catford has a number of Grade II buildings and a conservation area in or around the town centre <u>whose historic significance should be conserved and enhanced</u> .	Task A findings of this SA Report includes the following in Table 3.1 - “Catford has one Grade II building, a conservation area around the town centre and a number of locally listed buildings. These heritage assets should be maintained and changes to them managed in a way that sustains and where appropriate enhances their significance.”

Appendix C: Sustainability Appraisal of Catford Plan Objectives

Table 1: SA of Catford Plan Objectives

SA Objective	Score	Comment
1. Ensure new developments embrace the highest standards in architecture and urban design that raise the image and profile of Catford, complemented by the retention of historic buildings and those of townscape merit.		
1	✓	Higher development standards will improve the image and appeal of Catford Town Centre and a place to live and work which may raise its profile and attract business and investment leading to positive economic growth.
2	•	No direct relationship.
3	✓	The highest standards in architecture and urban design that is promoted through this objective will likely have beneficial outcomes for waste, water, and resource management in Catford Town Centre.
4	✓	
5	✓	New sustainable developments should ideally seek their designs to enhance public open spaces and biodiversity as promoted through the highest standards in this objective. These objectives have a beneficial relationship.
6	✓	High quality design can reduce noise impacts for the general community,
7	•	No direct relationship
8	✓	The highest standards in architecture and urban design that is promoted through this objective should be aware and incorporate climate change mitigation/adaptation as well as contribute to flood risk mitigation. This will have a direct benefit for Catford Town Centre.
9	✓	
10	✓	This objective directly addresses the retention of historic buildings and those of townscape merit which has a direct, beneficial relationship for the townscape and historic environment of Catford Town Centre.
11	✓	
12	✓	The provision of new residential developments guided by this objective will have beneficial outcomes for the local population to have the opportunity to live in a decent home.
13	•	No direct relationship.
14	•	
15	•	
16	✓	Quality of new development promoted by this objective is likely to improve the townscape of Catford Town Centre, encouraging a sense of community identity and potentially reducing anti-social behaviour and the fear of crime.
17	✓	

SA Objective	Score	Comment
18	•	No direct relationship.
2. Provide a variety of shops and a thriving street market that caters for the needs of the local community (including a mix of convenience and comparison shopping) as well as offering shops and services to attract visitors from further afield.		
1	✓	This objective promotes local enterprise in Catford which will have beneficial outcomes for economic growth and employment opportunities for the local population.
2	✓	
3	•	No direct relationship.
4	•	
5	•	
6	•	
7	•	
8	•	
9	•	
10	✓	This objective aims to improve the viability and vitality of Catford Town Centre in terms of thriving street markets, shops and services which will have beneficial outcomes for the local townscape
11	•	No direct relationship.
12	•	
13	✓	Access to fresh food at market can have a positive impact on the health of the local community as fresh fruit and vegetables are accessible and usually more affordable.
14	✓	The facilities and services promoted by this objective should encourage social cohesion by catering for the needs of a diverse population in Catford Town Centre
15	•	No direct relationship.
16	✓	The mix of services promoted through this objective will have beneficial outcomes for the local community with improvements in accessibility to facilities, likely improvement in a sense of community identity which should generally help address anti-social behaviour and fear of crime, thus a beneficial relationship has been identified.
17	✓	
18	✓	

SA Objective	Score	Comment
3. Create an attractive, safe and animated public realm, including new public spaces and the introduction of high quality design and public art throughout.		
1	✓	Higher development standards will improve the image and appeal of Catford Town Centre and a place to live and work which may raise its profile and attract business and investment leading to positive economic growth.
2	•	No direct relationship.
3	✓	High quality design will incorporate efficient waste recovery and recycling which in turn addresses litter and waste in Catford Town Centre, providing a safe and attractive environment.
4	•	No direct relationship.
5	✓	This objective will have beneficial outcomes for open space in Catford Town Centre.
6	•	No direct relationship.
7	•	
8	✓	Beneficial outcomes related to SUDS and other adaptation measures that can be integrated with public space.
9	•	No direct relationship.
10	✓	Enhancement of the public realm should incorporate conservation of the historic environment and thus lead to enhancement of Catford's townscape.
11	✓	
12	•	No direct relationship.
13	✓	Improvements to the public realm will have beneficial outcomes for the health and wellbeing of Catford's population, helping to address social exclusion through safe and inclusive environments.
14	✓	
15	•	No direct relationship.
16	✓	Improvements to the public realm will have beneficial outcomes for accessibility of Catford's facilities by the local population. Safe environments will help address crime and fear of crime and improve the community's sense of identity through inclusive environments.
17	✓	
18	✓	

SA Objective	Score	Comment
4. Establish Catford as a popular evening destination, building on the success of the Broadway Theatre and accommodating cultural and leisure facilities, restaurants and cafes, that appeal to a wide variety of people.		
1	✓	Encouraging local enterprise to establish Catford as an evening location will beneficially influence economic growth and employment opportunities in Catford Town Centre.
2	✓	
3	•	No direct relationship.
4	•	
5	•	
6	•	
7	•	
8	•	
9	•	
10	✓	The development of services and facilities to establish an evening economy will have beneficial outcomes for Catford Town Centre townscapes, and implementation of this objective should encourage the protection of the historic environment.
11	✓	
12	•	No direct relationship.
13	✓	Encouraging local enterprise to establish Catford as an evening location will improve access to facilities and services for the local population, leading to benefits for the health, wellbeing and promoting social inclusion.
14	✓	
15	•	No direct relationship.
16	✓	Encouraging local enterprise to establish Catford as an evening location will improve access to facilities and services for the local population, leading to beneficial outcomes for anti-social behaviours which contribute to a positive sense of community identity.
17	✓	
18	✓	

SA Objective	Score	Comment
5. Establish a strategy for improving the traffic network that is both deliverable and effective in making Catford a cohesive, pleasant and safe place to move around by improving movement and facilities for pedestrians, cyclists and buses, enhancing interchange between buses and rail stations and reducing severance.		
1	✓	Improving the transport links and interchanges will draw people to live, shop and utilise services in Catford which will have beneficial impacts on local economic growth, enterprise and employment opportunities.
2	✓	
3	•	No direct relationship.
4	•	
5	•	
6	✓	This objective has a direct beneficial relationship with SA objective 7 though improving sustainable transport options in and around Catford Town Centre, which will have flow on impacts on local air quality and noise and help to mitigate the impact of climate change.
7	✓	
8	✓	
9	•	No direct relationship.
10	✓	Beneficial outcomes in terms of improving town centre environment (reducing impact of traffic) and the setting of historic buildings is possible with this objective.
11	✓	
12	•	No direct relationship.
13	✓	Increasing the transport options and their linkages will have beneficial outcomes for social inclusion in Catford Town Centre. Benefits to the health of the population will also be realised through improved air quality locally and more options for healthy movement around Catford may enhance fitness opportunities.
14	✓	
15	•	No direct relationship.
16	•	
17	•	
18	✓	Increasing the transport options and their linkages in Catford Town Centre will have beneficial outcomes for the local population to access community facilities and key services.

SA Objective	Score	Comment
6. Strengthen Catford's role as the civic centre of the borough, with Council services and offices providing a key anchor for the town centre economy.		
1	✓	This objective will encourage and promote opportunities for local employment in Catford Town Centre through the location of Council services and offices which will support other development encouraging economic growth.
2	✓	
3	•	
4	•	
5	•	
6	•	
7	•	
8	•	
9	•	
10	•	
11	•	
12	✓	If the implementation of this objective extends to Council services including social housing, this will have beneficial outcomes for the provision of sufficient housing and opportunity to live in a decent home.
13	✓	Positive effects on health and wellbeing due to increased access to a range of services in the community.
14	✓	Access to key Council services and enhancement of the civic centre will benefit social inclusiveness goals for Catford Town Centre and also provide opportunities for improvement in education/skills through Council learning services and possibly apprentice schemes.
15	✓	
16	•	No direct relationship.
17	✓	Access to key Council services and enhancement of the civic centre will contribute positively to the sense of community identity and improve the accessibility to community facilities and services for the local population.
18	✓	

SA Objective	Score	Comment
7. Maximise housing choice by providing new homes in the town centre for people on different incomes and household sizes.		
1	✓	New homes will encourage people of various income earnings to live and potentially work in Catford Town Centre which will also flow on to local shops and other services which will contribute to sustained economic growth.
2	✓	
3	•	No direct relationship
4	•	
5	•	
6	•	
7	•	
8	✓	Improved standards for development in Catford are likely to include measures that will address climate change objectives.
9	•	No direct relationship.
10	✓	Improved standards for development in Catford is likely to include provide buildings etc that will improve townscapes.
11	•	No direct relationship.
12	✓	This objective will benefit the local population through improving the quantity and quality of new housing options in Catford Town Centre, which will contribute to improved health and wellbeing, address poverty issues related to housing and positively influence social inclusion.
13	✓	
14	✓	
15	•	No direct relationship.
16	•	
17	✓	Improvements in housing options for the local population have benefits for developing a sense of community identity and the welfare of residents.
18	•	No direct relationship.

SA Objective	Score	Comment
8. Ensure developments contribute positively to the health of the population, negative impacts are mitigated, and the health and well-being of local people is promoted by supporting active lifestyles to reduce health inequalities.		
1	•	No direct relationship.
2	✓	Access to employment opportunities, especially in locations that are close to home and other services can contribute to improved health and wellbeing of the population.
3	✓	Developments which incorporate effective waste management and recycling measures will benefit Catford.
4	✓	New development in Catford Town Centre is required to be to a high standard and take care to address environmental considerations that will likely have positive impacts on the local population in terms of health and wellbeing and addressing inequalities.
5	✓	
6	✓	
7	✓	
8	✓	
9	✓	
10	•	No direct relationship.
11	•	
12	✓	For new residential developments that align with this objective, the opportunity to live in a decent home will be benefited for the local population.
13	✓	With this objective focussed on ensuring developments contribute positively to health of the Catford population and address inequalities, there is direct alignment with SA objectives 13 and 14 which will lead to beneficial outcomes for the local population.
14	✓	
15	•	No direct relationship.
16	•	
17	✓	Developments that contribute positively to the health of the population are likely to have a beneficial impact on a sense of community identity for Catford Town Centre population through improved access to key facilities and services.
18	✓	

SA Objective	Score	Comment
9. Reduce the impact of development on the environment and help tackle climate change, poor air quality, pollution, noise, waste and flood risk.		
1	•	No direct relationship.
2	•	
3	✓	This Catford Plan objective is directly concerned with addressing the impacts of development on the environment. Thus there will be beneficial outcomes for Catford adapting or mitigating the impacts of climate change, air quality, resource use and waste generation, noise impacts and flood risk through the alignment of these objectives.
4	✓	
5	✓	
6	✓	
7	✓	
8	✓	
9	✓	
10	•	
11	•	
12	•	
13	✓	With this objective focussed on addressing the impacts of development on the environment, this will have beneficial outcomes for the health of the local population.
14	•	No direct relationship.
15	•	
16	•	
17	•	
18	•	

Appendix D: Sustainability Appraisal of Town Centre Area Options

(Policies 1-7)

Key:

Symbol	Meaning
++	Likely to have a very positive impact
+	Likely to have a positive impact
-	Likely to have a negative impact
--	Likely to have a very negative impact
	Depends upon implementation
0	Neutral impact identified
+/-	Positive and negative impacts identified
?	Unknown impact

Table 1: Sustainability Appraisal of Town Centre Area Options

SA Objective	Score	Comment
Policy 1 – Traffic and Transport including the South Circular		
Option 1A		
<p>The Council supports deliverable transport and traffic improvements to Catford town centre and in particular the realignment of the South Circular (A205). In light of the options assessed for the town centre, the Council recommends the following:</p> <ol style="list-style-type: none"> 1. Sangley Road widened (making use of part of the existing highway reserve) to provide eastbound contra-flow bus lane with associated improvements to the Bromley Road junction. 2. The junction between Catford Road and Rushey Green altered to simplify pedestrian crossings, improve traffic flows and improve space outside the Broadway Theatre. 3. Pedestrian facilities improved at the junction of Rushey Green/Brownhill Road. 4. Provision of central medians and/or intermittent crossings on Rushey Green and Catford Road to assist pedestrian movement. 5. Station to town centre route enhanced with a widened footway on the north side of Catford Road. 6. General removal of inessential signage and guardrails. 7. Re-positioning of bus stops servicing the station and town centre to maximise accessibility. 		
1	+/I	Depending on the implementation and phasing of this policy option, the improvements to the traffic and transport links are likely to have beneficial outcomes for local enterprise and economic growth as options for improved pedestrian, public transport and other vehicle movement will promote a more vital and accessible Town Centre.
2	+/I	
3	-	Short term, minor adverse impacts on waste generation and resource management through increased construction in and around the Town Centre to achieve the traffic and transport access improvements in this policy option.
4	-	
5	0	No impact identified.
6	+/-	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction activity to achieve the redevelopment aims is likely. In the longer term, the outcomes from improved vehicle movement and greater sustainable transport and pedestrian options for local travel may benefit air quality and noise and vibration for the local community.
7	+/I	This policy option contains a number of items of guidance to improve the accessibility of Catford Town Centre by pedestrians and to improve the positioning of bus stops and connections with the rail station; all of which is likely to encourage greater accessibility by sustainable modes of transport. In the long term this will likely have beneficial outcomes for climate change objectives.
8	+/I	
9	0	No impact identified.

SA Objective	Score	Comment
10	+	Implementation of this policy option is likely to have positive outcomes for the townscape with the focus on median strips, widened footpaths and improving traffic flow arrangements. Though improvements to the space outside the listed Broadway Theatre, the historic environment is accommodated and depending on implementation enhanced through this option.
11	+/I	
12	0	No impact identified
13	+/I	Increasing connectivity and accessibility through enhanced public spaces and improvements to the road network to address current traffic issues will likely have positive outcomes on the health and wellbeing of the local population which may positively influence social inclusiveness through community connections.
14	+/I	
15	0	No impact identified
16	+/I	Improvements to public space and the connections between different areas of Catford Town Centre will promote active space and a vital and viable Town Centre potentially improving the sense of community identity, access to key services and facilities for the local population with resultant positive outcomes for anti-social behaviour and fear of crime.
17	+/I	
18	+/I	
Option 1B		
Business as Usual - The existing alignment for the South Circular (A205) would remain however improvements could be made to the public realm, albeit it not at a scale to radically improve the pedestrian and cycle experience in the town centre or alleviate the impact of traffic in the town centre.		
1	-/I	The lack of improvements to the South Circular and limited public realm improvements will not promote an attractive town centre and it may impact upon the willingness of businesses to invest in Catford resulting in limited opportunities for job creation and economic growth.
2	-/I	
3	-/I	Short term, minor adverse impacts on waste generation and resource management through increased construction in and around the Town Centre to achieve the public realm improvements in this policy option.
4	-/I	
5		No impact identified.
6	-/I	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction activity to achieve the redevelopment aims for the public realm is likely. The business as usual scenario for traffic problems caused by the current South Circular alignment is likely to continue contributing to poor local air quality, noise and vibration.
7	-	Without specific guidance in this policy option to improve public transport accessibility or efficiency in Catford, there is little in this policy option that is likely to reduce car travel. This will also not address climate change mitigation for the Town Centre.
8	-/I	
9		No impact identified.
10	I	The implementation of this policy option in terms of the improvements to the public realm that are possible without the South

SA Objective	Score	Comment
11	1	Circular realignment will influence whether there would be any improvements to the townscape or conservation of the historic environment.
12	0	No impact identified.
13	-	The lack of improvements to the existing situation will not result in any benefit to the local communities as the air quality issues will remain and there will not be any improvements to health in this regard.
14	-	The physical barrier that the South Circular has on land use in Catford is recognised under this business as usual policy option and without realignment/improvements it is likely to perpetuate the current accessibility limitations for the local population
15	0	No impact identified.
16	0	
17	1	The implementation of any public realm enhancements under this policy option, given the restrictions of the current South Circular alignment would directly impact on whether there would be any impact on community identity or access improvements for community facilities/key services.
18	1	
Policy 2 - Catford Centre and Milford Towers		
Option 2A		
<p>1. Allocate the Catford Centre and Milford Towers site for mixed use development. The Council will require a comprehensive approach to the redevelopment of this site that delivers the following priorities:</p> <ul style="list-style-type: none"> a. a redeveloped supermarket that provides ground floor retail space and is integrated at ground level with other uses in the town centre's Primary Shopping Area b. provides a mix of retail uses (A1) and size of units to promote diversity in shop type c. provides a mix of restaurant, food and drink uses (A3, A4) d. provides an improved and consolidated street market e. provides a mix of dwelling types, subject to an acceptable site layout, scale and massing, up to 200 new homes (C3) f. provides a mix of leisure (D2) uses g. creates a retail circuit to link Rushey Green with Catford Broadway via a pedestrianised street through the site h. creates an appealing shopping environment with high quality shop frontages i. retains the buildings along Catford Broadway or new buildings that match the grain and scale of existing buildings j. manages and reduces the risk of flooding k. incorporates public car parking spaces and 		

SA Objective	Score	Comment
<p>I. provides for communal heating and cooling systems and facilitates a town centre decentralised energy network.</p> <p>2. The following design priorities have been identified as key features of any proposal for the site:</p> <ul style="list-style-type: none"> a. Integration of the site with the surrounding town centre through improved access and permeability, particularly improved pedestrian links to Rushey Green and Catford Broadway. b. A public realm designed to encourage pedestrian activity, using high quality materials, including street trees, seating, public art and lighting. c. Improved pedestrian access from the residential areas to the north and future residents of the former Catford Greyhound Stadium site from Holbeach Road. d. ‘Animated’ street frontages on the main routes around and through the site and buildings that address the street, including Thomas Lane and Holbeach Road. <p>3. The following design considerations have been identified as potential features of any proposal for the site.</p> <ul style="list-style-type: none"> a. Residential development to wrap around supermarket and front onto Holbeach Road and Thomas Lane or upper levels of retail and leisure uses. b. Car parking provision at upper levels. c. Leisure uses to be located above new supermarket or retail units. 		
1	+	There will be overall positive impacts through the implementation of this policy option. The current use of the site is considered poor both in shopping quality range and the areas. The long term provision of increased quantity and quality of mixed use retail, food and drink, leisure facilities and encouragement of evening economy will have long term positive benefits for Catford Town Centre.
2	+	There will be overall positive impacts through the implementation of this policy option. The current use of the site is considered poor both in shopping quality range and the areas. The long term provision of increased quantity and quality of mixed use retail, food and drink, leisure facilities and encouragement of evening economy will have long term positive benefits for Catford Town Centre.
3	+/-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated, so this aspect will depend on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.
4	+/-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated, so this aspect will depend on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.
5	I	Public space enhancements (such as living roofs) are promoted through this policy option, but implementation of the sustainable development goals will determine whether there is any impact on biodiversity, fauna and flora.
6	+/-	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction on site to achieve the redevelopment aims is likely. In the longer term, co-location of different land uses at a higher density may negate the necessity to travel long distances for local population, benefiting air quality and sustainable transport links are promoted. The incorporation of decentralised energy considerations under the policy option will have positive outcomes for air quality.
7	+/I	Safe pedestrian movement to and within the new development is promoted through this policy option, existing car-parking provision will be replaced but not clear if to same high degree or reduced to encourage sustainable travel. Other linkages to

