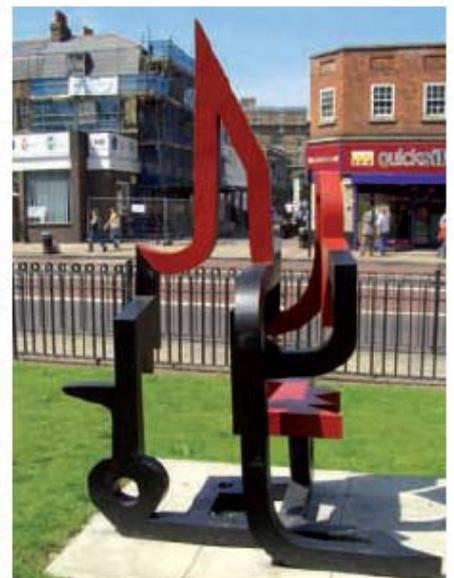


Sustainability appraisal and strategic environmental assessment

Catford Town Centre Local Plan Submission Version

November 2013



Contents

Contents	ii
Tables	iv
Abbreviations	v
1 Non Technical Summary	1
2 Introduction and Methodology	3
2.1 Introduction.....	3
2.2 Sustainability Appraisal	4
2.3 Strategic Environmental Assessment.....	11
2.4 Equalities Analysis Assessment.....	11
2.5 The Habitat Regulations Assessment (HRA)	11
3 Background	12
3.1 Catford Town Centre Local Plan Context.....	12
3.2 Vision.....	12
3.3 CTCLP objectives.....	13
4 Context, Baseline and SA Objectives	15
4.1 Links to Other International, National, Regional, Local Plans and Programmes. 15	
4.2 Current and Predicted Future Social, Environmental and Economic Baseline Characteristics	19
4.3 Sustainability Appraisal Objectives	23
5 CTCLP Options and Alternatives	28
5.1 Identification and Consideration of Strategic Alternatives	28
6 CTCLP Policy Appraisal	30
6.1 CTCLP Policies	30
6.2 Environmental, Social and Economic Effects of the CTCLP Policies.....	30
6.3 Assessment of the CTCLP – Submission Version Policies.....	31
6.4 Cumulative Impacts.....	48

6.5	Equalities Analysis Assessment.....	50
6.6	The Habitat Regulations Assessment (HRA)	51
7	Task B5 – Considering ways of mitigating adverse effects and maximising beneficial effects	53
7.1	Monitoring Process.....	61
	References	70
	Appendix I: Sustainability Appraisal of Key Development Issues and Major Sites	71
	Appendix II: Sustainability Appraisal of Area Wide Policies.....	89
	Appendix III: Sustainability Appraisal Catford Town Centre Local Plan – Further Options	119

Tables

Table 2-1 SA Reports and Local Plan Consultation Periods	3
Table 2-2 DCLG Guidance Stage.....	5
Table 2-3 SEA Directive Requirements and where they have been met within this Report	6
Table 4-1 Plans Policies and Programmes.....	15
Table 4-2 Key Sustainability Issues.....	20
Table 4-3 Sustainability Appraisal Objectives.....	24
Table 4-4 Key to the Compatibility Assessment of SA Objectives and CTCLP Objectives.	25
Table 4-5 Appraisal of the CTCLP Objectives against the SA Objectives.....	26
Table 5-1 CTCLP Further Options SA - Consultation Responses.....	29
Table 6-1 Major Site Policies	30
Table 6-2 Area Wide Policies	30
Table 6-3 Key Matrix Scores	31
Table 7-1 Mitigation Approach.....	53
Table 7-2 Mitigation provided by the CTCLP for each SA objective.....	53
Table 7-3 Proposed Monitoring Information for the CTCLP	62

Abbreviations

AAP	Area Action Plan
AQMA	Air Quality Management Area
AQS	Air Quality Strategy
CHP	Combined Heat and Power
CSH	Code for Sustainable Homes
CTCLP	Catford Town Centre Local Plan
DCLG	Department for Communities and Local Government (formerly ODPM)
DPD	Development Plan Document
DMLP	Development Management Local Plan
DLR	Docklands Light Railway
EC	European Community
EIA	Environmental Impact Assessment
EU	European Union
GLA	Greater London Authority
HRA	Habitats Regulations Assessment
LBL	London Borough of Lewisham Council
LDF	Local Development Framework
MOL	Metropolitan Open Land
NHS	National Health Service
ODPM	Office of the Deputy Prime Minister (replaced by DCLG)
PTAL	Public Transport Accessibility Level
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SINC	Site of Importance Nature Conservation
SPZ	Source Protection Zone
SUDS	Sustainable Urban Drainage Systems
SWMP	Site Waste Management Plan
UDP	Unitary Development Plan
UK	United Kingdom

1 Non Technical Summary

This document is the Sustainability Appraisal (SA) and the Strategic Environmental Assessment (SEA) of the Lewisham CTCLP Submission Version. This Report has been produced following consultation on the SA of the CTCLP Proposed Submission Report (August – October 2013). No changes have been made to the CTCLP between Proposed Submission and Submission Stage, therefore the assessment within this SA is largely unchanged. The SA of the CTCLP Further Options Report which is referred to throughout this document is available in Appendix III.

The Lewisham CTCLP is subject to a SA which must, where appropriate, incorporate the requirements of the SEA Directive (2001/42/EC). The purpose of SA is 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.

The SEA Directive requires that a formal assessment is undertaken of plans and programmes which are likely to have significant effects on the environment. This report is designed to meet the requirements of an "Environmental Report" as defined in the Directive and as set out in UK government guidance on Sustainability.

The Proposed Submission Report SA has recently been consulted on alongside the CTCLP. Following this period of consultation, no amendments to policies have been made and no additional policies have been included. A complete list of the policies of the CTCLP is available in Appendix I and II.

Predicted negative effects have been identified in the development of the CTCLP and accordingly mitigation measures are recommended and incorporated into the CTCLP in the form of policies and text. 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 policies 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 to both the public and potential investors thereby contributing to growing the local economy. The cumulative effect of policies within the CTCLP is therefore likely to be 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 CTCLP policies. 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 the implementation/construction stage. These could exacerbate short term impacts relating to noise/vibration and air quality.

- *Social* - The CTCLP proposed submission policies are likely to impact positively on the social fabric of Catford 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 residents. Ensuring accessibility is addressed through connecting public spaces and requirements for new developments to provide high levels of access will contribute to making Catford a more inclusive environment. 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.

This report sets out the mitigation identified and which policies will ensure that the mitigation is addressed to ensure sustainable development is achieved.

The SEA Directive requires that the significant environmental effects of implementing a plan or programme 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.

This report summarises the process completed to date and, in addition, sets out a proposed list of monitoring activities currently being considered for the CTCLP; some of which have already been incorporated.

In compliance with the Habitats Directive (92/43/EEC), a Habitats Regulations Stage 1 Assessment Report has been produced to accompany the CTCLP. The report observes that none of the site allocations or policies in either plan at pre-submission stage, on their own or in combination with other plans or projects, are likely to result in significant adverse impacts on European Sites. The report’s conclusions are supported by Natural England.

2 Introduction and Methodology

2.1 Introduction

This supports the development of the Catford Town Centre Local Plan (CTCLP).

This document is the Sustainability Appraisal (SA) and the Strategic Environmental Assessment (SEA) of the Catford Town Centre Local Plan Submission Version.

This Report has been produced following consultation on the SA of the Catford Town Centre Local Plan Proposed Submission Report in August – October 2013. No changes were made to the CTCLP between Proposed Submission and Submission stages and therefore the assessment within the SA has not changed.

Table 2-1 below shows all previous SA Reports and Local Plan Reports and the consultation period for each.

Table 2-1 SA Reports and Local Plan Consultation Periods

Sustainability Appraisal Reports	Local Plan	Consultation Period
Sustainability Appraisal Scoping Report 2005 (London Borough of Lewisham)	Area Action Plan (AAP) Scoping Report Issues and Options Report December 2005 (London Borough of Lewisham)	The issues and options documents were consulted on separately in 2005
Sustainability Appraisal Preferred Options Report July 2007	Area Action Plan Preferred Options Report 2007 (London Borough of Lewisham)	15 th June 2007 – 31 st July 2007 (alongside the AAP Preferred Options)
Sustainability Appraisal Revised Scoping Report 2012 (London Borough of Lewisham)	Revised Area Action Plan Scoping Report 2012	29 th June 2012 – 10 th August 2012
Sustainability Appraisal Further Options Report Feb 2013	Catford Town Centre Local Plan Further Options Report	22 nd February 2013 – 5 th April 2013 (alongside the Local Plan Further Options)
Sustainability Appraisal Proposed Submission Report May 2013 (Mouchel Ltd)	Catford Town Centre Local Plan Proposed Submission Version May 2013 (London Borough of Lewisham)	16 th August – 4 th October 2013 (alongside the Local Plan Proposed Submission)
Sustainability Appraisal Submission Version November 2013	Catford Town Centre Local Plan Submission Version November 2013	N/A Submission mid-November

The SA seeks to identify the economic, social and environmental impacts of the different options presented in the CTCLP. It includes a discussion of the likely significant effects of the implementation of the CTCLP 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 CTCLP.

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 CTCLP. This report should be read alongside the Catford Town Centre Local Plan –Submission Version.

2.1.1 *Catford Town Centre Local Plan*

The CTCLP will guide development up to 2026 and ensure that development taking place in Catford complies with the policies contained within it. Spatial Policy 2 of the adopted Core Strategy¹ sets out the following vision for the town centre:

Catford Town Centre will:

- a. Be designated as a Major town centre with new development seeking to maintain and enhance its status, to secure its physical regeneration and ensure its continued contribution to the local night-time economy.
- b. Build on its role as the civic heart of the Borough
- c. Accommodate up to 22,000 square metres of additional retail floor space by 2026.
- d. Accommodate 650 additional new homes by 2016 and up to 1,100 additional new homes by 2026 (NB: These figures have been updated at each stage of the AAP production)
- e. Be one of the borough's preferred locations for new office development.

2.2 Sustainability Appraisal

Under the Planning and Compulsory Purchase Act 2004, Local Authorities are required to undertake an SA for each of their Local Plans.

Guidance issued in November 2005 by the Office of the Deputy Prime Minister (ODPM)² states that “The purpose of Sustainability Appraisal (SA) is 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 policy development. Table 2-2 outlines the SA DCLG Guidance Stages.

¹ London Borough of Lewisham (June 2011). Core Strategy.

² Office of the Deputy Prime Minister (September 2005). A Practical Guide to the Strategic Environmental Assessment Directive.

Table 2-2 DCLG Guidance Stage

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</p> <ul style="list-style-type: none"> • 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.
DPD Stage 2: Production
SA Stages and Tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • 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>Stage C: Preparing the Sustainability Report</p> <ul style="list-style-type: none"> • C1: Preparing the SA Report.
<p>Stage D: Consulting on the preferred options of the DPD and SA Report</p> <ul style="list-style-type: none"> • D1: Public participation on the preferred option of the DPD and the SA Report. • D2(i): Appraising significant changes
DPD Stage 3: Examination
SA Stages and Tasks
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations.
DPD Stage 4: Adoption and monitoring
SA Stages and Tasks
<ul style="list-style-type: none"> • D3: Making decisions and providing information.
<p>Stage E: Monitoring the significant effects of implementing the DPD</p> <ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects.

Sustainability Appraisals must, where appropriate, incorporate the requirements of the Strategic Environmental Assessment Directive (2001/42/EC) (SEA Directive). The SEA Directive requires that a formal assessment is undertaken of plans and programmes which are likely to have significant effects on the environment. This has been transposed into UK law through the SEA Regulations (July 2004). Table 2-3 outlines the SEA Directive Requirements and how these requirements have been addressed within this report.

Table 2-3 SEA Directive Requirements and where they have been met within this Report

SEA Directive Requirements	How 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)	Sustainability Appraisal Further Options Report Feb 2013 And Sustainability Appraisal Submission Report.
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Section 3 and 4.1 of this report contains this information
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 Plan Sustainability Appraisal Further Options Report 2013(Appendices D and E) And Section 4.2 of this report identifies the baseline and current state of the environment.
c) The environmental characteristics of areas likely to be significantly affected;	Catford Town Centre Plan Sustainability Appraisal Further Options Report 2013 identifies the baseline and current state of the environment. Table 4-2 of this SA 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 Plan Sustainability Appraisal Further Options Report 2013 identifies the baseline and current state of the environment. Table 4-2 of this SA Report identifies the key issues Habitats Regulations Assessment – see section 6.6 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;	Catford Town Centre Plan Sustainability Appraisal Further Options Report 2013 Appendix A: Plans, programmes and objectives Table 4-1 of this SA Report summarises this information.

SEA Directive Requirements	How addressed
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);	Catford Town Centre Plan Sustainability Appraisal Further Options Report 2013 Section 6 of this SA Report
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 7 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;	The process of options identification and preferred options selection is discussed within the Catford Town Centre Plan Sustainability Appraisal Further Options Report 2013. And Section 5 of this Report
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 7.1 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>	Table 5-1 highlights all consultation comments received on the SA Further Options Report and how they have been addressed.
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).	Table 5-1 highlights all consultation comments received on the SA Further Options Report and how they have been addressed.

SEA Directive Requirements	How addressed
<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
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10).</p>	To be confirmed following examination
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	This table identifies how the requirements have been met.

2.2.1 SA Approach

This Section outlines the DCLG SA stages and tasks (see Table 2-2) and indicates how the process has been undertaken for the CTCLP. It also identifies which previous report was issued for consultation and which section of this report provides relevant evidence.

A series of consultation events have taken place leading up to, and as part of the Issues and Options stage (2005), the Preferred Options stage (2007) the Further Options stage (2013) and the Proposed Submission stage (2013). Consultation has included a range of techniques including workshops, exhibitions, written consultation, newsletters, online publications, comments forms, road shows, open days, stakeholder meetings and questionnaires.

DCLG 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.

The relevant plans, programmes and environmental protection objectives and the significance of these objectives with respect to the local plan and the SA are discussed in the SA Report Catford Town Centre Local Plan Further Options

February 2013 Appendix A (see Appendix III of this report). The plans and programmes considered are summarised in Section 4.1 of this Report.

- A2: Collecting baseline information.

Baseline information is set out to establish the current state of the area covered by the local plan, and to identify trends in economic, environmental and social parameters. This information is then used to assess key issues that are evident in the area. The baseline information is intended to provide a basis for predicting and monitoring the effects of implementation of the plan. It also helps to identify sustainability issues and alternative ways of dealing with them.

A Scoping Report was initially produced in 2005 and as a matter of good practice and given the time since the initial SA Scoping Report; a revised Scoping Report was issued in 2012. The full baseline information is set out in the SA Scoping Report 2012.

- A3: Identifying sustainability issues and problems.

Identifying the sustainability issues and problems is an opportunity to define the key social, environmental and economic issues which needed to be taken into account when preparing the CTCLP. In some cases these are constraints which must be overcome, or impacts which must be avoided; in other cases these may be opportunities (e.g. stimulating the local economy and employment markets).

Key sustainability issues were also identified through researching the baseline information, taking account of the results of workshops, and through other means of correspondence. Table 4-2 of this report summarises the key issues that the Local Plan area currently faces in social, economic and environmental sustainability terms.

- A4: Developing the SA framework.

The SA Framework provides a method for describing, analysing and comparing the sustainability effects of plans and policies. The Sustainability Objectives that form the SA Framework were developed and consulted on as part of the SA Scoping process in 2005 and 2012 taking into account the relationship between the local plan and the objectives of other plans and programmes, along with the findings of the baseline information review.

- A5: Consulting on the scope of the SA.

Views on the content of the SA Scoping Report 2005 and the Revised Scoping Report 2012, including the proposed approach to the appraisal, were taken into account through a formal statutory five week consultation period with the statutory consultees, including: Natural England, England Heritage, and the Environment Agency.

DCLG Stage B: Developing and refining options and assessing effects

In the UK, the term 'options' is often referred to instead of alternatives.

- B1: Testing the local plan objectives against the SA framework.

It is important that the aims and objectives of the local plan are in accordance with sustainability principles. DCLG guidance states that the objectives should be tested for compatibility with the SA objectives to assist, where necessary, in refining the CTCLP aims and objectives as well as in identifying options/alternatives.

The local plan objectives were tested against the SA Framework in the form of a compatibility matrix within the CTCLP Further Options SA Report 2013. This appraisal was consulted on in 2013 and consultation responses were received (see Table 5-1).

- B2: Developing and refining options and assessing effects.

DCLG Guidance states the following: “Only **reasonable, realistic and relevant alternatives** need to be put forward. It is helpful if they are sufficiently distinct to enable meaningful comparisons to be made of the environmental implications of each. Some alternatives are discrete, involving a choice between one alternative and another. These are often the broad options considered early in plan and programme preparation. Other alternatives can be combined in various ways. Alternatives may be grouped into scenarios, for instance rapid economic growth, ‘most sustainable’ option, etc.” (Emphasis added).

The ‘Do nothing/Business as usual’ scenario option was also considered in the CTCLP Further Options SA Report 2013, set out in Appendices D and E.

- B3: Predicting the effects of the Development Plan Document (DPD) and B4: Evaluating the effects of the DPD.

In developing the local plan, a series of options and alternatives were produced and set out in an initial Issues and Options Report, with accompanying SA, which was produced in November 2005.

Following consultation on the Issues and Options Report (2005) and the Initial SA a detailed range of draft policies which reflected the comprehensive coverage of the issues, options and preferred options identified by the CTCLP process was produced.

The Catford Town Centre Local Plan (formerly AAP) Preferred Options Report 2007 was produced along with a SA of these draft policies.

SEA / SA is an iterative process and following revised Government guidance and more detailed work on other Local Development Documents, including the Core Strategy, the CTCLP was re-focused on addressing specific town centre issues. Therefore the Catford Town Centre Local Plan Further Options Report and the SA Report 2013 were produced by LBL and Mouchel. Full information on the options generation process undertaken to date is located in Appendices D and E of the Further Options SA. (Appendix III)

Further consultation on the Catford Town Centre Local Plan Further Options Report February 2013 and accompanying SA resulted in minor changes to policy and the merging of a few policies in the Catford Town Centre Local Plan Proposed Submission Report; see Appendix I and II of this SA for further details.

- B5: Considering ways of mitigating adverse effects and maximising beneficial effects.

Section 6.5 of this report includes the recommendations identified from the SA process and how these were addressed within the Plan.

- B6: Proposing measures to monitor the significant effects of implementing the DPDs.