SA Objective	Score	Comment
		bus etc. are not specifically promoted in policy option so would depend on implementation.
8	+	The promotion of a town centre decentralised energy network and other innovative and efficient designs for flood risk, and communal heating and cooling systems will have beneficial outcomes for Catford's adaption and mitigation of the impacts of climate change.
9	+	Management and reducing the risk of flooding with this new development at Catford Centre and Milford Towers is a criterion of this policy option.
10	+	The new development and guidance provided in this policy option for active spaces, vitality and public realm improvements will have positive impacts on the local townscape. The retention of Catford Broadway buildings and integration of designs with the surrounding aesthetics will contribute to protection of heritage environment depending on implementation.
11	+/I	
12	+/-	The mixed use development proposed through this policy option will result in an overall loss in housing stock for the Milford Towers residents, however the opportunity to live in a decent home will benefit from the provision of a new mix of dwellings with acceptable scale/layout and with greater access to local facilities and services.
13	I	How this policy option is implemented in terms of preparing the existing site/uses/tenants for change and the phasing/timeframe for the demolition and construction of the new development will be key to the impacts on population health, wellbeing and social inclusion. Generally the improvements to the public realm and connection with public transport, pedestrian and community/leisure facilities may benefit the local population depending on access for locals.
14	I	
15	0	No impact identified. During construction jobs will be created. However, the provision of construction jobs may not necessarily mean jobs for local people. Therefore no impacts are identified.
16	+/I	The co-location of mixed facilities with this policy option for the development of the Catford Centre and Milford Towers if implemented sensibly may help to provide a central anchor for the Catford Town Centre that contributes to the sense of community identity. There are also positive links with this through the increased co-location of services and facilities including leisure and evening economic use, shops etc. and the improvements to the public realm promoted. Sensible implementation of the promotion of evening economy can address anti-social behaviour with inclusive/active spaces.
17	+/I	
18	+	
Option 2B Exclude residential uses from the site. The site would be retained solely for retail and supporting town centre uses, including leisure.		
1	+/I	If implementation of this policy option was to the same scale and density as that proposed in Option 2A, with commercial/retail development replacing the residential use proposed above, this would have positive outcomes through co-location of numerous economic enterprises, potentially improving economic growth depending on accessibility / connectivity.
2	+/I	

SA Objective	Score	Comment
3	+/-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated so this aspect depends on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.
4	+/-	
5	I	Public space enhancements (such as living roofs) are promoted through this policy option, but implementation of the sustainable development goals will determine whether there is any impact on biodiversity, fauna and flora.
6	+/-	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction on site to achieve the redevelopment aims is likely. In the longer term, co-location of different land uses at a higher density may negate the necessity to travel long distances for local population, benefiting air quality and sustainable transport links are promoted. The incorporation of decentralised energy considerations under the policy option will have positive outcomes for air quality.
7	+/I	Safe pedestrian movement to and within the new development is promoted through this policy option, existing car-parking provision will be replaced but not clear if to same high degree or reduced to encourage sustainable travel. Other linkages to bus etc. are not specifically promoted in policy option so would depend on implementation.
8	+	Assuming similar criteria are implemented as per Option 2A, the promotion of a town centre decentralised energy network and other innovative and efficient designs for flood risk, and communal heating and cooling systems will have beneficial outcomes for Catford's adaption and mitigation of the impacts of climate change.
9	+	Management and reducing the risk of flooding with this new development at Catford Centre and Milford Towers site is a criterion of this policy option, assuming it is similar to Option 2A in terms of guidance/priorities for development.
10	+	Assuming similar guidance and priorities as for Option 2A, the new development and guidance provided in this policy option for active spaces, vitality and public realm improvements will have positive impacts on the local townscape. The retention of Catford Broadway buildings and integration of designs with the surrounding aesthetics will contribute to protection of heritage environment depending on implementation.
11	+/I	
12	--	Very adverse, long term impacts would likely be experienced with the loss of the existing housing at Milford Towers and no replacement provided on site for future aims to provide sufficient housing for the Catford Town Centre population. The relocation of residents and creation of a commercial/retail centre may have negative impacts on social inclusion depending on the scale and type of facilities and their accessibility to all. Depending on implementation, this could negatively impact health and wellbeing of the population.
13	-/I	
14	-/I	
15	0	No impact identified.
16	+/I	Sensible implementation of the promotion of evening economy can address anti-social behaviour with inclusive/active

SA Objective	Score	Comment
		spaces.
17	I	Implementation of this policy and the loss of residential use in the mix of land uses will influence the impacts on community identity and welfare – including dependence on where residents have been relocated and how existing buildings are incorporated in Catford Broadway.
18	+/I	If implementation of this policy option was to the same scale and density as that proposed in Option 2A, with commercial/retail development replacing the residential use proposed above, this may have positive outcomes through co-location of numerous community services and facilities (including leisure and supermarket) depending on accessibility.
Option 2C		
This option is very similar to Option 2A but also allows for a mix of business space on the site. This would take the form of office space (B1a)		
1	+/-	There will be both negative and positive impacts through the implementation of this policy option. Whilst the existing commercial uses will be lost and with a single phase of development disruption during construction, the long term provision of increased quantity and quality of mixed use retail, business use, food and drink, leisure facilities and encouragement of evening economy will have long term positive benefits for Catford Town Centre.
2	+/-	
3	+/-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated so this aspect depends on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.
4	+/-	
5	I	Public space enhancements (such as living roofs) are promoted through this policy option, but implementation of the sustainable development goals will determine whether there is any impact on biodiversity, fauna and flora.
6	+/-	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction on site to achieve the redevelopment aims is likely. In the longer term, co-location of different land uses at a higher density may negate the necessity to travel long distances for local population, benefiting air quality and sustainable transport links are promoted. The incorporation of decentralised energy considerations under the policy option will have positive outcomes for air quality.
7	+/I	Safe pedestrian movement to and within the new development is promoted through this policy option, existing car-parking provision will be replaced but not clear if to same high degree or reduced to encourage sustainable travel. Other linkages to bus etc. are not specifically promoted in policy option so would depend on implementation.
8	+	The promotion of a town centre decentralised energy network and other innovative and efficient designs for flood risk, and communal heating and cooling systems will have beneficial outcomes for Catford's adaption and mitigation of the impacts of

SA Objective	Score	Comment
		climate change.
9	+	Management and reducing the risk of flooding with this new development at Catford Centre and Milford Towers is a criterion of this policy option.
10	+	The new development and guidance provided in this policy option for active spaces, vitality and public realm improvements will have positive impacts on the local townscape. The retention of Catford Broadway buildings and integration of designs with the surrounding aesthetics will contribute to protection of heritage environment depending on implementation.
11	+/I	
12	+/-	The mixed use development proposed through this policy option will result in an overall loss in housing stock for the Milford Towers residents, however the opportunity to live in a decent home will benefit from the provision of a new mix of dwellings with acceptable scale/layout and with greater access to local facilities and services.
13	I	How this policy option is implemented in terms of preparing the existing site/uses/tenants for change and the phasing/timeframe for the demolition and construction of the new development will be key to the impacts on population health, wellbeing and social inclusion. Generally the improvements to the public realm and connection with public transport, pedestrian and community/leisure facilities may benefit the local population depending on access for locals.
14	I	
15	0	No impact identified.
16	+/I	The co-location of mixed facilities with this policy option for the development of the Catford Centre and Milford Towers if implemented sensibly may help to provide a central anchor for the Catford Town Centre that contributes to the sense of community identity. There are also positive links with this through the increased co-location of services and facilities including leisure and evening economic use, shops etc. and the improvements to the public realm promoted. Sensible implementation of the promotion of evening economy can address anti-social behaviour with inclusive/active spaces.
17	+/I	
18	+/I	
Option 2D Retain existing buildings. The buildings could be refurbished and improvements made to the street and pedestrian environment that did not involve demolition.		
1	-/I	The site is currently considered to be under used in terms of commercial density, quality and with a significant car park, therefore with this business as usual policy option, depending on its implementation and attraction of new enterprise, it will likely have negative effects on economic growth and employment opportunities though lower density use and existing site limitations over the longer term.
2	-/I	
3	+	Retention of the existing site buildings will have short term benefits through negating demolition and construction waste.
4	0	No impact identified.
5	-/I	Public space enhancements (such as living roofs) are promoted through this policy option, though they will be difficult to include if they don't already exist on site. Implementation of the sustainable development goals will determine whether there

SA Objective	Score	Comment
		is any impact on biodiversity, fauna and flora.
6	+	Retention of the existing site buildings will have short term benefits through negating local air quality, noise and vibration impacts from demolition.
7	+/-	Improving the street and pedestrian access for the existing site and buildings may improve accessibility, however significant public car parking facilities on site do not discourage private vehicle use and there is no promotion of sustainable transport options.
8	+/-	The promotion of a town centre decentralised energy network and other innovative and efficient designs for flood risk, and communal heating and cooling systems will have beneficial outcomes for Catford's adaption and mitigation of the impacts of climate change. However refurbishment of existing buildings is often more difficult for energy and otherwise efficient equipment which often becomes cost limited.
9	+	Management and reducing the risk of flooding with this new development at Catford Centre and Milford Towers is a criterion of this policy option.
10	I	The implementation of this policy option and the extent of refurbishment that would occur to the site boundary, street views and existing buildings is key to whether the impacts on Catford Town Centre will be positive or negative.
11	I	
12	+/-	Assuming that the mixed-use promoted in Option 2A is retained as the intention for development, the retention of the existing housing stock will deliver positively for quantity in Catford Town Centre, in terms of opportunity to live in a decent home, this refurbishment may have adverse impacts, especially if resident relocation has already occurred
13	?/I	Implementation of this policy option and the extent and quality of existing building refurbishment will have uncertain impacts on the health of the population as wellbeing may be influenced through both not losing existing infrastructure but also access to facilities, though extent of new facilities might be limited by existing buildings.
14	I	How the refurbishment proposed in this policy option would be implemented to accommodate the new uses would determine whether there would be any impacts on social exclusion of the residents and other site users.
15	0	No impacts identified.
16	I	How the refurbishment proposed in this policy option would be implemented to create active space for promoting an evening economy would determine whether there would be any impacts on fear of crime and anti-social behaviour for the residents and other site users.
17	+/-	There may be both positive and negative impacts on the sense of community identity through both the retention of existing/know buildings and their renewal but also continuation of existing limitation for access and connectivity. Depending on the implementation of leisure and other facilities, there may be improved accessibility for the population, but resident
18	+/-	

SA Objective	Score	Comment
		relocations already complete would negatively impact on this transition.
Policy 3 - Civic Centre		
<p>Option 3A</p> <p>1. Allocate the Civic Centre site for mixed use development. The Council will require a comprehensive approach to the redevelopment of this site that delivers the following priorities:</p> <ul style="list-style-type: none"> a. provides a range of civic and council uses (as currently provided within the town hall, civic suite, library, AccessPoint) b. provides a mix of business space (office) (B1a) c. provides a mix of leisure uses (D2) d. retains and enhances the operations of the Broadway Theatre including public realm improvements to enhance its setting e. provides active uses at street level f. provides for the continued operation of the market along Catford Broadway and g. manages and reduces the risk of flooding. <p>2. The following design priorities have been identified as key features of any proposal for the site:</p> <ul style="list-style-type: none"> a. Buildings are to be of a high design standard if the Town Hall and Civic Suite are redeveloped. The buildings should take account of the scale and character of surrounding buildings, especially the listed Broadway Theatre and buildings located on Catford Broadway. b. Integration of the site to the immediate Catford Town Centre surrounds through improved access and permeability both to and within the site. c. Active street frontage to Catford Broadway. d. Provision for delivery and servicing areas for the Council buildings and Broadway Theatre. e. New public open spaces designed using high quality materials, which include street trees, seating, public art and lighting. f. Improved and consolidated bus facilities along Catford Road. g. Wider footpaths along Catford Road and public space that is attractive and improves the overall pedestrian environment and connectivity within the town centre. 		
1	+	The mixed use development promoted by this policy option will involve the integration of more and a wider variety of commercial/economic and civic uses which is likely to have beneficial outcomes for local enterprise and economic growth for Catford.
2	+	
3	+/-	Short term, minor adverse impacts on waste generation and resource management through demolition/construction on site to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated so this aspect depends on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.
4	+/-	

SA Objective	Score	Comment
5	I	Public space enhancements (such as living roofs) are promoted through this policy option, but implementation of the sustainable development goals will determine whether there is any impact on biodiversity, fauna and flora.
6	-/I	Short term, minor adverse impacts on local air quality, noise and vibration through construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely.
7	+	Improvements to access to and within the Civic Centre site are promoted for pedestrians and the improvement and consolidation of bus services along Catford Road which will contribute to increased sustainable travel. The co-location of mixed use development may have long term positive outcomes as people do not have to travel long distances between services and can access all on the one site.
8	+	The promotion of new and innovative building designs, consolidation of Council operations, incorporation of flood risk management, designs for flood risk, and the co-location of multiple facilities with good public transport links will have beneficial outcomes for Catford's adaption and mitigation of the impacts of climate change.
9	+	Management and reducing the risk of flooding with this new development at the Civic Centre site is a criterion of this policy option.
10	+	The promotion of improvements to public space, accessibility, vegetation and pedestrian access will all contribute to beneficial outcomes for the local landscape and townscape. The protection of the Grade II listed Broadway Theatre and design that accommodates its function and enhances its setting will help conserve the historic environment.
11	+	
12	0	No impact identified.
13	I	How this policy option is implemented in terms of managing the consolidation of Council services and the changes during demolition and construction of the new development will be key to the impacts on population health, wellbeing and social inclusion. Generally the improvements to the public realm and connection with public transport, pedestrian and community/leisure facilities may benefit the local population depending on access for local people.
14	I	
15	0	No impact identified.
16	+/I	The co-location of mixed facilities with this policy option for the development of the Civic Centre site if implemented sensibly may help to provide a vibrant and active public space that contributes to the sense of community identity. There are also positive links with this through the increased co-location of services and facilities including leisure and Council services, business use and the enhancement of the local listed Broadway Theatre and its interaction with the public realm promoted.
17	+/I	
18	+/I	
Option 3B The site could be developed solely for housing.		
1	-/+	The loss of the current civic services and facilities on the site and their conversion to housing stock would likely have negative

SA Objective	Score	Comment
2	-/+	impacts on the local economy through lost local workforce/enterprise, though the new residential population could attract services and facilities to the area at which to shop, work, etc.
3	-/+	Short term, minor adverse impacts on waste generation and resource management through demolition/construction on site to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated so this aspect depends on implementation and density of housing. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.
4	-/+	
5	I	Public space enhancements (such as living roofs) are promoted through this policy option, but implementation of the sustainable development goals will determine whether there is any impact on biodiversity, fauna and flora.
6	-/I	Short term, minor adverse impacts on local air quality, noise and vibration through construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely.
7	I	Without specific promotion of sustainable transport connections, the implementation of this policy option would be key to the impacts on reducing car travel, as with a residential population on site, access to travel would be required.
8	I	Without specific promotion of climate change sensitive design, the implementation of this policy option would be key to the impacts on energy efficiency, resource use etc. which is associated with residential development.
9	+	Management and reducing the risk of flooding with this new development at the Civic Centre site is a criterion of this policy option.
10	+/I	The promotion of improvements to public space, accessibility, vegetation and pedestrian access will all contribute to beneficial outcomes for the local landscape and townscape. The protection of the Grade II listed Broadway Theatre and design that accommodates its function and enhances its setting will help conserve the historic environment.
11	+/I	
12	++	Development of the Civic Centre site for housing would have positive outcomes for increasing the number and quality of housing in Catford.
13	+	Increasing the housing stock for the local community, and with some affordable housing being provided, may improve the health of the Boroughs population as well as address issues of poverty and social exclusion.
14	+	
15	0	No impacts identified.
16	0	No impacts identified.
17	-/I	With the Civic Centre site developed for housing and the relocation of the Council functions elsewhere, there is likely to be less accessibility to community and leisure facilities and thus this will negatively impact on the sense of community identity
18	-/I	

SA Objective	Score	Comment
		associated with the public realm incorporating the Broadway Theatre.
Option 3C		
The site could be developed solely for hotel use (C1).		
1	-/+	The loss of the current civic services and facilities on the site and their conversion to a hotel would likely have negative impacts on the local economy through lost local workforce/enterprise. However, a hotel use would assist in job creation and the local community and businesses may welcome a hotel use in the town centre as there is currently no provision.
2	-/+	
3	-/+	Short term, minor adverse impacts on waste generation and resource management through demolition/construction on site to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated so this aspect depends on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.
4	-/+	
5	I	Public space enhancements (such as living roofs) are promoted through this policy option, but implementation of the sustainable development goals will determine whether there is any impact on biodiversity, fauna and flora.
6	-/I	Short term, minor adverse impacts on local air quality, noise and vibration through construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely.
7	+	Improvements to access to and within the Civic Centre site are promoted for pedestrians and the improvement and consolidation of bus services along Catford Road which will contribute to increased sustainable travel. In addition, it is likely that hotel residents would use public transport in the event of a visit, and this is more likely if this site is better integrated with the town centre coupled with improvements to access and permeability.
8	I	Without specific promotion of climate change sensitive design, the implementation of this policy option would be key to the impacts on energy efficiency and resource use.
9	+	Management and reducing the risk of flooding with this new development at the Civic Centre site is a criterion of this policy option.
10	+/I	The promotion of improvements to public space, accessibility, vegetation and pedestrian access will all contribute to beneficial outcomes for the local landscape and townscape. The protection of the Grade II listed Broadway Theatre and design that accommodates its function and enhances its setting will help conserve the historic environment.
11	+/I	
12	-	Developing the site solely for hotel use will not benefit the local community in terms of providing sufficient housing and the opportunity to live in a decent home.
13	I	How this policy option is implemented in terms of managing the consolidation of Council services and the changes during

SA Objective	Score	Comment
14	I	demolition and construction of the new development will be key to the impacts on population health, wellbeing and social inclusion. Generally the improvements to the public realm and connection with public transport, pedestrian and community/leisure facilities may benefit the local population depending on access for local people.
15	+	A hotel use provides opportunities job creation and therefore the potential for the local workforce to develop the necessary skills.
16	0	No impacts identified.
17	-/I	With the Civic Centre site developed for hotel use and the relocation of the Council functions elsewhere, there is likely to be less accessibility to community and leisure facilities and thus this will negatively impact on the sense of community identity associated with the public realm incorporating the Broadway Theatre.
18	-/I	
Option 3D		
The site could include a hotel (C1) with residential use.		
1	-/+	The loss of the current civic services and facilities on the site and their conversion to housing stock and hotel use would likely have negative impacts on the local economy through lost local workforce/enterprise, though the new residential population could attract services and facilities to the area at which to shop, work, etc. In addition the creation of a new hotel would provide the opportunity for job creation for the local community.
2	-/+	
3	-/+	Short term, minor adverse impacts on waste generation and resource management through demolition/construction on site to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated so this aspect depends on implementation and density of housing. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.
4	-/+	
5	I	Public space enhancements (such as living roofs) are promoted through this policy option, but implementation of the sustainable development goals will determine whether there is any impact on biodiversity, fauna and flora.
6	-/I	Short term, minor adverse impacts on local air quality, noise and vibration through construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely.
7	-/+	Without specific promotion of sustainable transport connections, the implementation of this policy option would be key to the impacts on reducing car travel, as with a residential population on site, access to travel would be required. However, improvements to access to and within the Civic Centre site are promoted for pedestrians and the improvement and consolidation of bus services along Catford Road which will contribute to increased sustainable travel. In addition, it is likely that hotel residents would use public transport in the event of a visit, and this is more likely if this site is better integrated with

SA Objective	Score	Comment
		the town centre coupled with improvements to access and permeability.
8	I	Without specific promotion of climate change sensitive design, the implementation of this policy option would be key to the impacts on energy efficiency, resource use etc. which is associated with residential development.
9	+	Management and reducing the risk of flooding with this new development at the Civic Centre site is a criterion of this policy option.
10	+/I	The promotion of improvements to public space, accessibility, vegetation and pedestrian access will all contribute to beneficial outcomes for the local landscape and townscape. The protection of the Grade II listed Broadway Theatre and design that accommodates its function and enhances its setting will help conserve the historic environment.
11	+/I	
12	++	Development of the Civic Centre site for housing would have positive outcomes for increasing the number and quality of housing in Catford.
13	+	Increasing the housing stock for the local community, and with some affordable housing being provided, may improve the health of the Boroughs population as well as address issues of poverty and social exclusion.
14	+	
15	+	A hotel use provides opportunities job creation and therefore the potential for the local workforce to develop the necessary skills.
16	0	No impacts identified.
17	-/I	With the Civic Centre site developed for residential and hotel use and the relocation of the Council functions elsewhere, there is likely to be less accessibility to community and leisure facilities and thus this will negatively impact on the sense of community identity associated with the public realm incorporating the Broadway Theatre.
18	-/I	
Option 3E Retain existing buildings. The buildings could be refurbished and improvements made to the street and pedestrian environment that did not involve demolition.		
1	-/I	With this business as usual policy option, depending on its implementation and attraction of new enterprise, it will likely have negative effects on economic growth and employment opportunities though lower density use and existing site limitations over the longer term for consolidation of Council functions.
2	-/I	
3	+	Retention of the existing site buildings will have short term benefits through negating demolition and construction waste.
4	0	No impact identified.
5	-/I	Public space enhancements are promoted through this policy option, though they will be difficult to include if they don't already exist on site. Implementation of the sustainable development goals will determine whether there is any impact on biodiversity, fauna and flora.

SA Objective	Score	Comment
6	+	Retention of the existing site buildings will have short term benefits through negating local air quality, noise and vibration impacts from demolition.
7	I	Without specific promotion of sustainable transport connections, the implementation of this policy option would be key to the impacts on reducing car travel, as with a residential population on site, access to travel would be required.
8	-	The opportunity to incorporate energy efficiency and other adaptation measures is likely to be limited due to the fabric and materials of the existing buildings.
9	I	The ability to manage and reduce the risk of flooding if the buildings are refurbished and improvements made to the street will depend on implementation.
10	I	The implementation of this policy option and the extent of refurbishment that would occur to the site boundary and existing buildings is key to whether the impacts on Catford Town Centre will be positive or negative.
11	I	
12	+/-	Retaining the current buildings will not benefit the local community in terms of providing sufficient housing and the opportunity to live in a decent home, although refurbishment of existing buildings will improve the current situation.
13	?/I	Implementation of this policy option and the extent and quality of existing building refurbishment will have uncertain impacts on the health of the population as wellbeing may be influenced through both not losing existing infrastructure but also access to facilities, though extent of new facilities might be limited by existing buildings.
14	0	No impacts identified.
15	0	
16	I	How the refurbishment proposed in this policy option would be implemented to create active space for promoting active public space would determine whether there would be any impacts on fear of crime and anti-social behaviour for site users.
17	+/-	There may be both positive and negative impacts on the sense of community identity through both the retention of existing/know buildings and their renewal but also continuation of existing limitation for access and connectivity. Depending on the implementation of leisure and other facilities, there may be improved accessibility for the population.
18	+/I	
Policy 4 – Laurence House		
Option 4A		
1. The Laurence House site is allocated for mixed use development. The Council will require a comprehensive approach to the redevelopment of this site that delivers the following priorities: <ul style="list-style-type: none"> a. A residential led mixed use scheme that provides for a mix of dwelling types subject to an acceptable site layout, scale and massing, up to 250 new homes (C3). 		

SA Objective	Score	Comment
		<p>b. provides for a mix of active ground floor uses that could include retail (A3, A4), community (D1), leisure (D2) as appropriate</p> <p>c. provides for the realignment of the South Circular</p> <p>d. Provides safe and consolidated traffic access to the site</p> <p>e. Improves the pedestrian environment in the town centre and along Catford Road and creates an attractive “boulevard style”.</p> <p>2. The following design priorities have been identified as key features of any proposal for the site:</p> <p>a. Key gateway site when entering Catford from the west, south and east. Redevelopment should include landmark frontages to enhance first impressions.</p> <p>b. Create an attractive frontage on the widened Catford Road / South Circular.</p> <p>c. Improve visual and physical links with train stations through public realm improvements.</p> <p>d. Improve and provide pedestrian links across to the Civic Centre and Catford Broadway.</p> <p>e. Provide ground floor activities on Catford Road to animate street frontage. Uses could include community, restaurants and leisure.</p> <p>f. Locate bus stops close to where people want to go and improve bus waiting environment.</p> <p>g. Improve visual and physical links with sports grounds.</p> <p>h. Create a high quality, easy to maintain public realm designed to encourage safe pedestrian movement.</p> <p>i. Improve site boundary definition through landscaping and innovative building design that define and overlook pedestrian routes through and adjacent to the site.</p> <p>3. The following design considerations have been identified as potential features of any proposal for the site.</p> <p>a. Provide for pedestrian routes through the site, between Bromley Road, Canadian Avenue and Catford Road.</p> <p>b. Provide public space or an urban park fronting Catford Road using part of Jubilee Ground.</p>
1	+/-	The mixed use development on a currently under used site proposed by this policy option will benefit the local economy and enterprise, particularly with the connectivity improved for access by the public. However, the Council services and workforce currently on site would need to be relocated which depending on implementation may negatively impact Catford Town Centre.
2	+/-	
3	+/-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated, so this aspect will depend on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.
4	+/-	
5	+/I	The creation of open space within the site development is prioritised by this policy option and development needs to incorporate landscaping and vegetation considerations. Impacts on biodiversity, flora and fauna would depend on

SA Objective	Score	Comment
		implementation of this policy option.
6	-/+	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction on site to achieve the redevelopment aims is likely. In the longer term, co-location of different land uses may negate the necessity to travel long distances for local population, benefiting air quality and sustainable transport links are promoted.
7	+	The improvement of connectivity with sustainable transport options, through and within the site, practical bus stop location, enhancements of pedestrian thoroughfares and co-location of different land uses may have long term beneficial outcomes for reducing the reliance on private vehicles and improve accessibility by sustainable modes of transport.
8	+/-	Short term, minor adverse impacts on local air quality, noise and vibration through increased demolition/construction on the Laurence House site to achieve the redevelopment aims is likely. Longer term positive outcomes for air quality may be realised through the improvement of connectivity with sustainable transport options reducing the reliance on private vehicles.
9	0	No impact identified.
10	+	This policy option provides guidance on the quality and aesthetics of any development on the Laurence House site with landscaping and the boundary views particularly emphasised to improve the site's appearance. Care needs to be taken with the adjoining Culverley Green Conservation Area.
11	+/l	
12	++	The variety of uses proposed to comprise the mixed use development in this policy option will likely have positive effects for the local population through the provision of services, improving the connectivity of spaces and improving the accessibility to open space. How this is implemented/achieved will have the potential to improve the health and wellbeing of the population, promote an inclusive community, and offer opportunity for skills improvements through local enterprise or community centres. The relocation of the current Council services from the Laurence House site will have an impact but is reliant on the implementation/location.
13	+/l	
14	+/l	
15	0	No impact identified.
16	+/l	The development on this currently vacant site as is promoted through this policy option in a sensitive and sensible manner, will have positive outcomes for the community in terms of encouraging connected, active and accessible places which will help to address fear of crime and anti-social behaviour, promote a sense of community identity in the area and specifically improve accessibility to the key services and facilities through this the mixed use development. The relocation of the current Council services from the Laurence House site will have an impact but is reliant on the implementation/location.
17	+/l	
18	+/l	
Option 4B The continued safeguarding of transport corridors for the realigned South Circular (A205) in accordance with Transport for London's approved scheme which involves the use of the surface level car park to the south of Laurence House for road use and the retention of Laurence House and the use of Catford Road as a new public space rather than a road.		

SA Objective	Score	Comment
1	I/?	How and when this policy options would be implemented will determine the impacts to Catford Town Centre as existing uses on site may be impacted in terms of land take, though improved transport links may increase opportunities. Additionally, it is unclear from this policy option whether safeguarding would restrict further development on site.
2	I/?	
3	-/I	Minor short term negative impacts would be experienced through the increased construction activities related to the realignment of the South Circular as per TfL's plans.
4	-/I	
5	0	No impact identified.
6	-/I	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction with the road realignment to achieve the redevelopment aims is likely. In the longer term, addressing road users at the expense of other more sustainable transport options will also likely have adverse effects on air quality, noise and vibration.
7	+/-	Improving the road network through realignment of the South Circular will have both negative and positive effects on these two objectives. Improving road networks may help support public options such as bus travel and make it safer for pedestrian and cycle access which may increase uptake. However this policy option does not specifically promote sustainable transport options thus there may be negative effects from continued high levels of private vehicle use and the associated climate change impacts.
8	+/-	
9	0	No impact identified
10	I	Implementation of this policy option will significantly impact on any outcomes as without specific mention of redevelopment of the Laurence House site in terms of enhancing landscape/townscape.
11	I	
12	0	No impacts identified.
13	0	
14	0	
15	0	
16	0	
17	0	
18	0	
Option 4C Retain existing building. Laurence House could be refurbished and improvements made to the street and pedestrian environment, including links to the Civic Centre and Rushey Green that did not involve demolition or road widening.		

SA Objective	Score	Comment
1	-/I	The site is currently considered to be under used with significant surface car parks, therefore with this business as usual policy option, depending on its implementation and attraction of new enterprise, it will likely have negative effects on economic growth and employment opportunities though lower density use and existing site limitations over the longer term.
2	-/I	
3	+	Retention of the existing site buildings will have short term benefits through negating demolition and construction waste.
4	0	No impact identified.
5	-/I	This business as usual scenario would maintain the current open space with no enhancement proposed. Therefore, depending on implementation the likely impacts are negative as biodiversity, flora and fauna are not specifically considered.
6	+	Retention of the existing site buildings will have short term benefits through negating local air quality, noise and vibration impacts from demolition.
7	+/I	Improving the street, pedestrian and cycle access for the site and consideration of new bus facilities will help to improve access to sustainable modes of transport and the linkages with the Civic Centre and Rushey Green.
8	-	The opportunity to incorporate energy efficiency and other adaptation measures is likely to be limited due to the fabric and materials of the existing buildings.
9	0	No impact identified
10	I	The implementation of this policy option and the extent of refurbishment that would occur to the site boundary and existing buildings is key to whether the impacts on Catford Town Centre will be positive or negative.
11	I	
12	-	Retaining the existing buildings will not benefit the local community in terms of providing sufficient housing and the opportunity to live in a decent home.
13	0	No impacts identified.
14	0	
15	0	
16	0	
17	0	
18	0	
Policy 5 – Plassy Road Island		
Option 5A		
1. Allocate the Plassy Road Island site is allocated for mixed use development that compliments uses in the primary shopping area. The Council will		

SA Objective	Score	Comment
		<p>require a comprehensive approach to the redevelopment of this site that delivers the following priorities:</p> <ol style="list-style-type: none"> a. provides for a mix of retail uses (A1, A3, A4, A5) where the maximum retail unit size is about 1,500 square metres (gross) b. provides for community uses (D1) c. provides for leisure uses (D2) d. provides for a mix of dwelling types, subject to an acceptable site layout, scale and massing, up to 350 new homes (C3) e. provides for the realignment of the South Circular along Sangley, Plassy and Brownhill Roads f. provides safe and consolidated access to the site and Plassy Road g. integrates the site to the primary shopping area of the town centre and immediate surrounds through improved access and permeability both to and within the site, particularly improving access to Rushey Green and h. incorporates public car parking spaces. <p>2. The following design priorities have been identified as key features of any proposal for the site:</p> <ol style="list-style-type: none"> a. Creation of a high quality, easy to maintain public realm designed to encourage safe pedestrian movement. b. Key Gateway site should accommodate either new buildings and frontages making a clear and bold design statement to enhance the first impression of Catford town centre. c. Improved definition of the boundaries of the site through landscaping and innovative and attractive building design that define and overlook pedestrian routes through and adjacent to the site. d. Development to respond to the scale and character of residential neighbourhoods to the east. e. Existing green areas to be better integrated with the Town Centre. f. Quality landscaping and trees to be introduced into the development along key routes and boundaries to define site route. g. Potential to create attractive ‘boulevard style’ environment with landscape strip to be provided. h. Provide a central retail square / open space. <p>3. The following design priorities have been identified as potential features of any proposal for the site.</p> <ol style="list-style-type: none"> a. Opportunity for buildings not identified as having ‘townscape merit’ along Rushey Green to be redeveloped, improving connectivity between the site and Rushey Green. b. Potential locations for car park above or below ground floor activities.
1	+/-	Whilst this site is likely to have short term negative effects through the loss of the existing commercial uses on the Plassy Road Island site, the replacement of the commercial uses, the improvement in transport options, incorporation of mixed use retail and other uses may have long term benefits on allowing economic growth across the wider Catford Town Centre area.
2	+/-	Incorporation of residential properties and higher density development may lead to beneficial outcomes for local enterprise as well.

SA Objective	Score	Comment
3	+/-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site (and demolishing existing buildings) to achieve the redevelopment aims is likely. Development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources as water efficiency innovations are not explicitly stated, so this aspect will depend on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy option to provide more sustainable facilities in terms of waste and resource/water management.
4	+/-	
5	+/I	The creation of open space within the site development is prioritised by this policy option and development needs to incorporate landscaping and vegetation considerations. Impacts on biodiversity, flora and fauna would depend on implementation of this option.
6	-/+	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction on site to achieve the redevelopment aims is likely. In the longer term, co-location of different land uses may negate the necessity to travel long distances for local population, benefiting air quality.
7	+/I	The improvement of connectivity with sustainable transport options, through and within the site and with Rushey Green, enhancements of pedestrian thoroughfares and co-location of different land uses may have long term beneficial outcomes for reducing the reliance on private vehicles and improve accessibility by sustainable modes of transport. Improvements to junctions and car parking facilities should be managed to ensure transport safety without promoting private vehicle use over sustainable transport options.
8	+/-	Short term, minor adverse impacts on local air quality, noise and vibration through increased demolition/construction on the Plassy Road Island site to achieve the redevelopment aims is likely. Longer term positive outcomes for air quality may be realised through the improvement of connectivity with sustainable transport options reducing the reliance on private vehicles.
9	0	No impact identified.
10	+	This policy option includes guidance on improving the townscape, design and overall integration of a new development with the existing area. Improvements to the site boundary and central retail square/open space will all have positive outcomes for the townscape. Implementation of this policy will impact on the heritage environment as “townscape merit” is recognised as a consideration for redevelopment of the Plassy Road Island site.
11	+/I	
12	+	The provision of up to 350 new residential properties through mixed-use development on the Plassy Road Island site will increase the quantity and quality of housing in Catford and co-location of other facilities will also positively contribute to opportunities for residents. Incorporation of higher density development sympathetic to the local environment will better utilise a currently under used site.
13	+/I	The variety of uses proposed to comprise the mixed use development in this policy option will likely have positive effects for the local population through the provision of services, improving the connectivity of spaces and improving the accessibility to
14	+/I	

SA Objective	Score	Comment
15	+/I	open space. How this is implemented/achieved will have the potential to improve the health and wellbeing of the population, promote an inclusive community, and offer opportunity for skills improvements through local enterprise or community centres.
16	+/I	The development on this currently vacant site as is promoted through this policy option in a sensitive and sensible manner, will have positive outcomes for the community in terms of encouraging connected, active and accessible places which will help to address fear of crime and anti-social behaviour, promote a sense of community identity in the area and specifically improve accessibility to the key services and facilities through this the mixed use development.
17	+/I	
18	+/I	
Option 5B		
Business as Usual Option - The continued safeguarding of transport corridors for the realigned South Circular (A205) in accordance with Transport for London's approved scheme which would involve using part of the site for road widening. Retail and leisure uses would be maintained on the site.		
1	I/?	How and when this policy options would be implemented will determine the impacts to Catford Town Centre as existing uses on site may be impacted in terms of land take, though improved transport links may increase opportunities. Additionally, it is unclear from this policy option whether safeguarding would restrict further development on site.
2	I/?	
3	-/I	Minor short term negative impacts would be experienced through the increased construction activities related to the realignment of the South Circular as per TfL's plans.
4	-/I	
5	0	No impact identified.
6	-/I	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction with the road realignment to achieve the redevelopment aims is likely. In the longer term, addressing road users at the expense of other more sustainable transport options will also likely have adverse effects on air quality, noise and vibration.
7	+/-	Improving the road network through realignment of the South Circular will have both negative and positive effects on these two objectives. Improving road networks may help support public options such as bus travel and make it safer for pedestrian and cycle access which may increase uptake. However this policy option does not specifically promote sustainable transport options thus there may be negative effects from continued high levels of private vehicle use and the associated climate change impacts.
8	+/-	
9	0	No impact identified
10	I	Implementation of this policy option will significantly impact on any outcomes as without specific mention of redevelopment of the Plassy Road Island site in terms of enhancing landscape/townscape.
11	I	
12	0	No impacts identified.
13	0	

SA Objective	Score	Comment
14	0	
15	0	
16	0	
17	0	
18	0	
Option 5C		
Retain existing buildings. The buildings could be refurbished and improvements made to the street and pedestrian environment, including links to Rushey Green that did not involve demolition of buildings on the site. This option does not involve road widening to accommodate an aligned South Circular.		
1	-/I	The site is currently considered to be under-utilised with lack of uses above building ground level and surface car parks, therefore with this business as usual policy option, depending on its implementation and attraction of new enterprise, it will likely have negative effects on economic growth and employment opportunities though lower density use and existing site limitations over the longer term.
2	-/I	
3	+	Retention of the existing site buildings will have short term benefits through negating demolition and construction waste.
4	?	Without specific reference to the protection of the River Ravensbourne on site and consideration of it during the refurbishment activities under this business as usual policy option, the effects are uncertain.
5	-/I	This business as usual scenario would maintain the current open space with no enhancement proposed. Therefore, depending on implementation the likely impacts are negative as biodiversity, flora and fauna are not specifically considered.
6	+	Retention of the existing site buildings will have short term benefits through negating local air quality, noise and vibration impacts from demolition.
7	+/I	Improving the street, pedestrian and cycle access for the site and consideration of new bus facilities will help to improve access to sustainable modes of transport and the linkages with the South Circular, and Rushey Green.
8	0	No impact identified
9	0	
10	I	The implementation of this policy option and the extent of refurbishment that would occur to the site boundary and existing buildings is key to whether the impacts on Catford Town Centre will be positive or negative.
11	I	
12	0	No impacts identified.
13	0	

SA Objective	Score	Comment
14	0	
15	0	
16	0	
17	0	
18	0	
Policy 6 – Former Greyhound Stadium		
Option 6A		
<p>1. Allocate the former Catford Greyhound Stadium site for a housing led mixed use development. The Council will require a comprehensive approach to the redevelopment of this that delivers the following priorities:</p> <ol style="list-style-type: none"> a. provides for a mix of dwelling types, subject to an acceptable site layout, scale and massing, up to 579 new homes (C3) b. provides for a mix of retail uses that serve local needs and do not adversely impact on the town centre (A1, A3) c. provides for community uses (D1) d. provides for leisure uses (D2) e. provides for a mix of small scale business space (B1a) f. Provides for on-site open space g. contributes to the improvement of the railway stations and the surrounding environs. h. Improves pedestrian links across the South Circular i. Provides for junction improvements at Catford Road and Ravensbourne Park j. Provides appropriate and improved pedestrian and cycle access through and to the site between the town centre, residential areas to the east and west, and Ladywell Fields k. Environmental enhancement of the River Ravensbourne and the associated Waterlink Way <p>2. The following design priorities have been identified as key features of any proposal for the site.</p> <ol style="list-style-type: none"> a. A layout that provides for open space. b. Integration of the site with the Catford Town Centre, residential development to the east and west, and Ladywell Fields, through an analysis of the movement of people to ensure logical improved access through and to the site (pedestrian and cycle access). c. Improved definition of the boundaries of the site through landscaping and innovative building design that define and overlook access routes through and adjacent to the site, particularly along the South Circular (A205) and the boundaries with Ladywell Fields. d. Building design that is sympathetic to the scale and character of adjacent residential development. e..An assessment of the exiting trees and vegetation, and what is to be retained, to inform the landscape plan for the site. 		