Section 6.6 of this report sets out a proposed list of monitoring activities currently being considered. Monitoring arrangements will be finalised following examination in 2013.

DCLG Stage C1: Reporting

- C1: Preparing the SA Report.

DCLG 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

2.3 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) 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.

An SEA is required for 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).

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.

2.4 Equalities Analysis Assessment

An Equalities Analysis Assessment has been carried out; it assessed each of the Council's recommended options in the Catford Town Centre Local Plan Further Options Report which may potentially impact on the protected characteristics of equalities groups. The results are summarised in section 6.5 of this report.

2.5 The Habitat Regulations Assessment (HRA)

A Stage 1 Habitat Regulations Assessment report was undertaken in April/May 2013 of the CTCLP at pre-submission stage, in compliance with the Habitats Directive (92/43/EEC) and the Regulations. See section 6.6 for full details.

3 Background

3.1 Catford Town Centre Local Plan Context

Lewisham's adopted Core Strategy DPD¹ sets out a spatial strategy for the whole of the Borough. Spatial Policy 2 identifies Catford Town Centre as a Regeneration and Growth Area suitable for additional new development, including housing and retail floorspace. It also aims to ensure that by 2026 the town centre retains its Major town centre status, accommodates up to 22,000sqm of additional retail space³ and 1,750 additional new homes.

The CTCLP is at the heart of regenerating the town centre. It provides a vision and a number of objectives for the area, supported by a suite of policies, guidance and a delivery plan. The CTCLP will demonstrate what is required to redevelop the area into a vibrant and successful centre, including improvements to shopping, living, working, and spending leisure time in the town centre. Further, it will ensure individual developments support the town centre wide objectives, are well designed and environmentally smart.

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.

The CTCLP has seven site specific policies and fifteen town centre wide policies to guide future development.

3.2 Vision

Lewisham Strategic Partnership, of which the London Borough of Lewisham is a part, has adopted the following vision for the Borough, as set out in the Sustainable Community Strategy 2008-2020⁴.

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

The Core Strategy provides more detail of the Borough's spatial strategy and heavily influences the plan for Catford town centre. The CTCLP then takes forward the wider spatial influence and sets out the following detailed vision for the town centre:

“Catford will be a lively, attractive town centre focussed around high quality network of public spaces. It will have a well-designed shopping centre and leisure uses, provide homes for a large, diverse residential community and will be home of Council services for the Borough.”

³ It should be noted that reassessment of the retail need for Catford, as part of the evidence base document – PBA Catford Retail and Economic Impact Assessment 2013 – has reduced the aim to accommodate 22,000sqm of additional retail floorspace to 9,900sqm.

⁴ London Borough of Lewisham. Sustainable Community Strategy (SCS) 2008-2020

3.3 CTCLP objectives

The CTCLP has the following objectives:

1. Deliver 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.
2. 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.
3. 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.
4. Establish Catford as a popular evening and weekend leisure 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. Maximise housing choice by providing new homes in the town centre for people on different incomes and household sizes and by so doing provide additional users for existing and additional retail and leisure activity.
6. 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.
7. Create an attractive, safe and animated public realm, including new public spaces and the introduction of high quality design and public art throughout.
8. Ensure developments contribute positively to the health, education and social well-being of the population, promoting and supporting active lifestyles to reduce health inequalities and that there is sufficient social infrastructure to support growth.
9. Reduce the impact of development on the environment and help tackle climate change, poor air quality, pollution, noise, waste and flood risk.

It is important that the aims and objectives of the CTCLP are in accordance with sustainability principles. DCLG guidance states that the objectives should be tested for compatibility with the SA objectives (The appraisal carried out to test the local plan objectives against each SA objective was undertaken and consulted on in the SA Further Options Report, February 2013. The results of the comparison showed that there was good compatibility between the two sets of objectives and no direct conflicts). Full details of the SA undertaken on the CTCLP objectives, including an appraisal matrix, is provided in Section 4.3.2 of this report.

Following the appraisal of the objectives at the Further Options Stage, CTCLP objective 8 has been extended to include education, social well-being and social infrastructure.

4 Context, Baseline and SA Objectives

4.1 Links to Other International, National, Regional, Local Plans and Programmes

This section summarises plans and programmes and related sustainability objectives established at other levels of the planning system that are relevant to the SA of the CTCLP. These include national and international policy and objectives where they are relevant.

Table 4-1 provides a list of those reviewed in the context of the CTCLP. Appendix A: Policies, Plans and Programmes of the SA Further Options Report (see Appendix III) provides further details on these explaining their relevance to the CTCLP and the SA and how they have been considered during the SA process.

The relevant strategic and local plans and programmes and documents reviewed were:

Table 4-1 Plans Policies and Programmes

Plans, Policies and Programmes
International
Kyoto Protocol to the UN Framework Convention on Climate Change (1997)
The World Summit on Sustainable Development (WSSD), Johannesburg Declaration on Sustainable Development (Proponent body United Nations) (2002)
Convention concerning the Protection of the World Cultural and Natural Heritage (1972) (UNESCO)
European Union
European spatial declaration on sustainable development, Proponent body European Union, 1999
European Spatial Development Perspective (ESDP) (1999)
EU Sustainable Development Strategy (EU SDS) (2001)
European Community Biodiversity Strategy (1998)
Sixth Environment Action Programme of the European Community (2002 – 2012)
Directive 2008/50/EC on ambient air quality and cleaner air for Europe (2008)
European Directive on Ambient Air Quality Assessment and Management (96/62/EC)
European Directive on Establishing a Scheme for Greenhouse Gas Allowance Trading (2003/87/EC)
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)
European Directive on Landfill (99/31/EC)
European Waste Framework Directive (75/442/EEC, as amended in 1991)
European Directive on the Conservation of natural habitats and of wild fauna and flora (The Habitats Directive 92/43/EEC)
European Directive on Conservation of Wild Birds 1979 (79/409/EEC)

Plans, Policies and Programmes
European Water Framework Directive (2000/60/EC)
EU Sixth Environmental Action Plan (2002)
National
Environmental Assessment of Plans & Programmes Regulations (2004)
Planning and Compulsory Purchase Act (2004) and Town and Country Planning (Local Planning) (England) Regulations 2012
Town And Country Planning Act (1990)
Planning and Energy Act (2008)
Energy Act (2008)
The Town and Country Planning (Use Classes) (Amendment) (England) Order (2005)
The UK Climate Change Act (2008)
UK Strategy for sustainable development
The Localism Act 2011
National Planning Policy Framework (NPPF) March 2012
Planning Policy Statement 10: Planning for Sustainable Waste Management (Department for Communities and Local Government) (2011)
Community Infrastructure Levy: An overview
By Design: Urban Design in the planning system (2000)
Planning and access for disabled people: A good practice guide (2003)
Delivering choosing health: making healthier choices easier (2005) (Department of Health)
Homes for the future – more affordable, more sustainable
UK Air Quality Strategy 'Working together for clean air'
Energy White Paper 2003 Our energy future: creating a low-carbon economy (2003)
National Waste Strategy for England (House of Commons Environment, Food and Rural Affairs Committee, 2007)
Safer Places: The Planning System and Crime Prevention (ODPM, 2004)
Healthy Weight, Healthy Lives: A Cross-Government Strategy for England (Cross government strategy led by the Department of Health and DCSF) 2008
Fair Society, Healthy Lives, The Marmot Review, Strategic review of health inequalities in England, 2010.
The Flood and Water Management Act 2010
Flood Risk Regulations 2009
Environment Agency, Creating a better place strategy 2010-2015
Thames Catchment Flood Management plan and TE2100 Plan
Thames River Basin Management Plan (2009)
National Flood and Coast Erosion Management Strategy (July 2011)
National Flood Emergency Framework

Plans, Policies and Programmes
Guidance on producing Preliminary Flood Risk Assessments (PFRA)
Areas of water stress: final classification
Water resources in England and Wales - Current State and Future Pressures (December 2008)
Water for people and the environment Water Resources Strategy for Southern Region
Water for people and the environment Water Resources Strategy for England and Wales – Feb 2009
Regional - London
The Mayor's Air Quality Strategy 'Clearing London's Air' (Greater London Authority, 2010)
The Mayor's Economic Development Strategy for London (Greater London Authority, May 2010)
Connecting with London's nature: The Mayor's Biodiversity Strategy (Greater London Authority, July 2002)
London Biodiversity Action Plan and London Biodiversity Partnership (est. 1996)
Cultural Metropolis: The Mayor's Cultural Strategy – 2012 and Beyond (2010)
The London climate change adaptation strategy (Greater London Authority, August 2008)
The Mayor's Transport Strategy (2011)
London Plan (2011)
London Plan Supplementary Plan Guidance, Housing, 2012
The Mayors Draft Municipal Waste Management Strategy: London's Wasted Resource (2010)
Streets For All: A Guide to the management of London's Streets (English Heritage, 2000)
The London Housing Strategy (GLA, February 2010)
Health and Urban Planning Toolkit – NHS London Healthy Urban Development Unit (2010)
Souder City: The Mayor's Ambient Noise Strategy (2004)
Mayor of London 'Green Light to Clean Power' Energy Strategy (2004)
Connecting Londoners with Trees and Woodlands: A Tree and Woodland Framework for London (GLA, March 2005)
The London Rivers Action Plan (2009)
London Catchment Abstraction Management Strategies (CAMS)
Mayor's Health Inequality Strategy for London 2010
Local (Lewisham)
Lewisham Unitary Development Plan (2004)
Lewisham Core Strategy 2011-2026 (adopted June 2011)
Lewisham Sustainable Community Strategy (SCS) 2008-2020

Plans, Policies and Programmes
Community Safety Strategy (2008-2011) (CSS)
Safer Lewisham Strategy 2008-2011 Action Plan
Safer Lewisham Plan 2011-2012 (Draft for approval)
Lewisham Corporate Strategy 2008-2011
Lewisham Volunteering Strategy 2006-2011
Ageing well in Lewisham – A draft well-being strategy for older people 2007-10
Lewisham Cultural Strategy 2009-2013 (November, 2009)
People, Prosperity, Place: Lewisham Regeneration Strategy 2008 – 2020 (2008)
Lewisham Physical Activity Plan 2010-2013: more people, more active, more often in everyday life & leisure
Lewisham Social Inclusion Strategy 2005-2013
Policy Submission: A Natural Renaissance For Lewisham 2006-2011 (Lewisham Biodiversity Partnership, February 2007)
'Homes for the future: raising aspirations, creating choice and meeting need' Lewisham's Housing Strategy 2009 -2014
Brighter futures: Lewisham's Homelessness Prevention Strategy 2009-2014
It's Everybody's Business: Lewisham Children and Young People's Plan (CYPP) 2009-2012
Lewisham Borough Sports Plan 2010-13
Local Biodiversity Action Plan – A Natural Renaissance For Lewisham
Lewisham Municipal Waste Strategy
Sustainability Strategy, Catford Town Centre, 2013
Lewisham Carbon Reduction and Climate Change Strategy (July 2008)
Lewisham Local Air Quality Action Plan (January 2008)
London Borough of Lewisham: Strategic Flood Risk Assessment (SFRA) (2008)
London Borough of Lewisham: Flood Risk and Development - Sequential Test (2009)
Lewisham Borough Wide Transport Study: Draft Final Report (February 2010)
Catford Gyratory Modelling Summary, Technical Note 2, 2013
Catford Town Centre Parking Capacity Study, 2013
London Borough of Lewisham: Employment Land Study Final Report (2008)
Lewisham Retail Capacity Study (LRCS) (2009)
Catford Retail and Economic Impact Assessment (2013)
Lewisham Strategic Housing Market Assessment (2008) and the South East London Sub-regional SHMA (2009)
Lewisham Infrastructure Delivery Plan (IDP) (2010)
Ravensbourne River Corridor Improvement Plan (Final draft September 2010)
London Borough of Lewisham Local Implementation Plan 2011-2031 (April 2011)

Plans, Policies and Programmes
Lewisham Borough Wide Character Study Final Report (October 2010)
Catford Town Centre heritage asset assessment, 2013
Lewisham Conservation Area Management Plans
Town Centre Health Checks (2009)
'Lambeth, Southwark and Lewisham NHS LIFT Strategic Service Development Plan' 2008
Lewisham Health & Well Being Strategy 2012
Promoting healthy weight, healthy lives for Lewisham children, young people and their families 2010
Lewisham Tall Buildings Study (2010)
Lewisham Joint Strategic Needs Assessment

4.2 Current and Predicted Future Social, Environmental and Economic Baseline Characteristics

Baseline information is set out to establish the current state of the area covered by the Local Plan, and to identify trends in economic, environmental and social parameters. This information is then used to assess current sustainability issues that are evident

The review of baseline information is intended to provide a basis for predicting and monitoring the effects of implementation of the plan. It also helps to identify sustainability issues and alternative ways of addressing them. This information was reported in the SA Scoping Report July 2005 and was reviewed and updated for the Preferred Options SA Report 2007, the SA Scoping Report 2012 and the Further Options SA Report 2013.

The identification of sustainability issues, is an opportunity to define the key social, environmental and economic factors which need to be taken into account when preparing the CTCLP. In some cases these are constraints which must be overcome, or impacts which must be avoided; in other cases these may be opportunities (e.g. stimulating the local economy and employment markets).

Since the preparation of the original scoping report for the CTCLP, a series of consultation events have taken place leading up to, and as part of the Issues and Options stage (2005), the Preferred Options stage (2007), the revised SA Scoping Report (2012) the Further Options stage (2013) and the Proposed Submission stage (2013). Consultation has included a range of techniques including workshops, exhibitions, written consultation, newsletters, online publications, open days, road shows, stakeholder meetings and questionnaires.

The social, economic and environmental issues that were identified following each of these consultation periods and through collection of baseline data identified in the Scoping Report 2012 are detailed in the SA Further Options Report 2013 and set out in Table 4-2 below:

Table 4-2 Key Sustainability Issues

Key Sustainability Issues
<p>ECONOMIC</p>
<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 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. 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, 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 9,900 plus square metres (including existing vacant retail units) from new development focused on the redevelopment of Catford is expected to facilitate this growth scenario. 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.
<p>ENVIRONMENTAL</p>
<p>Protect and improve biodiversity and natural habitats including local waterways</p> <ul style="list-style-type: none"> Catford is essentially urban with just over three hectares of green space located within the plan area. 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 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, water efficiency initiatives are needed to reduce

Key Sustainability Issues
<p>daily water use and maintain the supply-demand balance.</p> <ul style="list-style-type: none"> • 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"> • Climate change due to greenhouse gas emissions from fossil fuel use is likely to affect the natural environment. • Catford is essentially urban and 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 in Catford with regard to access to, within and around the plan area, levels of cars travelling through the plan area, and train station accesses and congestion at bus stop waiting areas. • It will be necessary to ensure Catford makes adequate provision for all users (pedestrians, cyclists, cars and public transport) to improve its appeal. • 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 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 five 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, including built form and the natural environment</p> <ul style="list-style-type: none"> • The image of Catford 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 plan area). • Spaces and places in Catford 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 plan area. • 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

Key Sustainability Issues
<p>uses.</p> <p>The need to increase the amount of renewable energy utilised</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 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 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 reasons were 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). • 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 Catford, 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 Catford, 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 in terms of its appeal for people to visit and use, especially after dark and in relation to the potential to create a

Key Sustainability Issues
<p>vibrant evening economy.</p> <ul style="list-style-type: none"> • 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, 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 two Grade II Listed Buildings, a Conservation Area around the plan area and a number of locally listed buildings. • The plan area has its own architectural identity and character which should be preserved or enhanced, and incorporated into development proposals.

4.2.1 Economic climate

There have been significant changes in the UK property market in recent years, largely in response to the impact of the “credit crunch” and recent period of recession. Public spending, as set out in the Government’s Public Sector Spending Review (October 2010), is will be severely constrained within the next 5-10 years. It is important that the CTCLP policies are monitored to ensure that they remain robust and credible in the context of the current and projected property market and public sector spending regime.

4.3 Sustainability Appraisal Objectives

The SA objectives provide 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 CTCLP and the objectives of other plans and programmes, along with the findings of the baseline information review.

The SA objectives were developed and consulted on as part of the SA scoping process. The objectives have been reviewed in light of comments received as part of the Scoping Report 2012 consultation and the revised objectives are listed below.;

These objectives formed the basis for the SA Framework within which the evaluation of different CTCLP options and policies has been carried out. These are presented in Table 4-3 below.

Table 4-3 Sustainability Appraisal Objectives

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.

4.3.1 Sustainability Appraisal of the CTCLP objectives

It is important that the aims and objectives of the CTCLP are in accordance with sustainability principles. DCLG guidance states that the objectives should be tested for compatibility with the SA objectives. Table 4-4 and Table 4-5 are used to assist, where necessary, in refining the CTCLP aims and objectives as well as in identifying options. The objectives are listed in section 3.3 of this report.

4.3.2 Results of the Sustainability Appraisal of the CTCLP objectives

The appraisal carried out to test the CTCLP objectives against each SA objective was undertaken and consulted on in the SA Further Options Report February 2013. The results of the comparison showed that there was good compatibility between the two sets of objectives and no direct conflicts.

Following the appraisal of the objectives at the Further Options Stage, CTCLP objective 8 has been extended to include education, social well-being and social infrastructure. As a result it is now considered to have an additional beneficial relationship with SA objective 15 'To provide for the improvement of education and skill levels'.

Table 4-4 Key to the Compatibility Assessment of SA Objectives and CTCLP 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.

Table 4-5 Appraisal of the CTCLP Objectives against the SA Objectives

SA objectives	CTCLP objectives								
	1	2	3	4	5	6	7	8	9
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.	✓	✓	✓	✓	✓	•	•	✓	•
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.	✓	•	•	✓	•	✓	✓	•	•
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.	•	✓	•	•	•	•	•	✓	•

SA objectives	CTCLP objectives								
	1	2	3	4	5	6	7	8	9
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.	✓	✓	✓	✓	•	•	✓	✓	•

5 CTCLP Options and Alternatives

The following sections identify the issues and associated options that were considered during development of the CTCLP. If further detail of the options development process is required, SA reports supporting previous versions of the CTCLP are available on the Council's website.

5.1 Identification and Consideration of Strategic Alternatives

5.1.1 *Options and Alternatives, 2005*

In developing the CTCLP, a series of options and alternatives were produced for the types of policies and proposals which should be contained within the CTCLP. A sustainability commentary on the proposed options was prepared to highlight any potential conflicts or issues, and opportunities and aimed to strengthen the delivery of the sustainability objectives.

Full details of the issues and options considered are provided in the Issues and Options Report (2005)⁵.