SA Objective	Score	Comment
f. Enhanced railway station facilities for Catford Station and Catford Bridge Station, which includes improved accessibility between the two stations and new public space that is connected, active and accessible.		
1	+	The site is currently vacant and under-used and the development proposed by this policy option will have benefits for the local economy through mixed retail use development and also the creation of residential properties will provide additional custom for local shops and other services. This demand may also improve employment opportunities in the Town Centre.
2	+	
3	-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site to achieve the redevelopment aims is likely.
4	+/-	Environmental enhancement of the River Ravensbourne alongside the site redevelopment is promoted by this policy option which may have beneficial outcomes for local water quality, however development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources.
5	+/I	The creation of open space within the site development is prioritised by this policy option and development needs to incorporate the considerations of the Ladywell Fields (MOL, SINC, Green Corridor), though impacts on biodiversity, flora and fauna would depend on implementation of this option.
6	+/-	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction on site to achieve the redevelopment aims is likely. Longer term positive outcomes for air quality may be realised through the improvement of connectivity with sustainable transport options reducing the reliance on private vehicles.
7	+	The improvement of connectivity with sustainable transport options, enhancements of the local rail stations and co-location of different land uses may have long term beneficial outcomes for reducing the reliance on private vehicles and improve accessibility by sustainable modes of transport.
8	I	Implementation of this policy option will influence the types of effects on climate change impact adaption and mitigation as increased population and activity on site may increase resource demand, new development has the opportunity to incorporate climate change sensitive innovations.
9	I	Increased hard surfaces are likely to increase surface run-off unless flood risk and surface water management is specifically addressed in the implementation of this policy option.
10	+/I	The sensitive and connected design of the buildings and integration with the surrounding landscape has the potential to improve the local aesthetic and environment for the former Catford Greyhound Stadium Site, depending on implementation of this policy option.
11	+/I	
12	++	The provision of significant new residential properties through mixed-use development on the former Catford Greyhound site will increase the quantity and quality of housing in the Town Centre and co-location of other facilities will also positively contribute to opportunities for residents

SA Objective	Score	Comment
13	+/I	The variety of uses proposed to comprise the mixed use development in this policy option will likely have positive effects for the local population through the provision of services, improving the connectivity of spaces and improving the accessibility to open space. How this is implemented/achieved will have the potential to improve the health and wellbeing of the population, promote an inclusive community, and offer opportunity for skills improvements through local enterprise or community centres.
14	+/I	
15	+/I	
16	+/I	The development on this currently vacant site as is promoted through this policy option in a sensitive and sensible manner, will have positive outcomes for the community in terms of encouraging connected, active and accessible places which will help to address fear of crime and anti-social behaviour, promote a sense of community identity in the area and specifically improve accessibility to the key services and facilities through this the mixed use development.
17	+	
18	+	
Option 6B Residential uses (C3). The site could be developed for housing and other uses could be excluded due to the proximity of the site to the town centre and its high public transport accessibility.		
1	-/+	The exclusion of all other development for residential properties under this policy option will have a negative impact through the exclusion of commercial opportunities which will negatively impact on economic growth. The increase in local residents with good access to Catford Town Centre may however provide greater market for local goods and services which may have positive impacts on local enterprise opportunities.
2	-/+	
3	-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site to achieve the redevelopment aims is likely.
4	+/-	As criterion 2 still holds from policy option 6A, environmental enhancement of the River Ravensbourne alongside the site redevelopment is promoted by this policy option which may have beneficial outcomes for local water quality, however development of the scale proposed in the policy option is likely to lead to increased demand/pressure on existing water resources.
5	+/I	Assuming criterion 2 still holds from policy option 6A, the creation of open space within the site development is prioritised by this policy option and development needs to incorporate the considerations of the Ladywell Fields (MOL, SINC, Green Corridor), though impacts on biodiversity, flora and fauna would depend on implementation of this option.
6	+/-	Short term, minor adverse impacts on local air quality, noise and vibration through increased construction on site to achieve the redevelopment aims is likely. Longer term positive outcomes for air quality may be realised through the improvement of connectivity with sustainable transport options reducing the reliance on private vehicles.
7	+	Assuming criterion 2 still holds from policy option 6A, the improvement of connectivity with sustainable transport options, enhancements of the local rail stations and co-location of different land uses may have long term beneficial outcomes for reducing the reliance on private vehicles and improve accessibility by sustainable modes of transport.
8	0	No impact identified

SA Objective	Score	Comment
9	I	Increased hard surfaces are likely to increase surface run-off unless flood risk and surface water management is specifically addressed in the implementation of this policy option.
10	+/I	Assuming criterion 2 still holds from policy option 6A, the sensitive and connected design of the buildings and integration with the surrounding landscape has the potential to improve the local aesthetic and environment for the former Catford Greyhound Stadium Site, depending on implementation of this policy option.
11	+/I	
12	++	With residential development excluding other uses on site, this policy option will have very positive, long term impacts for the provision of sufficient housing to meet the needs of Catford Town Centre.
13	+/I	Improvement/enhancement of the Waterlink Way and other pedestrian and cycle facilities may encourage greater exercise which may lead to beneficial health outcomes for the local population.
14	0	No impact identified.
15	0	
16	I	The impacts from this policy option are dependent on its implementation. With a large, vacant site such as the Former Catford Greyhound Stadium Site completely redeveloped for residential use only, this will provide a pressure on existing community services and facilities and no mention is made for the provision of this infrastructure in the policy option. This could impact on health and wellbeing of the local population as well as anti-social behaviour and the accessibility and availability for key community facilities and services.
17	I	
18	I	
Option 6C		
Use of the site for transport functions to accommodate the DLR extension from Lewisham to Bromley. This may involve all or part of the site and is subject to TfL plans.		
1	+/I	The improvement in transport options and a DLR extension may have long term benefits on allowing economic growth across the wider Catford Town Centre area though greater connectivity, though this is dependent on implementation of either whole or part site use.
2	+/I	
3	-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site to achieve the redevelopment aims is likely.
4	-/I	The implementation of this policy option will directly influence the impacts on water resources and without specific protection, the River Ravensbourne that runs (culvert) through the site will likely be negatively impacted
5	-/I	Depending on implementation the likely impacts are negative as biodiversity, flora and fauna are not specifically considered (which is not assumed through this policy option as criterion 2 from 5A may not be able to be applied if whole site developed for transport use).
6	+/-	There are likely to be both negative and positive effects from this policy option, as whilst short term, negative impacts on local air quality, noise and vibration would be present during construction, in the long term with improved public transport links, car

SA Objective	Score	Comment
		travel and the associated negative impacts will likely be reduced.
7	++	This policy option will allow for improved public transport options for the local population which will promote sustainable transport options and help reduce car travel and its associated impacts.
8	+	
9	I	Increased hard surfaces are likely to increase surface run-off unless flood risk and surface water management is specifically addressed in the implementation of this policy option.
10	I	The implementation of this policy option will influence whether or not the townscape is enhanced through the transport related development, whether this uses the whole or part of site and the local historic environment.
11	I	
12	0	No impact identified.
13	0	
14	+/I	Depending on the implementation of the TfL plans, this policy option may reduce social exclusion through providing public transport connections to other areas and improve vitality of Catford Town Centre.
15	0	No impacts identified.
16	0	
17	0	
18	+/I	Depending on the implementation of this policy option, improved transport options may beneficially affect the accessibility of leisure facilities and other key services for the local population.
Policy 7 - Wickes and Halfords		
Option 7A		
<p>1. Allocate the Wickes and Halfords site for a mixed use development. The Council will require a comprehensive approach to the redevelopment of this site that delivers the following priorities:</p> <ol style="list-style-type: none"> provides for a mix of dwelling types, subject to an acceptable site layout, scale and massing, up to 350 new homes (C3) provides for a mix of comparison retail in the form of non-food bulky goods which compliments the primary shopping area (A1) provides for community uses (D1) provides for a mix of employment space (B1c, B2, B8) incorporates car parking spaces. concentrates non-residential uses in the northern half of the site so as to be more accessible to the South Circular (A205) new bus facilities should be considered as part of interchange development provides for simplified and rationalised junction and vehicular access and 		

SA Objective	Score	Comment
<p>i. environmental enhancement of the River Ravensbourne and the associated Waterlink Way.</p> <p>2. The following design priorities have been identified as key features of any proposal for the site</p> <p>a. Key gateway sites: buildings and frontages to enhance first impression of Catford.</p> <p>b. Provides appropriate and improved pedestrian and cycle access through and to the site between the town centre, including enhanced pedestrian and cycle links across the South Circular to Catford Station and under the South Circular to Catford railway station, continuing Waterlink Way.</p> <p>c. Improved definition of the boundaries of the site through landscaping and innovative building design that define and overlook pedestrian routes through and adjacent to the site, including the South Circular.</p> <p>d. Attractive new buildings with activity on the ground floor and buildings that overlook Jubilee Ground and form an attractive backdrop to Catford Town Centre to the east.</p> <p>e. Innovative solutions required to overcome level difference and create attractive boundary to the South Circular.</p> <p>f. Consolidated access to the site by making the junction with the South Circular and Ravensbourne Park easier to cross by combining the two vehicle access routes into the site and introducing pedestrian crossing facilities.</p> <p>g. Environmental enhancement of the River Ravensbourne and the associated Waterlink Way. Development should be set back a minimum of 8 metres from River Ravensbourne.</p> <p>h. Introduce buildings that overlook the sports fields and open space to the west</p> <p>i. High density mixed use development across the site with ground floor retail / business or podium parking and residential above</p> <p>j. Retain/incorporate any buildings of architectural/heritage significance.</p>		
1	+/I	The site is currently under-utilised and new, mixed-use development with retail and other non-residential use will have
2	+/I	positive impacts for the local population in terms of encouraging new enterprise which will bring employment opportunities and contribute to economic growth in Catford.
3	-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site to achieve the redevelopment aims is likely.
4	+	Whilst the site is relatively built up already, this policy option is mindful of the adjacent MOL Jubilee Ground and
5	+	environmental enhancement is incorporated into the criteria for the River Ravensbourne and Waterlink Way. The protection of River Ravensbourne through restricting development to beyond 8m will have beneficial impacts for this water resource.
6	+/-	Short term, minor adverse impacts on local air quality through increased construction on site will be likely, however the traffic associated with the adjacent South Circular will already impact on air quality, noise and vibration. Higher density, mixed use development may encourage less travelling between different facilities and services through their co-location.
7	+/-	The focus on improving the pedestrian and cycle access for the site and consideration of new bus facilities will help to improve access to sustainable modes of transport for new site development and the linkages with the South Circular, Catford Station and the Waterlink Way. However the retail uses likely to be developed under this policy option will cater for mainly

SA Objective	Score	Comment
		private vehicles customers which will not reduce reliance on car travel.
8	+	Proposed environmental enhancements may assist in mitigating the impact of climate change, particularly in relation to the River Ravensbourne.
9	+	Environmental enhancements of the River Ravensbourne may assist with reducing the risk of flooding although this will depend on the nature of scope of proposals. . .
10	+	The specific reference in this policy option to providing frontages that enhance the first impression of Catford, landscaping and innovative building design and the retention/incorporation of buildings of architectural/heritage significance will have positive outcomes for the Wickes and Halfords Site and Catford Town Centre more widely through the encouragement of sensitive development.
11	+	
12	+/l	Depending on implementation of this policy option in light of the Council's priorities, mixed development on site up to 350 new homes may be provided which will contribute to sufficient housing being available in Catford Town Centre.
13	+/l	Improvement/enhancement of the Waterlink Way and other pedestrian and cycle facilities may encourage greater exercise which may lead to beneficial health outcomes for the local population.
14	0	No impacts identified.
15	0	
16	0	
17	+/l	Depending on implementation of this policy option in light of the Council's priorities, new development on a currently underutilised site that aims to address the boundary aesthetics and access to mixed use facilities may positively contribute to a sense of community wellbeing and identity.
18	+/l	Depending on implementation of this policy option in light of the Council's priorities, the provision of community infrastructure and improving accessibility through and to the site will likely have positive outcomes for accessibility to community infrastructure for the local population.
Option 7B		
Residential uses (C3). The site could be developed for housing and other uses could be excluded due to the proximity of the site to the town centre and its high public transport accessibility.		
1	-	The exclusion of all other development for residential properties under this policy option will have a very negative impact on Catford Town Centre through the loss of existing commercial enterprise and the exclusion of future opportunities which will negatively impact on economic growth.
2	--	
3	-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site to

SA Objective	Score	Comment
		achieve the redevelopment aims is likely.
4	+	Whilst the site is relatively built up already, this policy option (where criterion 2 still holds from policy option 7A) is mindful of the adjacent MOL Jubilee Ground and environmental enhancement is incorporated into the criteria for the River Ravensbourne and Waterlink Way. The protection of River Ravensbourne through restricting development to beyond 8m will have beneficial impacts for this water resource.
5	+	
6	+/-	Short term, minor adverse impacts on local air quality through increased construction on site will be likely, however the traffic associated with the adjacent South Circular will already impact on air quality, noise and vibration. Traffic movement to and from site associated with the existing commercial uses would be reduced and the proximity of the site to the Town Centre may promote sustainable transport options.
7	+	Assuming criterion 2 still holds from policy option 7A, the focus on improving the pedestrian and cycle access for the site and consideration of new bus facilities will help to improve access to sustainable modes of transport for new site development and the linkages with the South Circular, Catford Station and the Waterlink Way.
8	0	No impact identified
9	0	
10	+	Assuming criterion 2 still holds from policy option 7A, the specific reference to providing frontages that enhance the first impression of Catford, landscaping and innovative building design and the retention/incorporation of buildings of architectural/heritage significance will have positive outcomes for the site and Catford Town Centre more widely through the encouragement of sensitive development.
11	+	
12	++	With residential development excluding other uses on site, this policy option will have very positive, long term impacts for the provision of sufficient housing to meet the needs of Catford Town Centre.
13	+/l	Improvement/enhancement of the Waterlink Way and other pedestrian and cycle facilities may encourage greater exercise which may lead to beneficial health outcomes for the local population.
14	0	No impacts identified.
15	0	
16	0	
17	+/l	Depending on implementation of this policy option in light of the Council's priorities, new development on a currently underutilised site that aims to address the boundary aesthetics and access to mixed use facilities may positively contribute to a sense of community wellbeing and identity.
18	+/l	Depending on implementation of this policy option in light of the Council's priorities, the provision of community infrastructure

SA Objective	Score	Comment
		and improving accessibility through and to the site will likely have positive outcomes for accessibility to community infrastructure for the local population.
Option 7C Retain existing buildings. The buildings could be refurbished and improvements made to the street and pedestrian environment that did not involve demolition.		
1	-	The site is currently considered to be under-utilised with lack of uses above building ground level and surface car parks, therefore with this business as usual policy option, depending on its implementation and attraction of new enterprise, it will likely have negative effects on economic growth and employment opportunities though lower density use and existing site limitations.
2	-	
3	+	Retention of the existing site buildings will have short term benefits through negating demolition and construction waste.
4	?	Without specific reference to the protection of the River Ravensbourne on site and consideration of it during the refurbishment activities under this business as usual policy option, the effects are uncertain.
5	-/I	This business as usual scenario would maintain the current open space with no enhancement proposed. Therefore, depending on implementation the likely impacts are negative as biodiversity, flora and fauna are not specifically considered.
6	+	Retention of the existing site buildings will have short term benefits through negating local air quality, noise and vibration impacts from demolition.
7	+	Improving the pedestrian and cycle access for the site and consideration of new bus facilities will help to improve access to sustainable modes of transport and the linkages with the South Circular, Catford Station and the Waterlink Way.
8	0	No impacts identified
9	0	
10	I	The implementation of this policy option and the extent of refurbishment that would occur to the site boundary and existing buildings is key to whether the impacts on Catford Town Centre will be positive or negative.
11	I	
12	0	No impacts identified.
13	0	
14	0	
15	0	
16	0	

SA Objective	Score	Comment
17	0	
18	0	
Option 7D		
Use of the site for transport functions to accommodate a DLR extension from Lewisham to Bromley. This may involve all or part of the site and is subject to TfL plans.		
1	+/-	Whilst this site is likely to have negative effects through the loss of the existing commercial uses on the Wickes and Halfords site, the improvement in transport options and a DLR extension may have long term benefits on allowing economic growth across the wider Catford Town Centre area though greater connectivity.
2	+/-	
3	-	Short term, minor adverse impacts on waste generation and resource management through increased construction on site to achieve the redevelopment aims is likely.
4	-/I	The implementation of this policy option will directly influence the impacts on water resources and without specific protection, the River Ravensbourne that runs (culvert) through the site will likely be negatively impacted
5	-/I	This policy option would maintain the current open space with no enhancement proposed. Therefore, depending on implementation the likely impacts are negative as biodiversity, flora and fauna are not specifically considered.
6	+/-	There are likely to be both negative and positive effects from this policy option, as whilst short term, negative impacts on local air quality, noise and vibration would be present during construction, in the long term with improved public transport links, car travel and the associated negative impacts will likely be reduced.
7	++	This policy option will allow for improved public transport options for the local population which will promote sustainable transport options and help reduce car travel and its associated impacts.
8	+	
9	0	No impact identified.
10	I	The implementation of this policy option will influence whether or not the townscape is enhanced through the transport related development, whether this uses the whole or part of site and the local historic environment.
11	I	
12	0	No impact identified.
13	0	
14	+/I	Depending on the implementation of the TfL plans, this policy option may reduce social exclusion through providing public transport connections to other areas.
15	0	No impacts identified.
16	0	

SA Objective	Score	Comment
17	0	
18	+1	Depending on the implementation of this policy option, improved transport options may beneficially affect the accessibility of leisure facilities and other key services for the local population.

Appendix E: Sustainability Appraisal of Policy Options

(Policies 8-27)

Key:

Symbol	Meaning
++	Likely to have a very positive impact
+	Likely to have a positive impact
-	Likely to have a negative impact
--	Likely to have a very negative impact
	Depends upon implementation
0	Neutral impact identified
+/-	Positive and negative impacts identified
?	Unknown impact

Table 1: SA of Policy Options

SA Objective	Score	Comment
Policy 8 - Presumption in Favour of Sustainable Development		
Option 8A		
<p>1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals secure development that improves the economic, social and environmental conditions in the borough.</p> <p>2. Planning applications that accord with the policies in the Lewisham Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:</p> <p>a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole or</p> <p>b. specific policies in that Framework indicate that development should be restricted.</p>		
1	++	This policy option promotes sustainable development which will encourage economic growth and development in the short to medium term.
2	++	This policy option promotes sustainable development which will encourage economic growth, development and employment in the short to medium term.
3	-	Sensible implementation of this policy option is important to ensure that the development occurs in a sustainable manner where policies are either out of date or not relevant. Without careful assessment, development may have the potential for adverse impacts on the local environment through increased waste generation locally, potential impacts on human health through air quality with increased construction and biodiversity through potential decreases in open/natural spaces.
4	-	
5	+/I	Sensible implementation of this policy option is important to ensure that the development occurs in a sustainable manner which accommodates and protects open space, biodiversity etc. where policies are either out of date or not relevant
6	-	An increase in development that is likely with this policy option would provide short to medium term negative effects on noise, vibration and air quality through increased construction and vehicle movements.
7	0	No impact identified.