5.1.2 *Preferred Options, 2007*

Following consultation on the Issues and Options Report (2005) and the initial SA, a detailed range of draft policies which reflected the comprehensive coverage of the issues, options and preferred options identified by the CTCLP process was produced.

The CTCLP Preferred Options Report (2007)⁶ was accompanied by a SA of these draft policies produced in 2007.

5.1.3 *Further Options, 2013*

In February 2013, a Further Options Report was produced that followed on from the earlier stages in the CTCLP process and updated the information provided for consultation in 2005 and 2007. It was produced in context of the following changes to National and local development policies:

- publication of the National Planning Policy Framework in March 2012;
- adoption of a replacement London Plan in July 2011; and
- adoption of the Lewisham Core Strategy in June 2011.

The Further Options Report set out a series of 27 policy options and alternatives that included 7 key development issues and major town centre site policies and 20 town centre wide policies.

A SA of the policy options and alternatives was undertaken by Mouchel and consulted upon alongside the Further Options Report between February and April

⁵ London Borough of Lewisham (December 2005). Catford Town Centre Area Action Plan – Issues and Options Report.

⁶ London Borough of Lewisham (July 2007). Catford Town Centre Area Action Plan – The Preferred Options Report.

2013. The CTCLP Further Options SA report is provided in Appendix III of this report.

5.1.4 Consultation on the SA of the Further Options

There was one response received, from Natural England, on the CTCLP Further Options SA Report which is summarised in Table 5-1, below.

Table 5-1 CTCLP Further Options SA - Consultation Responses

Consultee	Comment	Addressed in this Report
Natural England	Natural England does not consider that this Town Centre Local Plan Further Options paper poses any likely or significant risk to those features of the natural environment for which we would otherwise make further comment.	No further action required
	Natural England is satisfied with the conclusions reached in the Sustainability Appraisal and has no further comments to make.	No further action required

5.1.5 Proposed Submission, 2013

Following consultation on the Further Options Report (2013) and the accompanying SA, the Proposed Submission Report (2013) was produced. The CTCLP – Proposed Submission Report (2013) was accompanied by an SA of these policies. There have been no changes to the CTCLP between Proposed Submission and Submission versions, therefore the SA for the Proposed Submission version remains valid.

5.1.6 Consultation on the SA of the Proposed Submission

There was one response received, from English Heritage, on the CTCLP Proposed Submission SA Report which is summarised in Table 5-12, below.

Table 5-2 CTCLP Proposed Submission SA - Consultation Responses

Consultee	Comment	Addressed in this Report
English Heritage	The SA incorrectly identifies Catford as having one Grade II listed buildings, however there are two.	This has been amended in this Submission SA
	The above error is repeated in Appendix III: SA of CTCLP Further Options (page 13) and additionally the statement Conservation areas may be created artificially and encouraged to thrive, is opaque and given the phrasing may relate to biodiversity or nature conservation rather than heritage matters.	This relates to a previous version of the SA and therefore can not be changed at this stage

6 CTCLP Policy Appraisal

6.1 CTCLP Policies

To deliver the vision and objectives of the CTCLP, 22 policies are proposed. The proposed policies comprise of 7 Key Development Issues and Major Sites policies (see Table 6-1) that focus on major development opportunities, and 15 Area Wide policies (see Table 6-2).

Table 6-1 Major Site Policies

Policy 1	Traffic and transport improvements including the South Circular
Policy 2	Catford Centre
Policy 3	Civic Centre
Policy 4	Laurence House
Policy 5	Plassy Road Island
Policy 6	Former Catford Greyhound Stadium
Policy 7	Wickes and Halfords

Table 6-2 Area Wide Policies

Policy 8	Presumption in favour of sustainable development
Policy 9	Providing new homes
Policy 10	Economic growth for Catford
Policy 11	Mixed use
Policy 12	Employment uses
Policy 13	Town Centre vitality and viability
Policy 14	Evening economy uses
Policy 15	Carbon dioxide emission reduction and decentralised energy networks
Policy 16	Managing flooding and adapting to climate change
Policy 17	Design and public realm
Policy 18	Tall buildings
Policy 19	Heritage Assets
Policy 20	Social Infrastructure
Policy 21	Implementation
Policy 22	Monitoring

6.2 Environmental, Social and Economic Effects of the CTCLP Policies

The SEA Directive and related UK regulations require the SA to identify, describe and evaluate the likely significant environmental, social and economic effects of implementing the DPD.

The prediction of likely effects involves adopting an evidence based approach to:

- Identify the changes to the environmental, social and economic baseline which are predicted to arise from the implementation of the DPD.
- Describe these changes in terms of their magnitude, geographical scale, time period over which they occur, whether they are permanent or temporary, positive or cumulative and/or synergistic effects.

Predictions and evaluations may be both qualitative and / or quantitative but must be based on evidence.

To identify any significant environmental, social or economic effects of implementing the proposed CTCLP policies presented in Table 6-1 and Table 6-2, they have been assessed in terms of their impact against the SA objectives, which are set out in Table 4-3.

The SA expresses the likely predicted and evaluated effects of the DPD with a series of matrix tables using a scaled approach as shown in Table 6-3.

Table 6-3 Key Matrix Scores

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

6.3 Assessment of the CTCLP – Submission Version Policies

Following consultation on the CTCLP – Proposed Submission Report and accompanying SA, no policies have been changed. Accordingly there have been no further changes made to the appraisal of policies undertaken below.

Some changes to policies and justification text are suggested by the Council and these suggestions will be submitted to the Planning Inspectorate and will be considered as part of the Examination in Public. If any changes arise from the Examination in Public further assessment and an SA of changes may be required.

The assessment below highlights changes made following consultation on the CTCLP – Further Options Report and accompanying SA, in the preparation of the CTCLP – Proposed Submission Report. The assessment is repeated in this SA of the CTCLP – Submission Report for completeness and in order to show the sequence of events and assessment undertaken. Several policies were changed. Some policies were altered significantly whilst others were only adjusted slightly to reflect the comments made. Whilst some of these changes had an impact on the SA

of the CTCLP – Proposed Submission Report, others have been minor and as such have not necessitated further appraisal.

A detailed Policy Appraisal Matrix is presented for Key Development Issues and Major Sites policies in Appendix I, and Area-wide policies in Appendix II. The matrix provides a commentary/ justification for each policy appraisal score and details changes to the policies since the CTCLP Further Options version and any potential effect this has had on SA objectives.

The section below summarises the latest appraisal of each of the policies. Some are identical to the appraisal undertaken in the Further Options SA, while some policies have been amended since and have therefore required further sustainability appraisal. The bold text underneath each policy heading details if amendments have been made and re-appraisal required.

6.3.1 Policy 1: Traffic and Transport including the South Circular

Combines FO Policy 1: Transport and Policy 24: Sustainable Transport.

Further SA has been undertaken for this policy and has resulted in changes to the SA score for SA objectives 7, 10, 11, 13 and 14 (see Appendix I, page 73).

The London Borough of Lewisham is keen to seek improvements in movement to, through and around Catford by addressing issues around the South Circular (A205) in ways that better manages traffic and benefits pedestrians, cyclists and bus and rail users.

Economic

The policy contains a number of items of guidance to improve the accessibility of Catford Town Centre. These include working with key stakeholders to deliver a transport and traffic strategy, improvements to traffic, transport, pedestrian and cycle links and support of extensions of the London Underground Bakerloo Line and the Docklands Light Rail with new station/stations at Catford. Improved accessibility and management of traffic to and within Catford Town Centre is likely to have a positive impact on local businesses and support economic growth in the area.

Environmental

Implementation of the policy is also likely to have beneficial impacts for climate change objectives. Encouragement of sustainable modes of transport through improved and safer pedestrian and cycle links, improving the positioning of bus stops and connections with the rail station and creating a more inclusive environment for sustainable transport in general should reduce the need to travel by car and associated carbon emissions.

The policy is also expected to have a positive impact on the townscape with the focus on median strips, widened footpaths and improving traffic flow arrangements. Through improvements to the space outside the Grade II listed Broadway Theatre, the historic environment is accommodated and, depending on implementation, enhanced through this policy.

Short term, minor adverse impacts on waste generation, 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 and more accessible options for sustainable modes of transport may benefit air quality and noise and vibration for the local community due to a reduced reliance on car travel.

Social

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. In turn this may have a positive influence on social inclusiveness through developing community connections and reducing community severance. Promotion of active space in Catford 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.

6.3.2 Policy 2: Catford Centre

There have been changes to FO Policy 2.

Further SA has resulted in no changes to the SA score for any of the SA objectives. However, additional comment has been added to incorporate and clarify changes to the policy (see Appendix I, page 75).

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

Economic

The current use of the site is considered poor in terms of shopping quality and range. 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 the economy of Catford.

Environmental

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

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

Social

The proposed co-location of mixed facilities, if implemented effectively, may help to provide a central anchor for Catford 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. Effective implementation of the promotion of evening economy can address anti-social behaviour with inclusive/active spaces.

The mixed use development proposed through this policy will result in an overall loss in housing stock for residents of Milford Towers. 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 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, human health, wellbeing and social inclusion. Generally the improvements to the public realm and connection with public transport, pedestrian and community/leisure facilities should benefit the local population.

6.3.3 Policy 3: Civic Centre

There have been changes to FO Policy 3.

No further SA has been undertaken as changes to the policy are considered unlikely to impact the SA objectives. The SA is therefore consistent with that undertaken at the Further Options stage (see Appendix I, page 78).

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 intends to consolidate its civic functions and offices currently located on the Civic Centre site and Laurence House on to one site; the Civic Centre.

Economic

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 everything on one site.

Environmental

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.

Beneficial outcomes for the local landscape and townscape are likely to be realised and the protection of the Grade II listed Broadway Theatre 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 is likely to lead to increased demand/pressure on existing water resources. As water efficiency innovations are not explicitly stated any impact depends on implementation. However with the innovative design and new, higher quality buildings and facilities there is scope with this policy to provide more sustainable facilities in terms of waste and resource/water management.

Social

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.

Access improvements to and within the Civic Centre site are promoted for pedestrians and the improvement and consolidation of bus services along Catford Road will contribute to increased sustainable travel. The co-location of mixed use development may have long term positive outcomes if people do not have to travel long distances between services and can access everything on one site.

6.3.4 Policy 4: Laurence House

There have been changes to FO Policy 4.

Further SA has resulted in no changes to the SA score for any of the SA objectives. However, additional comment has been added to incorporate and clarify changes to the policy (see Appendix I, page 80).

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 improve the South Circular and provide a residential development that increases housing supply and the immediate walk-in catchment for the town centre.

Economic

The mixed use development, on a currently under used site proposed by this policy, will benefit the local economy and enterprise, particularly with 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.

Environmental

The policy 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. Specific reference to considering the

impact of development at the site on Culverley Green Conservation Area should ensure that adverse impacts are avoided.

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 is likely to lead to increased demand/pressure on existing water resources. As water efficiency innovations are not explicitly stated, this depends on implementation.

Social

The variety of uses proposed to comprise the mixed use development in this policy 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 provision of up to 250 new dwellings (including affordable housing), if developed, are likely to have a major positive impact on the availability of decent housing for the local community.

6.3.5 Policy 5: Plassy Road Island

There have been changes to FO Policy 5.

Further SA has resulted in no changes to the SA score for any of the SA objectives. However, additional comment has been added to incorporate and clarify changes to the policy (see Appendix I, page 82)

The Plassy Road Island site is located to the south of the main shopping area and is bounded by the Catford gyratory system which includes 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.

Economic

The improvement in transport and traffic network, better pedestrian access, incorporation of mixed use retail and management of public car parking should have long term benefits in promoting economic growth across the wider Catford area. In addition, incorporation of residential properties and higher density development may lead to beneficial outcomes for local enterprise.

Environmental

Positive effects on the amount of open space within Catford are likely with the creation of open space within the site development prioritised by this policy. Development needs to incorporate landscaping and vegetation considerations which is likely to have a positive impact on the landscape and townscape.

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 a Car Park Management Plan should ensure improved 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.

Social

The provision of up to 400 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.

6.3.6 Policy 6: Former Catford Greyhound Stadium and railway stations

There have been changes to FO Policy 6.

Further SA has been undertaken and resulted in changes to the SA score for SA objective 18 (see Appendix I, page 85).

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.

Economic

The site is currently vacant and under-used and the development proposed by this policy 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.

Environmental

The creation of open space within the site development is prioritised by this policy and development needs to incorporate the considerations of the Ladywell Fields

(Metropolitan Open Land (MOL), Site of Importance Nature Conservation (SINC), Green Corridor), though impacts on biodiversity, flora and fauna would depend on implementation.

Environmental enhancement of the River Ravensbourne alongside the site redevelopment is promoted by this policy which may have beneficial outcomes for local water quality. However development of the scale proposed in the policy 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.

Social

The provision of up to 590 new residential properties through mixed-use development on the former Catford Greyhound site should have a major positive impact on the quantity and quality of housing in Catford and co-location of other facilities will also positively contribute to opportunities for residents. However, there is no provision for leisure uses within the proposed development. With the potential for a large number of new residential properties it may result in adverse effects on capacity and availability at existing leisure facilities within Catford.

6.3.7 Policy 7: Wickes and Halfords

There have been changes to FO Policy 7.

Further SA has been undertaken for this policy and resulted in changes to the SA score for SA objective 11 (see Appendix I, page 87).

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, it is generally under used with a lack of uses above ground floor and surface level car parks.

Economic

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.

Environmental

Whilst the site is relatively built up already, this policy is mindful of the Jubilee Ground, an adjacent area designated as MOL, 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.

Specific references in this policy to provide frontages that enhance the first impression of Catford and require innovative landscaping and building design will have positive outcomes for the Wickes and Halfords Site and Catford more widely through the encouragement of sensitive development.

Social

The provision of up to 400 new residential properties through mixed-use development on the former Catford Greyhound site should have a major positive impact on the quantity and quality of housing in Catford and co-location of other facilities will also positively contribute to opportunities for residents. Improvement/enhancement of the Waterlink Way and other pedestrian and cycle facilities may encourage increased levels of exercise which may lead to beneficial health outcomes for the local population.

6.3.8 Policy 8: Presumption in favour of sustainable development

No change from FO Policy 8.

No further SA undertaken. The SA is therefore consistent with that undertaken at the Further Options stage (see Appendix II, page 91).

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.

Economic

The promotion of sustainable development through this policy is likely to have long term major positive effects on economic growth, local enterprise and employment opportunities in Catford Town Centre.

Environmental

Sensible implementation of this policy 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.

Social

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.

6.3.9 Policy 9: Providing new homes

There have been changes to FO Policy 9.

Further SA has been undertaken for this policy and resulted in changes to the SA score for SA objective 11. Additional comment has been added to SA objectives to incorporate and clarify changes to the policy (see Appendix II, page 93).

This policy seeks to ensure that additional housing is provided within the wider town centre area to meet housing need and support Catford's enhanced retail, leisure and commercial role. The Core Strategy identifies Catford as a regeneration and growth area and is supportive of higher density residential development in this location.

Economic

This policy has the potential to enhance the character and appeal of Catford as a place to live, which has possible long term positive impacts on economic growth through encouraging business and employment opportunities.

Environmental

Without careful assessment, development under this policy may have the potential for short term adverse impacts on the local environment through increased waste generation locally, higher demand on water resources, and air quality impacts locally.

This policy has the potential to improve the townscape through the conversion of vacant buildings into high quality living environments. The policy outlines that all new development must comply with Core Strategy Policy 15, which details the requirement for all new developments to 'conserve and enhance the borough's heritage assets'. This should ensure that only developments that will have a positive impact on the historic environment will be taken forward.

Social

This policy is likely to have beneficial effects on the provision of sufficient housing in Catford 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 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.

6.3.10 Policy 10: Economic Growth for Catford

There have been changes to FO Policy 10.

Further SA has been undertaken for this policy and resulted in changes to the SA score for SA objective 14. Additional comment has been added to SA objectives to incorporate and clarify changes to the policy (see Appendix II, page 95).

Catford is located in an area with more limited employment prospects for the community than the London average. A key aspiration for the plan area is for the civic role to be enhanced and for the Council's operations to act as an anchor for its wider development and regeneration including economic growth.

Economic

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. The

specific reference in the policy to encouraging new small and start-up businesses should have a positive impact on Catford's economy.

Environmental

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.

Social

Reference to the highest levels of accessibility for all new non residential developments in this policy, 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.

6.3.11 Policy 11: Mixed Use

No change to FO Policy 11.

No further SA undertaken. The SA below is therefore consistent with that undertaken at the Further Options stage (see Appendix II, page 97).

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.

Economic

The mixed uses promoted by this policy are likely to have positive outcomes for the Catford community through promoting opportunities for local enterprise and employment which will contribute to sustainable economic growth in the long term.

Environmental

Whilst, an increase in new and existing development may increase congestion in Catford, 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.

Social

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.

6.3.12 Policy 12: Employment Uses

There have been changes to FO Policy 12.

Further SA has resulted in no changes to the SA score for any of the SA objectives. However, additional comment has been added to incorporate and clarify changes to the policy (see Appendix II, page 98).

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.

Economic

This policy supports uses that are likely to promote positive economic growth and employment opportunities in Catford through the protection of employment land and support for high quality design which also has the potential to benefit the townscape.

Environmental

Short term negative impacts on the environment through increased waste generation and water consumption are likely with this policy due to increased construction activities in the plan area. However, long term positive impacts can be anticipated from the requirement for hotel developments to demonstrate adaptability and sustainability.

Social

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 better access to key services and community infrastructure.

6.3.13 Policy 13: Town Centre vitality and viability

There have been changes to FO Policy 13.

No further SA has been undertaken as changes to the policy are considered unlikely to impact the SA objectives. The SA below is therefore consistent with that undertaken at the Further Options stage (see Appendix II, page 100).

The Council is keen to support and enhance the retail offer in Catford and provide a clear framework for town centre activities, in accordance with the NPPF, London Plan and the Core Strategy, that reflects local characteristics.

Economic

This policy promoting a vital and vibrant Catford Town Centre is likely to have long term positive outcomes for local enterprise, employment and subsequently economic growth.

Environmental

However, there are likely to be both positive and negative impacts with the implementation of this policy 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.

Social

Improvements to the vitality and viability of Catford 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.

6.3.14 Policy 14: Evening economy uses

Combines FO Policies 14, 15, 16 and 17 into a severely reduced evening economy uses policy. However, there has been no change to the content of Policy 14 from the FO stage.