SA Objective	Score	Comment
8	+/I	Sensible implementation of this policy option is important to ensure that the development occurs in a sustainable manner where policies are either out of date or not relevant. Without careful assessment, development may have the potential for adverse impacts on the local environment though increased waste generation locally, potential impacts on human health through air quality with increased construction and biodiversity through potential decreases in open/natural spaces.
9	+/I	
10	+/I	This policy options has the potential for long term positive effects on the townscape depending on sensitive and sustainable implementation.
11	0	No impact identified.
12	-	Development encouraged by this policy option is likely to have a negative effect on the provision of sufficient and suitable housing.
13	+	The sustainable development encouraged by this policy option is likely to have long term positive effects on the health and social exclusion through the provision of new and suitable facilities for the local population.
14	+	
15	+/I	This policy option is likely to have medium term positive impacts on education and skills through opportunities associated with the increased economic and employment growth from increased development.
16	+/I	Depending on implementation of this policy option, there is an opportunity to improve the fear of crime and antisocial behaviour through sustainable development in Catford Town Centre.
17	0	No impact identified.
18	+/I	Depending on implementation of this policy option, there is likely to be positive impacts on the service and infrastructure provision in Catford Town Centre.
Policy 9 - Providing new homes		
<p>Option 9A</p> <ol style="list-style-type: none"> 1. Catford Town Centre will accommodate an additional 1,750 net new dwellings for the period 2013 to 2023 as follows: <ol style="list-style-type: none"> a. the majority of new dwellings will be located on the following key development sites: <ol style="list-style-type: none"> i. Catford Centre (200) ii. Laurence House (250) iii. Plassy Road (350) iv. Former Catford Greyhound Stadium (589) v. Wickes and Halfords (350) 2. In accordance with Core Strategy Policy 15, 'urban' density levels should be optimised in accordance with the London Plan which, for a Major Town Centre with a PTAL of 4-6, calls for densities in the range of 45 to 185 units per hectare (200-700 habitable rooms per hectare). 3. The quantity of residential development on each site will need to consider any non-residential use and the impact this may have on design and function of uses. 		

SA Objective	Score	Comment
<p>4. The Council will encourage the conversion of existing buildings such as vacant offices or premises above shops for residential use provided that:</p> <ul style="list-style-type: none"> a. a high quality living environment is provided b. there is no conflict with existing land uses c. the proposals meets demonstrated local housing need d. provision can be made for refuse and cycle storage <p>5. Housing mix, tenure and affordability will need to be in accordance with Core Strategy Policy 1.</p> <p>6. Housing design will need to be in accordance with Core Strategy Policy 15.</p>		
1	+	This policy option has the potential to enhance the character and appeal of Catford Town Centre as a place to live, which has possible long term positive impacts through encouraging business and employment opportunities.
2	+	
3	-	Without careful assessment, development under this policy option may have the potential for short term adverse impacts on the local environment though increased waste generation locally, and higher demand on water resources.
4	-	
5	0	No impact identified, with most development occurring on existing developed sites.
6	-	Without careful assessment, development under this policy option may have the potential for short term impacts on human health through air quality with increased construction.
7	0	No impact identified.
8	-	Without careful assessment, development under this policy option may have the potential for short term adverse impacts on the local environment though increased waste generation locally, higher demand on water resources, and air quality which all impact negatively on climate change.
9	0	No impact identified.
10	+	This policy option has the potential to improve the townscape through the conversion of vacant buildings into high quality living environments.
11	-/I	Depending on implementation, this policy option has the potential to negatively affect the historic environment of Catford Town Centre.
12	++	This policy option is likely to have medium to long term positive impacts on the provision of sufficient housing and the opportunity for Catford residents to live in a decent home.
13	+	The housing developed as per this policy option is likely to have beneficial effects on the health and wellbeing of Catford residents and help to address social exclusion.
14	+	
15	0	No impact identified.
16	+/I	Depending on implementation of this policy, there is the opportunity to address anti-social behaviour and reduce crime

SA Objective	Score	Comment
		through improving areas with development and reducing their isolation.
17	+	This policy option has the potential to enhance the character and appeal of Catford Town Centre as a place to live, which has possible long term positive impacts on the sense of community identity and welfare.
18	+/-	Depending on implementation of this policy option, the location of appropriate housing development in Catford Town Centre in locations near to community facilities and infrastructure may have long term positive impacts for residents.
Option 9B		
Restrict the conversion of offices or upper floors of shop premises to residential only.		
1	-	Loss of potentially commercial developments above shops of vacant offices may result in medium term negative impacts on economic growth.
2	-	Loss of potentially commercial developments above shops of vacant offices may result in loss of spaces for employment opportunities.
3	-	Without careful assessment, development under this policy option may have the potential for short term adverse impacts on the local environment though increased waste generation locally, and higher demand on water resources.
4	-	
5	0	No impact identified, with most development occurring on existing developed sites.
6	-	Without careful assessment, development under this policy option may have the potential for short term impacts on human health through air quality with increased construction.
7	0	No impact identified.
8	-	Without careful assessment, development under this policy option may have the potential for short term adverse impacts on the local environment though increased waste generation locally, higher demand on water resources, and air quality which all impact negatively on climate change.
9	0	No impact identified.
10	+	This policy option has the potential to improve the townscape through the conversion of vacant buildings into high quality living environments.
11	-/-	Depending on implementation, this policy option has the potential to negatively affect the historic environment of Catford Town Centre.
12	++	This policy option is likely to have medium to long term positive impacts on the provision of sufficient housing and the opportunity for Catford residents to live in a decent home.
13	+	The housing developed as per this policy option is likely to have beneficial effects on the health and wellbeing of Catford

SA Objective	Score	Comment
14	+	residents and help to address social exclusion.
15	0	No impact identified.
16	+/I	Depending on implementation of this policy, there is the opportunity to address anti-social behaviour and reduce crime through improving areas with development and reducing their isolation.
17	+	This policy option has the potential to enhance the character and appeal of Catford Town Centre as a place to live, which has possible long term positive impacts on the sense of community identity and welfare.
18	+/I	Depending on implementation of this policy option, the location of appropriate housing development in Catford Town Centre in locations near to community facilities and infrastructure may have long term positive impacts for residents.
Policy 10 - Economic growth for Catford		
<p>Option 10A The Council will require all proposals to contribute towards the successful and sustainable growth of the Catford local economy through the following:</p> <ul style="list-style-type: none"> a. delivery of retail and mixed use allocations on key development sites b. encouraging new retail (Classes A1, A2, A3, A4) development in order to maintain and enhance Catford as a Major town centre in the retail hierarchy c. a greater component of residential development in the town centre within the overall mix of uses, to support the borough's housing priority needs and the vitality of the town centre d. provision of community and leisure facilities (see CLP25), e. utilisation of development activity to promote training and employment opportunities, in particular through the local labour agreement, f. public realm enhancements (see CLP21), g. provision and/or contribution towards required infrastructure, whether through a Section 106 agreement or payment of the Community Infrastructure Levy. 		
1	++	This policy option will have positive effects on economic growth of Catford Town Centre.
2	++	Promotion of employment generating development and use in this policy option will have long term positive impacts on the Town Centre for the local community.
3	-	Increases in new development promoted in this policy option may have short term detrimental effects on waste generation, water demand, and overall resource use due to construction activities.
4	-	
5	0	No impact identified.

SA Objective	Score	Comment
6	-	Increases in new development promoted in this policy option may have short term detrimental effects on local noise, vibration and air quality due to construction activities, and also due to transport of materials to sites.
7	0	No impact identified.
8	-	Short term adverse impacts on waste generation and water resource due to construction activities.
9	0	No impact identified.
10	+	The criterion in this policy option that requires public realm enhancements will have beneficial effects on the Catford Town Centre townscape.
11	0	No impact identified.
12	+	The criterion in this policy option that promotes greater residential development in the Town Centre will provide the local population with more opportunities to live in a decent home and increase the housing stock in Catford.
13	+	Reference to the vitality and access to community and leisure facilities in this policy option will likely lead to medium to long term beneficial impacts on the health and wellbeing of the Catford Town Centre community.
14	+/I	
15	+	Criteria in this policy option that specifically address providing training and education/skills opportunities will have medium to long term benefits for the population.
16	0	No impact identified.
17	+/I	Depending on implementation, this policy option may promote a sense of community identity and wellbeing in Catford Town Centre.
18	+	Criteria in this policy option that specifically address providing leisure facilities will have medium to long term benefits for the population and accessibility to community infrastructure.
Option 10B		
Reliance on the NPPF, policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.		
1	+/I	Without the restrictions of a specific policy option for Catford Town Centre, relying on the London Plan and Lewisham Local Plan is likely to have negative effects due to waste generation, water demand, overall resource use due to construction activities, and loss of open space and biodiversity through development.
2	+/I	
3	-/I	
4	-/I	
5	-/I	
6	-/I	

SA Objective	Score	Comment
7	I	Impacts on climate change, flood risk and transport options is unknown for the business as usual policy option as they are dependent on implementation at the local level without a specific policy for Catford Town Centre.
8	I	
9	I	
10	-/I	Without a specific policy promoting public realm enhancements or protection of the historic environment, effects will likely be negative based on the implementation for the Catford Town Centre townscape.
11	-/I	
12	-/I	Although dependant on implementation, with the business as usual scenario, there is likely to be negative effects on the development of suitable levels of housing in appropriate locations in Catford Town Centre that provides options for all.
13	I	Without specific policies at the local level for Catford Town Centre, the impacts on social inclusion, poverty, education and health levels of the population and fear of crime is unknown and highly dependent on implementation.
14	I	
15	I	
16	I	
17	-/I	Depending on implementation, this policy option is likely to have adverse impacts on the sense of community identity and wellbeing in Catford Town Centre with leisure and community facilities unlikely to be developed without a specific local policy for Catford Town Centre.
18	-/I	
Policy 11 – Mixed Use		
Option 11A		
<ol style="list-style-type: none"> 1. The Council will encourage an appropriate mix of compatible land uses vertically and horizontally in Catford Town Centre to provide a range of uses through the day and evening. In particular, residential development located above ground floor non-residential uses (such as retail, leisure and commercial uses) will be supported. 2. New development should be designed to accommodate active uses at ground floor level, with a significant amount of active window display and entrances, including effective street lighting to make the town centre a safe place. 3. Proposals that do not supply a mix of uses will be required to provide evidence as to why this is not deliverable or suitable in terms of site location and context and may be required to demonstrate the future adaptability of buildings to a mix of uses. 		
1	+	Mixed use development supported by this policy option is likely to have positive outcomes for local enterprise and employment opportunities and this is likely to have long term positive impacts on economic growth in Catford.
2	+	
3	-	Short term negative impacts might be realised in Catford for resource use and waste generation due to increased construction activities.
4	-	

SA Objective	Score	Comment
5	0	No impacts identified.
6	-	Short term adverse impacts on air quality, noise and vibration due to increased construction activity.
7	+/-	An increase in new and existing development promoted by this policy option may increase congestion in Catford Town Centre, thus negatively impact local air quality and produce CO ₂ emissions contributing to climate change. However with people able to live closer to facilities and/or workplace reduced travel may have positive benefits.
8	+/-	
9	-/I	Depending on the implementation of this policy option, there may be negative impacts on flood risk as increased new development may increase hard surfaces.
10	+	This policy option is likely to have positive impacts on the Catford Town Centre townscape through the requirement for active frontages in missed use development.
11	-/I	Protection of heritage environment under this policy option is dependent on implementation otherwise negative impacts are likely.
12	+	This policy option promotes mixed use development in Catford Town Centre which is likely to have positive impacts on reducing inequalities by providing employment and housing which will contribute to the sense of wellbeing of the community. This may also contribute to improved access to improving skills through apprentice schemes or similar though increased enterprise. Accessibility for community infrastructure due to the encouragement of mixed use development and the promotion of evening uses and addressing safety in Catford is likely to have positive impacts on anti-social behaviour and long term indirect positive impacts on community identity and welfare.
13	+	
14	+	
15	+	
16	+	
17	+	
18	+	
Option 11B		
Reliance on the NPPF, and policies in the London Plan and Lewisham Core Strategy rather than a more detailed local policy for Catford.		
1	+	Mixed use development supported by this business as usual policy option is likely to have positive outcomes for local enterprise and employment opportunities and this is likely to have long term positive impacts on economic growth in Catford.
2	+	
3	-	Short term negative impacts might be realised in Catford for resource use and waste generation due to increased construction activities.
4	-	
5	0	No impacts identified.
6	I	Depending on the implementation of the business as usual approach of this policy option, impacts on congestion in Catford

SA Objective	Score	Comment
7	I	Town Centre, thus local air quality and CO ₂ emissions contributing to climate change would be generally linked to whether mixed use development occurs without a specific policy option for Catford.
8	I	
9	I	
10	+/I	This policy option is likely to have positive impacts on the Catford Town Centre townscape through increased mixed use development.
11	-/I	Protection of heritage environment under this policy option is dependent on implementation otherwise negative impacts are likely.
12	+/I	This policy option promotes mixed use development in Catford Town Centre which is likely to have positive impacts on reducing inequalities by providing employment and housing which will contribute to the sense of wellbeing of the community. This may also contribute to improved access to improving skills through apprentice schemes or similar though increased enterprise. Accessibility for community infrastructure due to the encouragement of mixed use development is likely to have positive impacts on anti-social behaviour and long term indirect positive impacts on community identity and welfare. For this business as usual policy option, implementation will be key to the realisation of these positive impacts without a specific policy option for Catford.
13	+/I	
14	+/I	
15	+/I	
16	+/I	
17	+/I	
18	+/I	
Policy 12 – Employment Uses		
Option 12A		
<u>A. General employment uses</u>		
1. The Council will only grant planning permission for the conversion of existing employment sites (those in the B Use Class) to a mix of uses including residential where the proposal will assist in meeting regeneration objectives as identified in the Plan's vision, objectives, key development site allocations and CLP13 (Town centre vitality and viability).		
<u>B. Office use</u>		
2. Catford Town Centre is a preferred location for office development in the borough. The Council will: <ul style="list-style-type: none"> a. maintain its office functions in Catford to support its role as the civic heart of the borough and b. promote new office development and extensions and alterations to existing offices where all other relevant policies are met. 		
<u>C. Hotel use</u>		
3. The Council is supportive of this use class in-principle. Proposals must be sympathetic to the existing and emerging surrounding built and natural		

SA Objective	Score	Comment
		environment and show consideration of the wider objectives of the Catford Plan. A hotel proposal will be required to: <ul style="list-style-type: none"> a. be of the highest design quality b. contain appropriate supporting ancillary space c. have an active ground floor presence d. improve pedestrian links and not have a negative affect on transport links or public parking e. have provision for a coach and taxi drop off and collection point f. enhance the image and experience of the town centre and g. demonstrate that it plans for long term adaptability and sustainability
1	++	This policy option supports uses that are likely to promote very positive economic growth and employment opportunities in Catford Town Centre over the medium to long term.
2	++	
3	-/+	Short term negative impacts on the environment through increased waste generation and water consumption are likely with this policy option due to increased construction activities in Catford Town Centre. However long term positive impacts are likely from the requirement for hotel developments to demonstrate adaptability and sustainability.
4	-/+	
5	I/?	The impacts of this policy option on the open space and biodiversity are unknown as it depends on its implementation. Sensible implementation in conjunction with other policy options that protect and enhance open space and biodiversity is required.
6	-	Short term negative impacts on the local air quality, noise and vibration are likely with this policy option due to increased construction activities in Catford Town Centre.
7	0	Whilst coach and taxi provision is mentioned in this policy option for hotel developments, no direct impacts are identified.
8	0	No impacts identified.
9	0	
10	+/I	Sensible implementation of this policy option would be able to have long term positive effects on the townscape of Catford Town Centre.
11	-/I	Depending on implementation, there may be medium to long term negative impacts on the historic environment through this development as it is not specifically protected in this policy option.
12	+/I	Depending on the implementation of part A of this policy option, there may be long term positive impacts in developing mixed use including housing for the local community.
13	0	No impact identified.
14	+	The Council maintaining its office functions in Catford and this policy option specifically referencing vitality is likely to have

SA Objective	Score	Comment
		medium to long term impacts on addressing social exclusion in Catford Town Centre.
15	0	No impacts identified.
16	0	
17	0	
18	+	Location of key Council services within the Catford Town Centre will likely have a positive impact on accessibility to services for the local population.
Option 12B		
Reliance on the NPPF, policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford		
1	++	This policy option supports uses that are likely to promote very positive economic growth and employment opportunities in Catford Town Centre over the medium to long term.
2	++	
3	-	Short term negative impacts on the environment through increased waste generation and water consumption are likely with this policy option due to increased construction activities in Catford Town Centre.
4	-	
5	I	The impacts of this business as usual policy option on the open space and biodiversity are unknown as it depends on its implementation.
6	-	Short term negative impacts on the local air quality, noise and vibration are likely with this policy option due to increased construction activities in Catford Town Centre.
7	0	No impacts identified.
8	0	
9	0	
10	+/I	Sensible implementation of the business as usual policy option would be able to have long term positive effects on the townscape of Catford Town Centre.
11	-/I	Depending on implementation, there may be medium to long term negative impacts on the historic environment through this development as it is not specifically protected in this policy option.
12	+/I	Depending on the implementation, there may be long term positive impacts in developing mixed use including housing for the local community.
13	0	No impact identified.
14	+/I	The Council maintaining its office functions in Catford and this policy option specifically referencing vitality is likely to have

SA Objective	Score	Comment
		medium to long term impacts on addressing social exclusion in Catford Town Centre depending on implementation of Core Strategy policies.
15	0	No impacts identified.
16	0	
17	0	
18	+1	Location of key Council services within the Catford Town Centre will likely have a positive impact on accessibility to services for the local population depending on implementation of Core Strategy policies.
Policy 13 - Town centre vitality and viability		
<p>Option 13A</p> <p><u>A. General</u></p> <p>1. The Council will require development to sustain and enhance the vitality and viability of the Catford Town Centre through:</p> <ol style="list-style-type: none"> delivery of retail and mixed use allocations on key development sites (see Chapter 4) encouraging new retail (Classes A1, A2, A3, A4) development in order to maintain and enhance Catford as a Major town centre in the retail hierarchy, as follows: <ol style="list-style-type: none"> an additional 8,100 sq.m gross of A1 comparison floorspace by 2026 an additional 1,800 sq.m gross of A2 convenience floorspace by 2026 encouraging leisure uses and evening economy uses (in conformity with policy CLP15), incorporation of design principles such as active frontages, public realm improvements and effective street lighting with a view to making the town centre a safer place, provision of high quality shopfronts and improvements to existing shopfronts. <p><u>B. Town Centre boundary</u></p> <p>The boundary for the town centre is defined in Figure 5.1.</p> <p><u>C. Primary Shopping Area</u></p> <p>The Primary Shopping Area for the Catford Town Centre is defined in Figures 5.1. This contains those areas where retail development is concentrated and generally comprises the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage.</p> <p><u>D. Primary shopping frontage</u></p> <p>1. Within the primary shopping frontage, as defined in Figure 5.2, the Council will only consider a change of use involving the loss at ground floor level of shops (Use Class A1) where the proposal would:</p> <ol style="list-style-type: none"> not harm the predominant retail character of the shopping frontage not create an over-concentration of non-retail uses so as to create a break in the retail frontage of three or more non A1 uses together and 70% of 		