Guidance contained within FO policies 15 (Restaurants, cafes (A3 uses) and drinking establishments (A4 uses), 16 (Hot food take-away shops (A5 uses)) and 17 (Shopfronts, signs and hoardings) are now covered in Proposed Submission Policy 13 Part 1 (e) (f) (g) and Development Management policies 17, 18 and 19.

It is not considered that removal of specific policies for these development topics will result in adverse impacts on SA objectives. Therefore no further SA has been undertaken. The SA is therefore consistent with that undertaken at the Further Options stage (see Appendix II, page 104).

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

Economic

This policy is likely to have both positive and negative impacts on economic growth in the plan area 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 that reflects the needs of the local community.

Environmental

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 and impact on nearby residents is explicitly considered.

Social

This policy promotes a vibrant evening economy in the plan area 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.

6.3.15 Policy 15: Carbon dioxide emission reduction and decentralised energy networks

No change from FO Policy 18.

No further SA undertaken. The SA is therefore consistent with that undertaken at the Further Options stage (see Appendix II, page 105).

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

Economic

This policy option has both positive and negative effects on economic growth and employment opportunities in Catford 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.

Environmental

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.

Social

No impact is anticipated on Social SA objectives.

6.3.16 Policy 16: Managing flooding and adapting to climate change

Combines FO Policies 19 and 20.

Further SA has been undertaken for this policy and resulted in changes to the SA score for SA objective 11. Additional comment has been added to SA objectives to incorporate and clarify changes to the policy (see Appendix II, page 108).

The aim of this policy is to ensure measures are adopted to manage and reduce the risk of flooding and adequately deal with climate change adaptation issues that are of particular relevance to Catford.

Economic

This policy places restrictions on developers which have the potential to have negative impacts on economic growth and consequently new enterprises/employment in Catford. However, at the same time positive impacts might be felt through the development of other enterprises in Catford to address the mitigation requirements.

Environmental

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. The requirement for proposals to demonstrate a reduction in flood risk to Catford should have a positive impact on habitats and species by reducing the direct and indirect threats posed to biodiversity from flood events. The incorporation of sustainable urban drainage systems is also likely to have a positive impact on water quality as they mimic natural filtration systems by removing pollutants.

Social

Depending on the implementation of this policy, the incorporation of environmentally sustainable design features in the public realm and buildings in the plan area may have positive impacts on community identity.

6.3.17 Policy 17: Design and public realm

Was previously FO Policy 21 .There have been changes to the policy.

No further SA has been undertaken as changes to the policy are considered unlikely to impact the SA objectives. The SA is therefore consistent with that undertaken at the Further Options stage (see Appendix II, page 109).

The design and function of public spaces or the public realm in the town centre is of the highest quality to create a safe, accessible, healthy and attractive environment.

Economic

This policy 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 the plan area, encouraging more people to live and work there.

Environmental

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. There may be short term impacts on resource management from construction and maintenance of public realm improvements.

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

Social

The implementation of this policy has the potential for long term positive effects on the sense of community identity and fear of crime in the plan area. 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.

6.3.18 Policy 18: Tall buildings

Was previously FO Policy 22. There have been changes to the policy.

Further SA has resulted in no changes to the SA score for any of the SA objectives. However, additional comment has been added to incorporate and clarify changes to the policy (see Appendix II, page 111).

Tall buildings have a role to play in Catford, but need to support a varied skyline and assist in supporting the vision and objectives of the CTCLP. 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.

Economic

The restrictions placed on development in this policy may have short term negative impacts on economic growth and local enterprise in the plan area.

Environmental

This policy is likely to have positive impacts on the townscape as it provides restrictions on the development of tall buildings unless they are sensitive to their surroundings. This has the potential, depending on implementation, to conserve the local historic environment.

Social

The policy has the potential to provide long term positive impacts on the community identity and accessibility for Catford, depending on the location of tall buildings near residential areas. The requirement to ensure that tall buildings in the town centre must improve the quantity and quality of local amenity space should have a positive impact on creating inclusive environments for residents and visitors that encourage identification with these spaces.

6.3.19 Policy 19: Heritage Assets

No change from FO Policy 23.

No further SA undertaken. The SA is therefore consistent with that undertaken at the Further Options stage (see Appendix II, page 113).

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.

Economic

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 the plan area through reducing new development.

Environmental

Depending on the heritage assets sustained/enhanced, the implementation of this policy 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 may have positive impacts on reducing resource use for new construction and waste generation from demolition.

Protection and enhancement of the historic environment is promoted by this policy which will have very positive long term impacts for the plan area, both in terms of benefiting the local townscape and historic environment.

Social

The preservation and enhancement of Catford's heritage assets should contribute to the sense of community identity and to the local character of Catford.

6.3.20 Policy 20: Social Infrastructure

Was previously FO Policy 25.

Further SA has resulted in no changes to the SA score for any of the SA objectives. However, additional comment has been added to incorporate and clarify changes to policies (see Appendix II, page 114).

The London Borough of Lewisham 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.

Economic

This policy provides both restrictions on development in Catford, and clear guidelines for developers to follow providing surety in the area. As a result both positive and negative impacts are anticipated on the economy in Catford as a result of implementing this policy.

Environmental

Implementation of this policy 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 the plan area.

Social

The provision of social infrastructure, as promoted in this policy, is likely to have positive outcomes for the local community through facilities that provide education, which can also 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. The policy should have a positive effect on increasing the accessibility of new developments by integrating the diverse needs of residents into social infrastructure proposals.

6.3.21 Policy 21: Implementation

Was previously FO Policy 26. There have been changes to the policy.

No further SA has been undertaken as changes to the policy are considered unlikely to impact the SA objectives. The SA is therefore consistent with that undertaken at the Further Options stage (see Appendix II, page 115).

The policy demonstrates the approach the Council intends to take to ensure the successful implementation of the CTCLP over the plan period.

Economy

This policy for implementation of the CTCLP is likely to have positive effects on the economy and enterprise in Catford as it provides certainty to developers and in the planning system.

Environmental

No impacts identified on environmental SA objectives.

Social

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.

6.3.22 Policy 22: Monitoring

Was previously FO Policy 27. There have been changes to the policy.

No further SA has been undertaken as changes to the policy are considered unlikely to impact the SA objectives. The SA is therefore consistent with that undertaken at the Further Options stage (see Appendix II, page 118).

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 CTCLP is successfully in delivering the vision, objectives, key development sites and policies it contains.

Economic

The monitoring proposed in this policy will provide certainty for developers which will have positive impacts on economic growth in the plan area.

Environmental

No impacts identified on the environmental SA objectives.

Social

There are likely to be positive outcomes for the welfare and identity of the Catford community through confidence that with this policy, monitoring of the development within Catford will be reported during the plan period.

6.4 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 landscape, loss of open space, and climate change impacts.

Cumulative effects can arise where several developments each have multiple effects but combines 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 CTCLP. 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 2012⁷).

The Core Strategy sets 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 CTCLP are consistent with those in the Lewisham Core Strategy and are directly influenced.

6.4.1 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 CTCLP proposed submission version policies, 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 policies.

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

Implementation of the CTCLP 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 CTCLP, 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 CTCLP to ensure that negative effects are reduced.

The following summarises the predicted cumulative effects.

⁷ Mouchel (June 2012). Catford Town Centre Area Action Plan – Sustainability Appraisal Scoping Report

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 plan area. The policies 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 to both the public and potential investors thereby contributing to growing the local economy. The cumulative effect of policies within the CTCLP 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 CTCLP policies. 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 CTCLP proposed submission version policies are likely to impact positively on the social fabric of Catford 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 residents. Ensuring accessibility is addressed through connecting public spaces and requirements for new developments to provide high levels of access will contribute to making Catford a more inclusive environment. 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.

6.5 Equalities Analysis Assessment

6.5.1 Introduction

An Equalities Analysis Assessment (EqAA) will be prepared as part of draft DMLP following consultation on the further options document. An EqAA is the process of systematically analysing a proposed or existing policy or strategy to identify what effect, or likely effect, will follow from the implementation of a policy for different groups in the community. Local authorities have a duty under race, disability and

gender legislation to carry out an EqAA of their Local Plans. The assessment seeks to ensure that, as far as possible, any negative consequences for a particular group or sector of the community are eliminated, minimised or counterbalanced by other measures. The EqAA will highlight key issues needing further consideration and the recommendations will be used in the preparation of the draft policies.

6.5.2 *Monitoring*

The Council understands the importance of monitoring the implementation of plans and developments to ensure that the findings of the EqAA are put in place. Therefore, relevant measures will be included in the DMLP draft plan monitoring framework as part of the next phase of plan preparation.

Monitoring arrangements in the Lewisham Annual Monitoring Report (AMR) will enable the Council to examine and assess more closely the implementation of policies in the DMLP once they are adopted, and how they impact on equalities issues. Monitoring will be undertaken by the Planning Management Team, Resources & Regeneration Management Team, the Corporate Equalities Board and Mayor and Cabinet.

6.6 **The Habitat Regulations Assessment (HRA)**

6.6.1 *Process*

The purpose of a HRA is to assess the impacts of a land-use plan, in combination with the effects of other plans and projects, against the conservation objectives of a Natura 2000 site (also known as a European Site) and to ascertain whether that plan would adversely affect the integrity of such a site.

Guidance from the Department of Communities and Local Government (DCLG) on Habitat Regulation Assessment summarises the HRA process prescribed in Article 6(3) and (4) of the Habitats Directive into three main stages:

- Task 1 Assess likely significant effects.
- Task 2 Appropriate Assessment and ascertaining the effect on site integrity.
- Task 3 Mitigation and alternative solutions.