SA Objective	Score	Comment
		<p>A1 uses (the total number of units in the primary shopping frontage) are maintained in the primary shopping frontage,</p> <ul style="list-style-type: none"> c. generate a significant number of pedestrian visits, thereby avoiding the creation of an area of relative inactivity in the shopping frontage d. occupy a vacant unit having regard both to their number within the town centre as a whole and the primary shopping area and frontage and the length of time they have been vacant and actively marketed e. not introduce residential use at ground level and f. not result in adverse impacts caused by crime, disorder and anti-social behaviour. <p>2. All proposals for non retail development within the primary shopping frontage, including where relevant, a change of use, will need to:</p> <ul style="list-style-type: none"> a. 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), b. where appropriate, provide attractive display windows and entrances that are compatible with adjoining shopfronts, and <p>3. The Council will not support ground level residential uses within the primary shopping frontage.</p> <p><u>E. Secondary shopping frontage</u></p> <p>4. Within the secondary shopping frontage, as defined in Figure 5.2, the Council will only consider a change of use involving the loss at ground floor level of shops (Use Class A1) where the proposal would:</p> <ul style="list-style-type: none"> a. introduce an A2, A3, A4, or D2 use b. not harm the amenity of adjoining properties, including that created by noise, smell, litter, and incompatible opening hours (all of which may be controlled by appropriate conditions) c. not create an over-concentration of non-retail uses so as to create a break in the retail frontage of three or more non-A1 uses together d. not harm the retail character, attractiveness, vitality and viability of the centre including unreasonably reducing the percentage of A1 units e. retain an appearance which is compatible with adjoining shop units including window presentation f. provide an active frontage at ground floor level g. not introduce residential uses at ground floor level and h. be considered appropriate in relation to the area's specific retail character <p>5. The Council will not support ground level residential uses within the secondary shopping frontage.</p> <p><u>F. Other shopping frontages</u></p> <p>6. Outside the primary and secondary shopping frontages as identified above, the Council will consider applications for development or change of use from a ground floor shop (Use Class A1) where the following is met:</p> <ul style="list-style-type: none"> a. the amenity of adjoining properties is not affected b. the character, attractiveness, vitality and viability of the centre as a whole is not harmed and c. in the case of change to a residential use the proposal would not result in a harmful break to the continuity of the retail frontage. <p><u>G. Catford Market</u></p> <p>7. The Council will:</p> <ul style="list-style-type: none"> a. protect, enhance and promote Catford Market along Catford Broadway as an essential part of the town centre

SA Objective	Score	Comment
b. investigate, in consultation with market traders, retailers and other town centre stakeholders, ways in which the market can be improved and better managed.		
1	+	This policy option promotes uses within Catford Town Centre that will have long term positive outcomes for local enterprise, employment and subsequently economic growth.
2	+	
3	-	The development that is likely to occur with this policy option will lead to short term negative impacts on resource use and waste generation associated with construction.
4	-	
5	+/-	There are likely to be both positive and negative impacts with the implementation of this policy option for the environmental objectives. Short term negative impacts due to increased construction activity from new development are likely along with the longer term benefits of improved efficiencies from newer buildings as per the criteria in the policy option.
6	+/-	
7	+/-	
8	+/-	
9	+/-	
10	+	The vitality and viability promoted through this policy option will provide long term positive impacts on Catford's townscape.
11	I	The heritage environment is not specifically referenced in this policy option, therefore the impacts are linked to implementation of it in combination with other policies for Catford Town Centre.
12	+	This policy option promotes development that will contribute to the vitality and viability of Catford Town Centre which is likely to have positive impacts on reducing inequalities by providing employment and housing which will contribute to the sense of wellbeing of the community. Accessibility for community infrastructure due to the encouragement of development contributing to Catford's vitality is likely to have positive impacts on anti-social behaviour and long term indirect positive impacts on community identity and welfare.
13	+	
14	+	
15	+	
16	+	
17	+	
18	+	
Option 13B		
1. The current and larger town centre boundary could be carried forward		
2. The defined primary shopping area could be larger and include all secondary frontages along Rushey Green		
3. A more flexible approach could be adopted for the primary frontages. A requirement for a lower percentage of A1 uses could be included.		

SA Objective	Score	Comment
<p>4. A more flexible approach could be adopted for the secondary frontages.</p> <p>5. More detailed requirements could be included for other frontages.</p> <p>6. Relying on the policies in the London Plan and Core Strategy rather than a more detailed local policy for the market.</p>		
1	++	The more flexible approaches taken in this policy option as compared to option 13A will likely have very positive impacts on local enterprise and economic growth through placing less restrictions on developers in Catford Town Centre.
2	++	
3	-	The development that is likely to occur with this policy option will lead to short term negative impacts on resource use and waste generation associated with construction. Through placing less guidance on environmental criteria to guide development, there are also likely to be negative effects on climate change mitigation including flood risk.
4	-	
5	-	
6	-	
7	-	
8	-	
9	-	
10	+	
11	I	The heritage environment is not specifically referenced in this policy option, therefore the impacts are linked to implementation of it in combination with other policies for Catford Town Centre.
12	+/-	The increased flexibility of this policy option for developers compared to the detailed criteria in option 13A would likely have both positive and negative impacts on the local population in terms of housing, welfare, community identity etc. Development for the vitality and viability of Catford would likely have positive outcomes with the increased development due to flexibility. However, without clear guidelines, there is a risk some uses may predominate in the Town Centre or that neighbouring uses/residential areas would not be regarded as strictly in new development.
13	+/-	
14	+/-	
15	+/-	
16	+/-	
17	+/-	
18	+/-	
Policy 14 – Evening Economy Uses		
Option 14A		
1. The Council will encourage proposals for new uses that would positively contribute to the evening economy of the Catford Town Centre where the		

SA Objective	Score	Comment
<p>following criteria are met:</p> <p>a. the retail character is not harmed within the primary shopping area and primary shopping frontages,</p> <p>b. the proposal would contribute positively to the character of the particular area in which it is proposed to be located,</p> <p>c. the cumulative impact of the proposal does not unreasonably harm the living conditions of nearby residents.</p> <p>2. The Council will generally support restaurants (not hot food takeaways) and family orientated developments, including appropriate leisure uses.</p> <p>3. Premises that can be the cause of noise, disturbance and anti-social behaviour will not be supported</p>		
1	+/-	This policy is likely to have both positive and negative impacts on economic growth in Catford Town Centre as although it encourages development, it places restrictions on developers as well.
2	+	This policy option is likely to have long term positive impacts on local employment and enterprise in Catford Town Centre that reflects the needs of the local community as it encourages development in a sensible, local context.
3	-	Short term negative effects on environmental characteristics due to increased construction activities is likely to impact waste generation and water consumption.
4	-	
5	0	No impact identified.
6	+/-	Noise from this development causing a disturbance is not supported in this policy option and impact on nearby residents is explicitly stated in a criterion therefore depending on implementation, positive effects may be likely.
7	0	No impacts identified.
8	0	
9	0	
10	+	This policy option encourages development that positively contribute to the vitality and existing uses in Catford Town Centre, therefore it is likely to have positive impacts on the townscape.
11	0	No impacts identified.
12	0	
13	+/-	Depending on implementation of this policy option, there is likely to be positive effects on the health and wellbeing of the local population through the provision of a vibrant evening economy in Catford Town Centre.
14	0	No impacts identified.
15	0	
16	+	This policy option promotes a vibrant evening economy in Catford Town Centre and specifically does not support developments that will lead to disturbance and antisocial impacts on the local community. This will have medium to long term beneficial impacts on the area.

SA Objective	Score	Comment
17	+	This policy option has the potential to improve the sense of community identity through the encouragement of a vibrant evening economy in Catford Town Centre.
18	+/I	Appropriate leisure uses will be encouraged though this policy option however will be dependent on implementation in the context of this policy on evening economy.
Option 14B		
Reliance on the policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.		
1	+	This policy option is likely to have long term positive impacts on local employment and enterprise in Catford Town Centre as it encourages development without restrictions on developers.
2	+	
3	-	Short term negative effects on environmental characteristics due to increased construction activities is likely to impact waste generation, water consumption and noise.
4	-	
5	-	
6	0	No impacts identified
7	0	
8	0	
9	0	
10	+/I	Guidance for secondary shop frontage is provided in Core Strategy policy 6, which will have positive outcomes for townscapes, though other outcomes for Catford are dependent on the implementation alongside other policies without specific guidance.
11	0	No impacts identified.
12	0	
13	0	
14	0	
15	0	
16	-	Without a specific policy to guide evening economy development in Catford Town Centre, reliance on the business as usual policy option is likely to have negative impacts on anti-social behaviour and fear of crime in Catford without guidance on addressing these.
17	?	The business as usual approach will have unknown impacts on community identity as business as usual policy option will

SA Objective	Score	Comment
18	?	allow development in Catford that will contribute to the evening economy, though without guidance on addressing evening economic and safety concerns. This is also linked to the accessibility to community facilities.
Option 14C		
A less restrictive approach to the location and operation of evening economy uses		
1	+	This policy option is likely to have long term positive impacts on local employment and enterprise in Catford Town Centre as it encourages development without restrictions on developers.
2	+	
3	-	Short term negative effects on environmental characteristics due to increased construction activities is likely to impact waste generation, water consumption and noise.
4	-	
5	-	
6	0	No impacts identified
7	0	
8	0	
9	0	
10	+/!	This policy option will have positive outcomes for townscapes through more development with a less restrictive approach, other outcomes for Catford are dependent on the implementation alongside other policies without specific guidance.
11	0	No impacts identified.
12	0	
13	0	
14	0	
15	0	
16	-	Without a specific policy to guide evening economy development in Catford Town Centre, reliance on the business as usual policy option is likely to have negative impacts on anti-social behaviour and fear of crime in Catford without guidance on addressing these.
17	?	This policy option will have unknown impacts on community identity and accessibility as whilst it will allow development in Catford that will contribute to the evening economy, without guidance on addressing evening economic and safety concerns these may also be impacted.
18	?	
Policy 15 - Restaurants and cafés (A3 uses) and drinking establishments (A4 uses)		
Option 15A		

SA Objective	Score	Comment
<p>1. The Council will consider proposals for restaurants and cafés (A3) and drinking establishments (A4) provided the following are met:</p> <ul style="list-style-type: none"> a. the location and shopfront design is acceptable and the proposed use does not detrimentally affect the vitality of the shopping area and complies with CLP Policy Option 13 (Town Centre vitality and viability) b. there is no harm to the living conditions of nearby residents, including that created by noise and disturbance from users and their vehicles, smell, litter and un-neighbourly opening hours c. parking and traffic generation is not a danger to other road users, public transport operators or pedestrians <p>2. In addition, applicants will be expected to provide acceptable arrangements for:</p> <ul style="list-style-type: none"> a. the efficient and hygienic discharge of fumes and smells, including the siting of ducts, which should be unobtrusive b. the collection, storage and disposal of bulk refuse/recyclables and customer litter c. sound proofing, especially if living accommodation is above or adjacent d. the impact on neighbours of the proposed opening hours 		
1	+	This policy option promotes the economic growth of A3 and A4 uses in Catford Town Centre.
2	+	This policy option promotes the economic growth of A3 and A4 uses in Catford Town Centre promoting employment.
3	-	A3 and A4 uses generally require high levels of resource use and produce greater volumes of waste. Likely long term adverse impacts if recycling and energy management are not incorporated into the developments.
4	-	A3 and A4 uses generally require high levels of resource use and produce greater volumes of waste. Likely long term adverse impacts if recycling and energy management are not incorporated into the developments.
5	0	No impact identified
6	I/-	This policy option considers management of noise and disturbance although success will depend on implementation. Some increase in noise is likely as a result of these premises.
7	0	Transport is referred to in this policy option but sustainable transport options are not specifically promoted.
8	I/-	Developments are typically high resource users. Measures for energy efficiency should be considered.
9	0	No impact identified.
10	I/+	This policy option considers the impact of these establishments on the vitality of the surrounding area, though will depend on implementation.
11	0	No impact identified.

SA Objective	Score	Comment
12	0	No impact identified.
13	I	The policy safeguards the wellbeing of communities and amenity of surrounding areas, despite its focus being on entertainment establishments. Sensible implementation will be crucial.
14	0	No impact identified.
15	0	No impact identified.
16	I	Drinking establishments tend to attract anti-social behaviour resulting from the night-time economy. Implementation will be key to ensuring that these establishments do not have an adverse effect on community safety.
17	I/+	This policy option considers the impact of these establishments on the vitality of the surrounding area and addressing potential impacts on neighbours.
18	0	No impact identified.
Option 15B		
Reliance on the policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.		
1	+	This business as usual policy option would provide less restriction on development of A3 and A4 uses than Option 15A which would positively affect economic development, local enterprise and subsequently employment in Catford Town Centre.
2	+	
3	-	Less restriction on A3 and A4 development compared to Option 15A would impact negatively on resource use and waste generation which is linked to this type of development.
4	-	
5	0	No impact identified.
6	-	Less restriction on A3 and A4 development under the business as usual policy option would have negative impacts on noise and vibration which is linked to this development.
7	0	No impacts identified.
8	0	
9	0	
10	I	The impacts on the townscape under the business as usual policy option is highly dependent on implementation as whilst there may be more development with fewer restrictions for developers, whether this is positive or negative for the townscape is related to how the overarching policies are applied.
11	0	No impacts identified.
12	0	

SA Objective	Score	Comment
13	-	The business as usual policy option places less restriction on A3 and A4 development which would likely have negative impacts on the social health of the community through less consideration required of impacts on neighbours.
14	0	No impacts identified
15	0	
16	-	Drinking establishments tend to attract anti-social behaviour resulting from the night-time economy, with fewer restrictions on A3 and A4 development under the business as usual policy option impacts would not be able to be managed as effectively.
17	1/-	With less restriction on A3 and A4 development under this policy option, impacts on community identity and welfare could be negatively impacted depending on implementation.
18	0	No impact identified
Option 15C		
A less restrictive approach to the location and operation of evening economy uses		
1	++	This policy option would provide less restriction on development of A3 and A4 uses than Option 15A which would positively affect economic development, local enterprise and employment opportunities in Catford Town Centre.
2	+	
3	-	Less restriction on A3 and A4 development compared to Option 15A would impact negatively on resource use which is linked to this type of development.
4	-	
5	0	No impact identified.
6	-	Less restriction on A3 and A4 development compared to Option 15A would have negative impacts on noise and vibration which is linked to this development.
7	0	No impacts identified.
8	0	
9	0	
10	-	Less restriction on A3 or A4 development compared to Option 15A
11	0	No impact identified.
12	0	
13	-	Less restriction on A3 and A4 development compared to Option 15A would likely have negative impacts on the social health of the community through less consideration required of impacts on neighbours.
14	0	No impacts identified

SA Objective	Score	Comment
15	0	
16	-	Drinking establishments tend to attract anti-social behaviour resulting from the night-time economy, with less restrictions on A3 and A4 development compared to Option 15A impacts would not be able to be managed.
17	1/-	With less restriction on A3 and A4 development compared to Option 15A, impacts on community identity and welfare could be negatively impacted depending on implementation.
18	1	With less restriction on A3 and A4 development compared to Option 15A, access to services would be dependent on implementation.
Policy 16 - Hot food take-away shops (A5 uses)		
Option 16A		
<ol style="list-style-type: none"> 1. The Council will not grant planning permission for new hot food take-away shops (A5) that fall within 400 metres of the boundary of a primary or secondary school (the exclusion zone). 2. The Council will only consider granting planning permission for new hot food take-away shops (A5) outside of the exclusion zone where: <ol style="list-style-type: none"> a. the percentage of hot food take-aways (A5) does not exceed 5% of all units within the town centre b. the location and shopfront design is acceptable and the proposed use does not detrimentally affect the vitality of the shopping area and complies with CLP Policy Option 13 (Town Centre vitality and viability) c. there is no harm or loss of amenity to the living conditions of nearby residents, including that created by noise and disturbance from other users and their vehicles, smell, litter and un-neighbourly opening hours and d. parking and traffic generation is not a danger to other road users, public transport operators or pedestrians. 3. In addition, applicants will be expected to provide acceptable arrangements for: <ol style="list-style-type: none"> a. the efficient and hygienic discharge of fumes and smells, including the careful siting of ducts, which should be unobtrusive b. the collection, storage and disposal of bulk refuse and customer litter c. sound proofing, especially if living accommodation is above or adjacent and d. the impact on neighbours of the proposed opening hours. 		
1	-	This policy option places restrictions on development including an exclusions zone and upper percentage limit for Town Centre units which would likely negatively impact on economic growth.
2	-	This policy option places restrictions on development including an exclusions zone and upper percentage limit for Town Centre units which would likely negatively impact on employment growth.

SA Objective	Score	Comment
3	+/I	A5 uses generally require high levels of resource use and produce greater volumes of waste. Likely long term adverse impacts if recycling and energy management are not incorporated into the developments, therefore depends on implementation of criteria.
4	I	A5 uses generally require high levels of resource use and produce greater volumes of waste. Likely long term adverse impacts if recycling and energy management are not incorporated into the developments, therefore depends on implementation.
5	0	No impact identified
6	-/+	This policy option considers management of noise and disturbance although success will depend on implementation. Some increase in noise is likely as a result of these premises.
7	0	Transport is referred to in this policy option but sustainable transport options are not specifically promoted.
8	I/-	Hot food takeaway shops are typically high resource users and open for long hours. Measures for energy efficiency should be considered and incorporated.
9	0	No impact identified.
10	I/-	The development of hot food take away shops in Catford Town Centre is unlikely to contribute to borough heritage / landscapes.
11	I/-	
12	0	No impact identified.
13	++	Restrictions on hot food takeaway shops (including exclusion zone around schools) will likely have positive health effects for the community.
14	++	
15	0	No impact identified.
16	+	This policy option considers the impact of these establishments on the vitality of the surrounding area and addressing potential impacts on neighbours. It discourages anti-social behaviour and promotes consideration of neighbours and town vitality.
17	I/+	
18	I/-	Depends on implementation, but hot food take-away shops are likely to have negative effects on cultural /community infrastructure in Catford Town Centre.
Option 16B		
Allow a lower percentage of permitted A5 uses. (All other criteria the same as Policy Option 16A)		
1	--	This policy option places restrictions on development including an exclusions zone and upper percentage limit for Town Centre units which would likely negatively impact on economic growth, enterprise and employment opportunities.
2	--	

SA Objective	Score	Comment
3	+/I	A5 uses generally require high levels of resource use and produce greater volumes of waste. Likely long term adverse impacts if recycling and energy management are not incorporated into the developments, therefore depends on implementation of criteria.
4	I	A5 uses generally require high levels of resource use and produce greater volumes of waste. Likely long term adverse impacts if recycling and energy management are not incorporated into the developments, therefore depends on implementation.
5	0	No impact identified
6	-/+	This policy option considers management of noise and disturbance although success will depend on implementation. Some increase in noise is likely as a result of these premises.
7	0	Transport is referred to in this policy option but sustainable transport options are not specifically promoted.
8	I/-	Hot food takeaway shops are typically high resource users and open for long hours. Measures for energy efficiency should be considered and incorporated.
9	0	No impact identified.
10	I/-	The development of hot food take away shops in Catford Town Centre is unlikely to contribute to borough heritage / landscapes.
11	I/-	
12	0	No impact identified.
13	++	Higher restrictions on hot food takeaway shops (including exclusion zone around schools) will likely have positive health effects for the community.
14	++	
15	0	No impact identified.
16	+/-	This policy option discourages anti-social behaviour, promotes consideration of neighbours and town vitality, though with more A5 uses permitted there may be negative effects through a higher concentration of potential sources of anti-social behaviour.
17	I/+	This policy option considers the impact of these establishments on the vitality of the surrounding area and addressing potential impacts on neighbours.
18	I/+	Depends on implementation, whether hot food take-away shops are likely to have effects on cultural /community infrastructure in Catford Town Centre, however with fewer premises the potential for positive effects is higher.
Option 16C		
Allow a higher percentage of permitted A5 uses. (All other criteria the same as Policy Option 16A)		

SA Objective	Score	Comment
1	-/I	Less restrictions on developers of A5 uses (in terms of number permitted developments) is likely to have positive effects on economic growth and employment opportunities and enterprise in Catford Town Centre, though depends on implementation as restrictions would still be in place imposing impediment to developers.
2	-/I	
3	-/I	A5 uses generally require high levels of resource use and produce greater volumes of waste. Likely long term adverse impacts if recycling and energy management are not incorporated into the developments, therefore depends on implementation of criteria.
4	-/I	
5	0	No impact identified
6	-/+	This policy option considers management of noise and disturbance although success will depend on implementation. Some increase in noise is likely as a result of these premises.
7	0	Transport is referred to in this policy option but sustainable transport options are not specifically promoted.
8	I	Hot food takeaway shops are typically high resource users and open for long hours, but with a lower percentage permitted in Catford Town Centre with this policy option, it would depend on implementation for effects to be determined.
9	0	No impact identified.
10	?	A lower percentage of hot food take away shops in Catford Town Centre will have an unknown effect as It depends on whether or not other types of development would occur in its place and the effects on townscape and heritage of that.
11	?	
12	0	No impact identified.
13	-	Less restrictions on hot food takeaway shops in the Town Centre will likely have negative health effects for the community, as the percentage of A5 uses in the Town Centre is already 7%with high obesity levels and decreasing restrictions may continue this trend. This also has follow on negative effects on social exclusion and well being.
14	-	
15	0	No impact identified.
16	+	This policy option discourages anti-social behaviour, promotes consideration of neighbours and town vitality.
17	+/I	This policy option considers the impact of these establishments on the vitality of the surrounding area and addressing potential impacts on neighbours and with fewer premises this is propagated, though depends on implementation of this policy option.
18	I	Depends on implementation, whether hot food take-away shops are likely to have effects on cultural /community infrastructure in Catford Town Centre.
Option 16D		
Provide no restrictions on the number of A5 uses. (All other criteria for the Policy Option are the same as Policy Option 16A).		
1	++	This policy option places no restrictions on A5 development except an exclusions zone and environmental considerations

SA Objective	Score	Comment
2	++	which would potentially have positive impacts on economic growth, enterprise and employment in Catford Town Centre.
3	-	A5 uses generally require high levels of resource use and produce greater volumes of waste. Likely long term adverse impacts if recycling and water management are not incorporated into the developments.
4	-	
5	0	No impact identified
6	-/+	This policy option considers management of noise and disturbance although success will depend on implementation. Some increase in noise is likely as a result of these premises.
7	0	Transport is referred to in this policy option but sustainable transport options are not specifically promoted.
8	1/-	Hot food takeaway shops are typically high resource users and open for long hours. Measures for energy efficiency should be considered and incorporated.
9	0	No impact identified.
10	1/-	The development of hot food take away shops in Catford Town Centre is unlikely to contribute to borough heritage / landscapes.
11	1/-	
12	0	No impact identified.
13	-	Lower restrictions on hot food takeaway shops in the Town Centre will likely have negative health effects for the community.
14	-	
15	0	No impact identified.
16	+/-	This policy option discourages anti-social behaviour, promotes consideration of neighbours and town vitality, though with more A5 uses permitted there may be negative effects through a higher concentration of potential sources of anti-social behaviour.
17	1/+	This policy option considers the impact of these establishments on the vitality of the surrounding area and addressing potential impacts on neighbours.
18	1/-	Depends on implementation, whether hot food take-away shops are likely to have effects on cultural /community infrastructure in Catford Town Centre, however with more premises they are likely to have a negative effect.
Option 16E		
Reliance on the NPPF, London Plan and Core Strategy policies rather than a specific policy for the Catford Town Centre.		
1	+/1	Without the restrictions placed on developers of a local policy for A5 uses, this is likely to encourage more development and,

SA Objective	Score	Comment
2	+/I	depending on implementation, have positive impacts on economic growth, enterprise and employment in the Town Centre.
3	-/I	There are currently approximately 7% A5 uses in Catford Town Centre, and they are generally associated with high resource use and waste generation. Reliance on London Plan and Core Strategy policies would not specifically address these types of development thus are likely to have negative effects, based on implementation without development restrictions.
4	-/I	
5	0	No impact identified.
6	?	A5 uses are often open long hours and can be associated with anti-social behaviour which generates noise, relying on the business as usual policy option is unlikely to address this issue other than through existing policies not specifically related to A5 – leading to uncertain effects.
7	0	No impacts identified.
8	0	
9	0	
10	?	The impacts of the business as usual policy option on the townscape including the historic environment is uncertain. With the current level of A5 development within the Town Centre and no specific restrictions on its development, the Council would need to rely on other policies to protect or enhance the townscape and historic environment – having unknown effects.
11	?	
12	0	No impact identified.
13	-	Lewisham's Core Strategy promotes and supports local food growing and urban agriculture which is one way to increase access to healthy food, however the Council is also concerned about restricting access to unhealthy foods, although there is no specific policy in the Core Strategy. There are currently approximately 7% A5 uses in Catford Town Centre and with the business as usual approach this is likely to continue with the associated health implications for the local population. This will also flow into negative effects on social exclusion and poverty of which Catford already has high levels of deprivation.
14	-	
15	0	No impact identified.
16	-	The business as usual policy option does not place any restrictions specifically on A5 uses that would discourage the anti-social behaviour that can be associated with this type of development therefore these negative effects are likely to be found along with the subsequent negative effects on community welfare.
17	-	
18	0	No impact identified
Policy 17 - Shopfronts, Signs and Hoardings		
Option 17A		
1. Shopfronts in the Catford Town Centre will need to be designed to a high quality and reflect and improve the character and quality of their surroundings. This will be achieved by the following:		

SA Objective	Score	Comment
		<p>a. retention of high quality shop fronts. This includes retention of original fascia, pilasters and columns including where shops units are combined. Where retention is not possible replacements should use high quality materials and use a design appropriate to the period and character of the building</p> <p>b. new shopfronts and the replacement of non-period shopfronts should use high quality materials and use a design that relates well to the proportion, scale and detailing of the entire host building and makes a positive contribution to the streetscape. Where possible existing original pilasters, brackets and fascia should be retained and new shopfronts should relate well to these features</p> <p>c. new shop signs should relate successfully to the architectural features and detailing of the building. Architectural features such as cornices, pilasters and columns should not be obscured</p> <p>d. provision of separate access to any residential accommodation on other floors and encourage the restoration of such access if already removed</p> <p>e. provision of suitable access for people with disabilities in new shop fronts</p> <p>f. provision of storage for refuse bins where possible</p> <p>g. refuse permission for advertisements, banners, blinds, canopies and awnings that are considered to adversely affect the amenity and character of the town centre</p> <p>h. roller grilles and shutters for security purposes should be of an open mesh variety leaving the shop window visible, with the box for any grille or shutter contained behind the fascia where possible.</p> <p>2. The Council will not grant planning permission for the display of poster hoardings which are considered to be out of scale and character with the building/site on which they are displayed. Temporary hoardings may be suitable for some form of public art.</p>
1	+	The criteria in this policy option have the potential to enhance the character and appeal of Catford Town Centre, which has possible long term positive impacts through encouraging business and employment.
2	+	
3	-	Possible short term adverse effects for resource use as specific materials will need to be sources and transported to site.
4	-	
5	0	No impact identified.
6	-	With this policy option, there are likely to be short term adverse effects on air quality, noise and vibration during construction.
7	0	No impacts identified.
8	0	
9	0	
10	+	The restrictions in this policy option are likely to have positive impacts on improving and maintaining the local townscape and

SA Objective	Score	Comment
11	+	heritage assets.
12	0	No impact identified.
13	+	This policy option is likely to enhance the appeal and living environment within Catford Town Centre. This is likely to have long term positive effects for health and wellbeing in the community.
14	0	No impacts identified.
15	0	
16	0	
17	+	The criteria in this policy option have the potential to enhance the character and appeal of Catford Town Centre, which has possible long term positive impacts on developing a sense of community and welfare.
18	0	No impact identified.
Option 17B		
Reliance on the policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.		
1	+/I	There are likely to be positive impacts on the economy and enterprise with fewer restrictions on shopfronts etc with the business as usual policy option.
2	+/I	
3	?	There are unknown effects on environmental parameters including resource use, waste generation, air quality and open space in Catford Town Centre based on this business as usual policy option. There may be indirect impacts due to construction/replacement activities without policies to guide this type of development, however it is indeterminate.
4	?	
5	?	
6	?	
7	0	No impacts identified.
8	0	
9	0	
10	-/I	The replacement of shopfronts and signage in Catford Town Centre has no specific guidance under this business as usual policy option, dependent on implementation, there is likely to be both short and medium term negative effects to the townscape and heritage environment through standardisation and loss of natural character without specific policies to protect them.
11	-/I	
12	0	No impacts identified.
13	0	

SA Objective	Score	Comment
14	-/I	Depending on the implementation of the existing policies, there are likely to be indirect socio-economic negative impacts to poverty and social exclusion related to the description in 10 and 11 above.
15	0	No impacts identified.
16	0	
17	-/I	Depending on the implementation of the existing policies, there are likely to be indirect socio-economic negative impacts on community identity and welfare related to the description in 10 and 11 above.
18	0	No impact identified.
Policy 18 - Carbon dioxide emission reduction and decentralised energy networks		
Option 18A		
<p>1. The Council will reduce the energy use of new developments and support the provision of an efficient energy network for Catford Town Centre.</p> <p>2. All development will be required to apply the energy hierarchy as set out in the London Plan.</p> <p>3. The Council will require all ‘major development’ to incorporate communal heating and cooling which future-proofs the development and allows for larger scale decentralised energy clusters to be developed in the medium to long term, in some cases beyond the plan period. Where it has been demonstrated that a communal heating and cooling system would not be the most suitable option in the short to medium term, the development should ensure a connection can still be facilitated in the medium to long term. In doing so developments should:</p> <ul style="list-style-type: none"> a. incorporate energy centre(s) that are appropriately sized not only to accommodate the interim requirements of CHP and other centralised plants, but to accommodate a ‘consumer substation unit’ to provide all the necessary equipment for a connection to a heating and cooling network and for domestic hot water preparation, b. where a communal heating system is not installed, incorporate pipework to the edge of the site which is compatible with any other existing networks or sections and ensure the likely shortest distance to future networks, c. locate energy centres close to a street frontage (but without creating ‘dead frontage’ to a street), ensuring the likely shortest distance to future networks, d. safeguard routes from site boundaries to energy centres to enable a connection to be made to a network in the future. <p>4. The Catford Town Centre Sustainability Strategy recommends that there is potential for at least two key development sites that could support a decentralised energy, as follows:</p> <ul style="list-style-type: none"> a. Catford Centre, with connections to the Civic Centre and Laurence House b. Former Catford Greyhound Stadium site. 		
1	+/-	This policy option has both positive and negative effects on economic growth and employment opportunities in Catford Town

SA Objective	Score	Comment
2	+/-	Centre as whilst it puts restrictions on developers which might have negative impacts, it also promotes energy sensitive design measures and decentralised energy networks which may encourage different opportunities.
3	-	There may be short term negative effects on resource use and waste generation due to construction activities.
4	0	No impacts identified.
5	0	
6	+	
7	0	No impacts identified.
8	++	The promotion of decentralised energy networks and reductions in carbon dioxide emissions has very positive impacts on climate change mitigation in the long term.
9	0	No impacts identified.
10	0	
11	0	
12	0	
13	0	
14	0	
15	0	
16	0	
17	0	
18	0	
Option 18B Reliance on the NPPF, policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.		
1	+/I	The policies in the NPPF, London Plan and Core Strategy support the transition to a low carbon future which will have positive impacts on Catford without specific restrictions for development, however implementation is key.
2	+/I	
3	-	Short term negative impacts on resource use, noise and waste generation may be likely due to construction under the business as usual policy option.
4	-	
5	-	

SA Objective	Score	Comment
6	+1	The policies in the NPPF, London Plan and Core Strategy support the transition to a low carbon future which will have positive impacts on Catford's adaption to climate change, however without specific policies, implementation is key.
7	0	No impacts identified.
8	+1	The policies in the NPPF, London Plan and Core Strategy support the transition to a low carbon future which will have positive impacts on Catford's adaption to climate change, however without specific policies, implementation is key.
9	0	No impacts identified.
10	0	
11	0	
12	0	
13	0	
14	0	
15	0	
16	0	
17	0	
18	0	
Policy 19 – Adapting to Climate Change		
Option 19A		
<p>The Council will require all developments, and works to the public realm, to adapt to the potential impacts of climate change. In doing so applications are required to use measures including, but not limited to, the following:</p> <ul style="list-style-type: none"> a. maximising internal thermal comfort and seeking to design out mechanical cooling b. reducing urban heat island effect through effective design of buildings and services b. maximising opportunities for ecology and biodiversity d. providing living roofs and walls e. ensuring water saving measures f. incorporating sustainable urban drainage systems, (see Policy Option 20) 		

SA Objective	Score	Comment
g. providing suitable vegetation and planting h. using suitable materials and i. minimising waste in demolition, construction and occupation.		
1	-/+	This policy option places restrictions on developers which is likely to have negative impacts on economic growth and consequently new enterprises/employment in Catford Town Centre, though at the same time positive impacts might be felt through the development of other enterprise in Catford to address the mitigation requirements.
2	-/+	
3	+	The environmental criteria in this policy option will have medium to long term positive effects on water and other resource use. It will promote biodiversity and open space and the provision of green roofs and walls will have positive outcomes for air quality and water run-off.
4	+	
5	++	
6	+	
7	0	No impacts identified.
8	++	The environmental measures in the criteria of this policy option will have long term, very positive effects on the ability of Catford Town Centre to mitigate and adapt to the impacts of climate change. The incorporation of SUDS and green roof and walls will have positive effects on flood risk in the Town Centre and will potentially benefit the townscape. Maximising biodiversity opportunities will also positively enhance the landscapes.
9	+	
10	+	
11	0	
12	0	No impacts identified.
13	0	
14	0	
15	0	
16	0	
17	I	Depending on the implementation of this policy option, through the incorporation of environmentally sustainable design features in public realm buildings in Catford Town Centre this may have impacts on the community identity.
18	0	No impact identified.
Option 19B Reliance on the NPPF, policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.		
1	+/I	The business as usual policy option will have positive impacts on Catford's economy as whilst it promotes adapting to climate

SA Objective	Score	Comment
2	+/I	change, it provides few restrictions to development than option 19A so will be dependent on implementation.
3	I	The environmental criteria in the plans comprising the business as usual policy option will impact on resource use, waste generation and other objectives, however it is highly dependent on implementation. Catford Town Centre is expected to see significant growth and without specific policies to provide clear guidance for development, implementation and certainty will impact whether these impacts are positive or negative when realised.
4	I	
5	I	
6	I	
7	0	No impact identified.
8	+/I	The plans comprising the business as usual policy option all have policies or positive impacts on climate change mitigation and adaption, however how this are implemented in Catford Town Centre will impact on the positive effects realised.
9	+/I	Core Strategy policy 5.12 is concerned with flood risk management, therefore depending on implementation in Catford, there is likely to be positive effects for this objective.
10	?	There are unknown impacts on the townscape and heritage environment as it is highly dependent on how the policies in the Core Strategy are implemented in Catford Town Centre.
11	?	
12	0	No impacts identified.
13	0	
14	0	
15	0	
16	0	
17	0	
18	0	
Policy 20 - Managing and reducing the risk of flooding:		
Option 20A		
<ol style="list-style-type: none"> 1. The Council will require proposals to comply with Core Strategy Policy 10 and Policy 11. 2. Applicants will need to demonstrate that their proposal will deliver a positive reduction in flood risk to Catford. 3. All developments should implement appropriate drainage measures to ensure that the peak rate of surface water run-off should be no greater for the developed site than it was at predevelopment with the inclusion of an allowance for climate change. 		

SA Objective	Score	Comment
4.		Developments should ensure that flooding of property will not occur in the event of local drainage system failures and the post development run-off volume over the development lifetime is no greater than it would have been prior to the assessed site's development. Any additional predicted volume of run-off should be prevented from leaving the site by using infiltration or other Sustainable Urban Drainage (SUDs) techniques such as: <ul style="list-style-type: none"> a. swales – in soft landscaped areas such as in the Former Greyhound Stadium Site and green open space areas. These can be combined with the provisions of outdoor space and landscaped areas to provide suitable attenuation of rainwater. b. permeable paving - in areas where local ground conditions allow this to function c. local or centralised soakaways d. run-off from roofs collected as part of a rainwater harvesting system e. run-off from roofs directed to a local soakaway f. green roofs and g. site specific measures identified in Policy Option 19.
1	-/+	This policy option is likely to have both positive and negative impacts on economic growth and subsequently local employment/enterprise as whilst it provides restrictions and potentially extra cost on developers, it also promotes other development that may have benefits for the Catford Town Centre population.
2	-/+	
3	0	No impact identified.
4	+	This policy option is likely to have positive medium to long term effects on water quality and resources through better management of run-off.
5	0	No impacts identified.
6	0	
7	0	
8	+	This policy option will have positive long term impacts on Catford Town Centre mitigating and adapting to the impacts of climate change including flooding.
9	++	This policy option will have very positive long term impacts on Catford Town Centre mitigating flood risk.
10	I	The implementation of this policy option may have impacts on the townscapes and historic environment, even though it is not explicitly listed in the criteria. Implementation with other policies would influence whether the impacts are positive or negative.
11	I	
12	0	No impacts identified.

SA Objective	Score	Comment
13	0	
14	0	
15	0	
16	0	
17	0	
18	0	
Option 20B		
Reliance on the NPPF, policies in the London Plan and Core Strategy rather than a more detailed local policy for Catford.		
1	-/+	This policy option is likely to have both positive and negative impacts on economic growth and subsequently local employment/enterprise as whilst the business as usual policy option provides less restrictions on developers which will have positive effects, it also doesn't provide as detailed guidance for ensuring the risk of flood to Catford's economic assets is managed.
2	-/+	
3	0	No impact identified.
4	+/I	This policy option is likely to have positive effects on water quality and resources through better management of run-off, though it is highly dependent on implementation of the Core Strategy policies.
5	0	No impacts identified.
6	0	
7	0	
8	+/I	The NPPF, London Plan and Core Strategy policies all support planning for development that takes full account of flood risk, though the positive outcomes for Catford would be dependent on how this policy option is implemented.
9	+/I	
10	I	The implementation of this business as usual policy option may have indirect impacts on the townscapes and historic environment through mitigation for future flood risk.
11	I	
12	0	No impacts identified.
13	0	
14	0	
15	0	

SA Objective	Score	Comment
16	0	
17	0	
18	0	
Policy 21: Design and public realm		
Option 21A		
<p>The Council will require all public spaces in Catford Town Centre to be designed as safe, accessible, healthy, attractive and robust places through consideration of the following factors:</p> <ul style="list-style-type: none"> a. application of the Lewisham Streetscape Guide, in particular through the avoidance of street clutter, and where it is useful and functional, street furniture and lighting should be designed to delight, b. encouraging the provision of public art in association with all major development and consideration of such at the early stages of the design process, c. enhancing community safety through the overlooking of entrances and exits and clear definition of public and private space. Applicants will need to demonstrate how 'Secure by Design' has been taken into account, d. providing generously sized and designed public spaces to improve the wider network of routes and open space in and through the town centre, particularly for pedestrians and cyclists, and where possible creating new public routes; enhancing connections between the town centre and surrounding residential communities are particularly important, e. ensuring public realm and development projects incorporate inclusive design principles; the Council will also seek to make provision for Shopmobility initiatives, f. building lines should be organised to provide generous pavements, g. using intelligent planting and street trees to mitigate heat island effects and assist in reducing run-off and flood risk, h. creating good quality environments through urban enclosure and urban grain, and i. providing high quality and legible signage, as appropriate. 		
1	+	This policy option has potential long term positive effects for economic growth and employment as it promotes a favourable living/working environment in Catford Town Centre encouraging more people to live and work there.
2	+	
3	?	Unknown impacts on resources from this policy option – whilst the increase in vegetation provides positive outcomes for water , it also increases consumption, and there may be short term impacts on resource management from construction and maintenance of public realm improvements.
4	?	

SA Objective	Score	Comment
5	+	This policy option promotes the improvement of open space in Catford, providing positive impacts.
6	0	No impact identified.
7	+/I	Improvements to the connectivity of public spaces may help to increase sustainable modes of transport such as cycling and pedestrian use in Catford Town Centre, but this depends on the implementation of this policy option.
8	+/I	Using intelligent planting and vegetation to mitigate heat island effects and assist in reducing flood risk will likely have positive impacts on addressing climate change and flood risk in Catford Town Centre.
9	+/I	
10	++	This policy option seeks to protect and enhance the townscape's street furniture and enhance the townscape.
11	I	This policy option does not specifically mention the historic environment therefore it is dependent on implementation.
12	0	No impacts identified.
13	0	
14	I	The implementation of this policy option will depend on whether or not there are impacts on social exclusion in Catford Town Centre as with public art and connected spaces may effect this objective.
15	0	No impacts identified.
16	+/I	The implementation of this policy option has the potential for long term positive effects on the sense of community identity and fear of crime in Catford Town Centre. If an increase in town trees, furniture and art is achieved, along with connections for public open spaces, this will provide better accessibility for the community including mobility needs.
17	+/I	
18	+/I	
Option 21B		
Reliance on the policies in the London Plan, Lewisham Streetscape Guide and Core Strategy rather than a local policy for Catford Town Centre..		
1	+/I	This policy option has potential long term positive effects for economic growth and employment as it promotes a favourable living/working environment in Lewisham encouraging more people to live and work there. Implementation in Catford would be key.
2	+/I	
3	0	No impacts identified.
4	0	
5	+/I	This policy option promotes the improvement of open space in Lewisham, providing positive impacts.
6	0	No impacts identified.
7	+/I	Reliance only on the Lewisham Streetscape Guide and Core Strategy is likely to have similar positive and adverse effects to

SA Objective	Score	Comment
8	+/I	Option 21A. The Lewisham Streetscape Guide is very detailed and provides good guidance on streetscape design within Lewisham, including Catford Town Centre.
9	+/I	
10	+	
11	0	No impacts identified.
12	0	
13	0	
14	0	
15	0	
16	+/I	Reliance only on the Lewisham Streetscape Guide and Core Strategy is likely to have similar positive and adverse effects to Option 21A. The Lewisham Streetscape Guide is very detailed and provides good guidance on streetscape design within Lewisham, including Catford Town Centre which will likely have positive effects on community identity and accessibility.
17	+/I	
18	+/I	
Policy 22 - Tall buildings:		
Option 22A		
<ol style="list-style-type: none"> 1. Proposals for tall buildings will need to comply with Core Strategy Policy 18 (The location and design of tall buildings) and then satisfy the following requirements. 2. Detail of zones generally appropriate or inappropriate for tall buildings and those areas sensitive to such development are shown in Figure 5.4. 3. Any tall building proposed in the Catford Town Centre will need to assess and consider the physical and visual impact on the following: <ol style="list-style-type: none"> a. local views, particularly the foreground and middle ground, to ensure the design of the building is appropriate and compliments the view b. Ladywell Fields and Jubilee Ground c. the character of the adjoining Culverley Green conservation area and the two prominent listed buildings in the town centre 4. Issues associated with an overcrowded public realm need to be taken into consideration and solutions offered to mitigate or alleviate these issues before locating any tall buildings. 5. Tall buildings in the town centre must: <ol style="list-style-type: none"> a. increase the amount of local amenity space and improve its quality in order to accommodate tall buildings b. add positively to the existing and emerging overall Catford Town Centre skyline through sensitive and high quality design providing positive 		

SA Objective	Score	Comment
		<p>landmarks from all angles of view</p> <p>c. be part of a varied size, scale and height of development</p> <p>d. be sensitive to the surrounding environment, in line with CABE and EH guidance.</p> <p>6. Applicants should provide detailed modelling to assess the appropriate building height in relation to scale and massing.</p> <p>7. The surrounding areas of low-rise Victorian terraced housing are inappropriate for tall buildings and any tall building located nearby needs to be sensitive to their location.</p>
1	-	The restrictions placed on development in this policy option may have short term negative impacts on economic growth and local enterprise in Catford Town Centre.
2	-	
3	0	No impacts identified.
4	0	
5	0	
6	0	
7	0	
8	0	
9	0	
10	+	This policy option is likely to have positive impacts on the townscape as it provides restrictions on the development of tall buildings unless they are sensitive to the Town Centre surroundings and this has the potential depending on implementation to conserve the local historic environment.
11	+/l	
12	0	No impacts identified.
13	0	
14	0	
15	0	
16	0	
17	+/l	The implementation of this policy option has the potential to provide long term positive impacts on the community identity and accessibility for Catford Town Centre, depending on location of tall buildings near residential areas.
18	+/l	

SA Objective	Score	Comment
Option 22B		
Relying on Core Strategy Policy 18 (Tall buildings) rather than applying a specific policy for Catford Town Centre.		
1	-/I	The restrictions placed on development in Core Strategy policy 18 may have short term negative impacts on economic growth and local enterprise, depending on how it is implemented in Catford Town Centre.
2	-/I	
3	0	No impacts identified.
4	0	
5	0	
6	0	
7	0	
8	0	
9	0	
10	+/I	This policy option is likely to have positive impacts on the townscape as it provides restrictions on the development of tall buildings unless they are sensitive to the surroundings and this has the potential depending on implementation in Catford Town Centre to conserve the local historic environment.
11	+/I	
12	0	No impacts identified.
13	0	
14	0	
15	0	
16	0	
17	+/I	The implementation of this business as usual policy option has the potential to provide long term positive impacts on the community identity and accessibility based on the criteria in Core Strategy policy 18 and its implementation in Catford Town Centre.
18	+/I	
Policy 23 – Heritage Assets		
Option 23A		
The Council will require development proposals to:		

SA Objective	Score	Comment
a. sustain and enhance Catford's heritage assets and their settings which contribute to the character of Catford Town Centre and b. respond to the individual and distinctive character and significance of the assets and their settings, including conservation areas, listed and locally listed buildings, buildings of potential heritage value, buildings and areas of townscape merit, landmarks and archaeology.		
1	-/I	The restriction on developers that may result with implementation of this policy option in order to protect heritage assets may negatively impact the economy and enterprise in Catford Town Centre through reducing new development.
2	-/I	
3	+	Retention of heritage assets as encouraged by this policy option may have positive impacts on reducing resource use for new construction and waste generation from demolition.
4	0	No impacts identified.
5	I	Depending on the type of heritage assets sustained/enhanced, the implementation of this policy option could have impacts on Catford's open space or biodiversity through old buildings providing opportunities for nesting bats.
6	0	No impacts identified.
7	0	
8	0	
9	0	
10	+	This policy option is likely to have long term positive impacts on the local townscape through the enhancement of Catford's heritage assets.
11	++	The protection and enhancement of the historic environment is promoted by this policy option which will have very positive long term impacts for Catford Town Centre.
12	0	No impacts identified.
13	0	
14	0	
15	0	
16	0	
17	+/I	The retention of heritage assets that contribute to the local character of Catford Town Centre may have positive impacts on a sense of community identity.
18	0	No impact identified.

SA Objective	Score	Comment
Option 23B		
Relying on the policies in the London Plan, Core Strategy the NPPF and the Historic Environment Planning Practice Guide to PPS5.		
1	I	This policy option provides restrictions on developers in order to protect heritage assets, however whilst providing guidance it is not specific and detailed for Catford Town Centre. This makes the impact very dependent on how the policy option is implemented.
2	I	
3	+	Retention of heritage assets as encouraged by this policy option may have positive impacts on reducing resource use for new construction and waste generation from demolition.
4	0	No impacts identified.
5	0	
6	0	
7	0	
8	0	
9	0	
10	+/I	This policy option is likely to have long term positive impacts on the local townscape through the enhancement of Catford's heritage assets, though with less specific guidance for local implementation.
11	++	The protection and enhancement of the historic environment is promoted by this policy option which will have very positive long term impacts for Catford Town Centre.
12	0	No impacts identified.
13	0	
14	0	
15	0	
16	0	
17	0	
18	0	
Policy 24 - Sustainable transport		
Option 24A		
1. The Council will work with a range of partners including Transport for London, Network Rail, other public transport providers and operators,		

SA Objective	Score	Comment
		landowners, developers and other stakeholders to implement the recommended option for the South Circular and ensure improvements are secured and delivered to the frequency, quality, accessibility and reliability of the town centre public transport network, particularly the bus network.
		2. The Council will seek specific funding and deliver improvements to other walking and cycling, including: <ol style="list-style-type: none"> the Waterlink Way, links through the town centre and beyond to the adjoining neighbourhoods, and provision of cycle lanes and priority at junctions.
		3. The Council will support the principle of extending the London Underground Bakerloo line and/or the DLR through the area with a new station or stations at Catford, subject to proposed rail alignments and engineering solutions satisfactorily safeguarding open spaces, pedestrian and cycle connectivity and local amenity during both the construction and operational phases and providing good interchange facilities with Catford and Catford Bridge stations and bus services.
		4. The Council will secure the overall amount of public car parking spaces that reflects both Catford's excellent public transport accessibility and the need to support a vibrant town centre economy and manage spaces in ways that gives priority to those that need them most.
1	+/I	This policy option primarily supports the objectives of public transport providers in a manner that supports Catford's economy. Depending on how and when it is implemented during the Catford Plan period, is likely to have positive outcomes for the economy and employment opportunities in Catford Town Centre.
2	+/I	
3	0	No impacts identified.
4	0	
5	0	
6	+/I	Positive impacts on local air quality may be realised in Catford if implementation of this policy option results in reduced car travel and increased sustainable transport options utilised.
7	+	Promoting the development of public transport options and safeguarding pedestrian and other connections will improve accessibility by sustainable modes of transport.
8	0	No impacts identified.
9	0	
10	I	The implementation of this policy may have impacts on the townscape depending on how other policies are taken into account in preserving/enhancing if new public transport gets developed.
11	0	No impacts identified.

SA Objective	Score	Comment
12	0	
13	0	
14	0	
15	0	
16	0	
17	0	
18	+	Promotion of public transport options and the securing of appropriate levels of car parking will likely have positive impacts on improving the accessibility to community infrastructure for Catford's population.
Option 24B		
Adopting the 'do nothing' option in relation to the South Circular and making the most of mitigating the adverse impacts that the current road system has on pedestrian, cycle and bus movements and severance.		
1	?	The business as usual policy option is likely to have unknown impacts for Catford Town Centre as mitigation of on-going adverse impacts of the current system will likely have impacts on the economy due to capacity limitation of the current network and subsequent impacts on pedestrians, however this will also not positively contribute to economic growth in the area.
2	?	
3	0	No impacts identified
4	0	
5	0	
6	-	The business as usual policy option will be unlikely to provide any benefit to sustainable transport use or local air quality impacts, and taking into account growth, it's likely to have negative impacts for Catford Town Centre.
7	-	
8	0	No impacts identified.
9	0	
10	0	
11	0	
12	0	
13	0	

SA Objective	Score	Comment
14	0	
15	0	
16	0	
17	0	
18	0	
Policy 25 – Social Infrastructure		
Option 25A		
<p>1. The residential and commercial growth of Catford Town Centre may result in the need to provide additional social infrastructure such as schools, childcare and health facilities, and community and leisure spaces. The Council will monitor social infrastructure need and work alongside public, private and voluntary groups to deliver necessary facilities and services.</p> <p>2. In addition to paying the Community Infrastructure Levy, developers will be required, where necessary, to accommodate new facilities within their development and design and manage buildings and access to them accordingly.</p> <p>3. Priorities for securing on-site provision of facilities by way of planning obligations for each key development site are detailed in Section 4.</p> <p>4. The redevelopment of existing social infrastructure for alternative uses will only be permitted if it can be demonstrated that:</p> <ul style="list-style-type: none"> a. the facility is no longer needed or an equivalent facility can be replaced at an alternative site with an equal or improved level of accessibility, b. the facility is not considered to be in the right location to meet current and expected demand, c. the facility needs updating, which cannot be achieved at reasonable cost, and d. alternative provision of equivalent benefit to the community is made. 		
1	+/-	This policy option provides both restrictions on development in Catford, and clear guidelines for developers to follow providing surety in the area. These positive and negative impacts are likely to have medium term impacts depending on implementation of the criteria.
2	+/-	
3	0	No impacts identified.
4	0	
5	0	
6	0	
7	0	

SA Objective	Score	Comment
8	0	
9	0	
10	+/-	Implementation of this policy option is likely to have positive effects on the townscape through the provision of social infrastructure and funds from the CIL being used in a constructive way for Catford Town Centre.
11	0	No impacts identified.
12	0	
13	0	
14	0	
15	+	The provision of social infrastructure as promoted in this policy option is likely to have positive outcomes for the local community through facilities that provide education, can provide facilities that discourage anti-social behaviour and provide a sense of community identity. Positive impacts on the accessibility to community facilities will also be likely in the long term.
16	+	
17	+	
18	+	
Option 25B		
Manage down the supply of new homes up to 2026 to the target of 1,750.		
1	-	This policy option is likely to have negative impacts on local economic growth through the restrictive approach to the supply of new homes up to 2026 in Catford. A fall in affordable homes in an employment area may potentially deter businesses from investing in that area.
2	-	
3	0	No impacts identified.
4	0	
5	+	Through the downward managing of the supply of new homes, there will be a reduction in the rate of areas developed and hence an increase in the areas maintained or enhanced as open spaces and biodiversity habitats.
6	0	No impacts identified.
7	0	
8	0	
9	+/-	Depending on implementation, managed supply of housing and less residential development along flood plains will have positive effects for the Catford Town Centre.
10	+	Through the downward managing of the supply of new homes, there will be a reduction in the rate of areas developed and

SA Objective	Score	Comment
		hence an increase in the areas maintained or enhanced as open spaces and biodiversity habitats.
11	0	No impacts identified.
12	-	Through trying to manage the housing stock down to match the current facilities in Catford Town Centre is likely to lead to negative impacts on the provision of sufficient housing.
13	-	Health and wellbeing are inextricably linked to good and affordable homes. Any negative impacts on the supply of homes in Catford will in turn have a negative impact on the health and wellbeing of the local population.
14	-	This policy option may have negative impacts on social inclusion and reducing poverty in Catford Town Centre through not providing sufficient community facilities to meet the population.
15	0	No impacts identified.
16	-	This policy option may have negative impacts on the crime and anti social behaviour in Catford Town Centre through the inadequate provision of sufficient housing to meet the needs of the local populace.
17	-	This policy option may have negative impacts on the sense of community and welfare in Catford Town Centre through not providing sufficient housing to meet the needs of the local populace.
18	0	No impacts identified.
Option 25C		
Amend the proposed vision and objectives (and Core Strategy) to reduce the target to a level that existing facilities could support		
1	-	This policy option is likely to have negative impacts on local economic growth through the restriction of population growth in Catford.
2	-	
3	I	The ability to minimise the production of waste and increase waste recovery and recycling will depend how this policy is implemented.
4	0	No impact identified.
5	I	The ability to increase, maintain and enhance open space, biodiversity, flora and fauna. will depend how this policy is implemented.
6	I	The ability to improve air quality and reduce noise and vibration will depend how this policy is implemented.
7	0	No impacts identified.
8	0	
9	0	

SA Objective	Score	Comment
10	0	
11	0	No impact identified
12	-	Through trying to manage the housing stock down to match the current facilities in Catford Town Centre is likely to lead to negative impacts on the provision of sufficient housing.
13	0	No impact identified.
14	-	This policy option may have negative impacts on social inclusion and reducing poverty in Catford Town Centre through not providing sufficient community facilities to meet the population.
15	0	No impact identified
16	-	This policy option has the potential to have negative impacts on anti-social behaviour through the limit in social infrastructure in Catford.
17	0	No impact identified.
18	-/1	Through providing no more facilities in Catford, this may have negative impacts on the accessibility of appropriate requirements for the existing and future population.
Policy 26 – Implementation		
Option 26A		
<p>1. The Council will implement the Catford Plan by working with CRPL, public, voluntary, community and private sector partners and co-ordinating action, including:</p> <ul style="list-style-type: none"> a. using the Catford Programme Board to review and coordinate proposals for the town centre where the Council has a direct interest b. managing its own assets in ways that help deliver the Plan’s vision, objectives and policies c. implementing the Infrastructure Delivery Plan and a Catford Delivery Strategy d. where appropriate using its compulsory purchase powers e. engaging in pre-application discussions with prospective developers f. requiring prospective developers to address the Plan’s vision, objectives and policies and to demonstrate in planning applications how proposals would help deliver them g. working with prospective developers in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with 		

SA Objective	Score	Comment
planning applications h. using the Lewisham Design Panel or a site-specific design panel to help secure high quality design and i. working with Thames Water to deliver water supply and sewerage infrastructure		
1	+	This policy option for implementation of the Catford Plan policy is likely to have positive effects on the economy and enterprise in Catford as it provides certainty to developers and in the Planning system.
2	+	
3	0	No impacts identified.
4	0	
5	0	
6	0	
7	0	
8	0	
9	0	
10	+	The implementation criteria in this policy option will likely have positive impacts on the Catford Town Centre townscape though early engagement with developers and including community groups in the coordination of development planning.
11	0	No impacts identified.
12	0	
13	0	
14	0	
15	0	
16	0	
17	+	Through clearly identifying in this policy option how the Catford Plan will be implemented, involving many groups in the community, a sense of identity and accessibility to key local services is likely to be achieved.
18	+	
Option 26B Reliance on the borough wide approach to implementation as outlined in section 9 of the Lewisham Core Strategy rather than a bespoke Catford Delivery Framework.		

SA Objective	Score	Comment
1	+1	This policy option will have similar positive effects as for Option 26A, however as it is at the Lewisham wide rather than Catford level this is likely to be more heavily reliant on implementation to achieve the same outcomes at the local level.
2	+1	
3	0	No impacts identified.
4	0	
5	0	
6	0	
7	0	
8	0	
9	0	
10	1	The implementation criteria in this policy option will be the biggest variable to ensure that implementation of the policies in the Catford Plan are appropriate at the local level rather than taking the wider Lewisham implementation plan.
11	0	No impacts identified.
12	0	
13	0	
14	0	
15	0	
16	0	
17	1	The implementation criteria in this policy option will be significant as to whether there will be impacts associated with these objectives. It is important to ensure that implementation of the policies in the Catford Plan are appropriate at the local level rather than taking the wider Lewisham implementation plan, which may be more difficult without a specific local plan.
18	1	
Policy 27 - Monitoring		
Option 27A		
The Council will facilitate the monitoring of the Catford Plan through a monitoring framework and the following interventions:		
<ul style="list-style-type: none"> a. using annual town centre surveys and health checks b. monitoring progress on planning applications 		

SA Objective	Score	Comment
c.		reporting progress on Council's assets through the Catford Programme Board and
d.		including relevant monitoring information in its Annual Monitoring Report.
1	+	The monitoring proposed in this policy option will provide certainty for developers which will have positive impacts on economic growth in Catford Town Centre.
2	0	No impacts identified.
3	0	
4	0	
5	0	
6	0	
7	0	
8	0	
9	0	
10	0	
11	0	
12	0	
13	0	
14	0	
15	0	
16	0	
17	+	There are likely to be positive outcomes for the welfare and identity of the Catford Town Centre community through confidence that with this policy option, monitoring of the development within Catford will be reported during the plan period.
18	+	
Option 27B		
Reliance on the borough wide approach to implementation as outlined in section 9 of the Lewisham Core Strategy rather than a bespoke Catford Delivery Framework.		
1	+/I	The monitoring proposed in this policy option will provide certainty for developers which will have positive impacts on economic growth in the borough, however for the local impacts to be realised, there is a greater emphasis on implementation

SA Objective	Score	Comment
		for Catford Town Centre.
2	0	No impacts identified.
3	0	
4	0	
5	0	
6	0	
7	0	
8	0	
9	0	
10	0	
11	0	
12	0	
13	0	
14	0	
15	0	
16	0	
17	+1	There are likely to be positive outcomes for the welfare and identity of the Catford Town Centre community with monitoring of the development within the borough reported during the plan period, however it is highly dependent on implementation as this policy option is at the borough-wide level.
18	0	No impacts identified.