Task 1 of the process is to identify whether the plan policy is 'likely to have a significant effect' on a European site, referred to as 'Screening'. If the Screening process identifies the potential for significant adverse impacts on Natura 2000 sites, tasks two and three of the HRA need to be completed.

In accordance with the Habitat Regulations a HRA is required when, in view of a European site's objectives, a land use plan:

- is likely to have a significant effect on a European site (Natura 2000 site) in Great Britain (either alone or in combination with other plans and/or projects); and
- is not directly connected with or necessary to the management of the site.

6.6.2 *Outcome*

A Habitats Regulations Assessment screening report accompanies the Proposed Submission Version of the CTCLP. In compliance with the Habitats Directive (92/43/EEC) and the Regulations, it assesses the likely significant effects of the policies. This approach has been supported by Natural England and was adopted for other DPDs in Lewisham.

There are no designated European sites within the LBL. Through consultation with Natural England, the European sites assessed are 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. The report identifies Richmond Park, Wimbledon Common and Epping Forest Special Areas of Conservation and the Lee Valley Special Protection Area (the Natura 2000 sites) for screening purposes. Key habitats, species, qualifying features, conservation objectives, current condition and key ecosystem factors are presented. The report provides 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 version of the CTCLP, could have on the European sites. This includes in combination and cumulative effects.

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

Mitigation is one of the key outputs of the SA and SEA process. 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 7-1. The initial focus of the mitigation hierarchy is avoidance of adverse effects wherever possible.

Table 7-1 Mitigation Approach

Mitigation Approach	Description
Avoidance or prevention	In order to avoid or prevent the negative impacts, the policies considered in the CTCLP could be modified.
Reduction	In order to reduce the negative impacts, mitigation could focus on timing or phasing of the policies for the CTCLP.
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. Environmental Impact Assessment, Health Impact Assessment.

Table 7-2 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 CTCLP policies. In most cases, the policies in the CTCLP provide beneficial outcomes for each of the objectives. As the policies should be considered together and not independently, each adverse effect is mitigated in the CTCLP.

Table 7-2 Mitigation provided by the CTCLP for each SA objective

Sustainability Appraisal Framework
ECONOMIC
1. To encourage sustained economic growth.
<i>Mitigation:</i>
<ul style="list-style-type: none"> • Ensure employment policies are in place to prevent loss of employment land and conflict

Sustainability Appraisal Framework
<p>with other land uses.</p> <ul style="list-style-type: none"> • Encourage independent, mixed, local business in the plan area. • Improved public realm will make Catford a more desirable location to live and work.
<p><u>Where it is addressed in the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> • Policies 2, 3, 4, 5, 6, 7 all promote mixed use development, that incorporates commercial, retail, or business use, which contributes to economic growth through diversified development addressing local needs. • Policies 8, 10, 11, 12 promote sustainable development and consolidation of employment land will encourage economic growth in the plan area. • Policies which enhance the character and appeal of Catford 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) • 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 the plan area 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 the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> • Policies 2, 3, 4, 5, 6, 7 all promote mixed use development, needs that incorporates commercial, retail, or business use, which contributes to employment opportunities through diversified development addressing local. • 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 and 14. • Improvements to sustainable transport options and accessibility will improve connectivity and help support local enterprise and employment opportunities for Catford.
<p>ENVIRONMENTAL</p>
<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).

Sustainability Appraisal Framework
<p><u>Where it is addressed in the CTCLP Submission Version:</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 all developments to comply with Core Strategy Policy 8 which seeks to ensure all new developments improve sustainability aspects through sustainable design and construction, which should address the increase in waste generation associated with the new development promoted by Policies 8, 9, 10, 11, 13, 14 and 15. • Retention of heritage assets as required in Policy 19 encourages a reduction in waste generation from demolition activities.
<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 the CTCLP Submission Version:</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 water conservation. • Policy 16 includes numerous requirements to address water resources including sustainable urban drainage systems, rain water harvesting and living roofs and walls.
<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 the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> • Sustainable development as set out in Policy 8 is likely to accommodate and protect open space, and biodiversity. • The promotion of living roofs and walls through Policy 16 may provide habitats for local flora and fauna which could benefit local biodiversity. • Policy 16 promotes maximising opportunities for ecology and biodiversity for all development in Catford. • The retention of heritage assets as set out in Policy 19 could provide habitat for nesting bats and other fauna.
<p>6. To improve air quality and reduce noise and vibration.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> • Reduce traffic congestion and car use in the area. Promote sustainable transport measures concurrently. • 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

Sustainability Appraisal Framework
<p>levels should be monitored adjacent to sensitive sites (e.g. dwellings and offices) during development works.</p> <ul style="list-style-type: none"> Noise complaints should be monitored and actioned as appropriate.
<p><u>Where it is addressed in the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> This is off set through the more sustainable and efficient development promoted through Policy 13. Policy 14 promotes development that is considerate of neighbouring land uses and does not cause noise disturbance in the community. The guidance in Policy 15 and 16 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 1 will deliver positive outcomes for air quality, noise and vibration in the plan area.
<p>7. To reduce car travel and improve accessibility by sustainable modes of transport.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> Promotion of car limited development in Catford. 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.
<p><u>Where it is addressed in the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> Policies 1,2,3,4,5,6,7 all promote improvement of sustainable transport options and connections for Catford. 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 17 encourages improved connections within and between public space which promotes pedestrian and cycle use in Catford. Similarly, Policy 1 promotes development of public transport options, the safeguarding of pedestrians and other connections improving accessibility.
<p>8. To mitigate, and adapt to, the impact of climate change.</p>
<p><u>Mitigation:</u></p> <ul style="list-style-type: none"> Reduce private car use and congestion on Catford's 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 the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> Sustainable development promoted by Policy 8 will assist Catford in adapting to and mitigating 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

Sustainability Appraisal Framework
<p>shops, services and other facilities (promoted in Policies 11 and 12) will allow for less reliance on car travel.</p> <ul style="list-style-type: none"> • Policy 15 requires the consideration of energy efficient heating and cooling alongside a decentralised energy network for Catford which should reduce carbon dioxide emissions. • Policy 16 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 set out in Policy 16 will help Catford adapt to the impacts of climate change. • Using living walls and roofs, intelligent planting and vegetation to mitigate heat island effects as required in Policy 16 will help to address climate change and flood risk in Catford.
<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 the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> • Policies 2 and 3 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 within new development. • 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 living roofs and walls will have positive effects on flood risk in the plan area for all development as set out in Policy 16. • The guidance on measures to manage and reduce the risk of flood in Catford as set out in Policy 16 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 development. • Reduce the amount of derelict buildings and under-used space in Catford. • Consider the use of public space to try and create active, connected areas.
<p><u>Where it is addressed in the CTCLP Submission Version:</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 townscape related to sensitive and sustainable, good urban design is encouraged through Policy 8,11, 12, 16, and 18. • 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, and 17 will deliver clear benefits for Catford. • The protection and incorporation of heritage and historic assets into the community and new development as set out in Policy 19 will help to enhance the townscape and historic environment. • Social infrastructure provision, as set out in the guidance for Policy 20, and funds from the

Sustainability Appraisal Framework
<p>Community Infrastructure Levy (CIL) being used in a constructive way for Catford will benefit the townscape.</p> <ul style="list-style-type: none"> • The specific implementation and monitoring policy guidance provided in Policies 21 and 22 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 the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> • Policy 19 restricts development in Catford that will not sustain and enhance Catford's heritage assets. This provides overarching protection alongside the other policies in the CTCLP where uncertainties exist on their implementation in isolation. • Policy 18 outlines that development included under this policy must consider the impact on the Culverley Conservation Area, the listed Broadway Theatre and locally listed buildings in the town centre. • Policy 4 outlines design priorities that proposals should consider the impact on the adjoining Culverley Green Conservation Area.
<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 the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> • Policies 2, 3, 4, 5, 6, 7 all promote mixed use development with residential development options to promote sufficient housing stock of a decent quality in Catford. • Policy 9 is focussed on the provision of new homes in the plan area in terms of quantity and quality.
<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. • 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 the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> • Policy 9 is focussed on the provision of new homes in Catford of both quantity and quality which will have positive outcomes for health and wellbeing of the local population.

Sustainability Appraisal Framework
<ul style="list-style-type: none"> • 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 13 restricts take-away shops 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 areas. • 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 the CTCLP Submission Version:</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 set out in Policy 12, will ensure the community maintains access to key public services and addresses social exclusion. • Providing active and engaging public spaces (such as in Policy 13) will contribute to inclusive community environments open to all. • Policy 13 restricts take-away shops, which will reduce access to unhealthy foods and will contribute to improved health and well-being and address social inequalities. • Policy 20 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 community facilities. • Promote the provision of opportunities for education and skills development through employment, apprentice schemes, etc.
<p><u>Where it is addressed in the CTCLP Submission Version:</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 (including Policies 13 and 20). • Policy 20 provides guidance for the provision of vital social infrastructure including schools that provide opportunities for improving education in Catford.
<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.

Sustainability Appraisal Framework
<p><u>Where it is addressed in the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> • Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 13 seeks to incorporate design principles such as active frontages at ground floor and effective street lighting with a view to making Catford a safer place. • Development associated with evening, and food and drink establishments have the potential to attract anti-social behaviour and increase fear of crime in the community. Policy 14 outlines guidance to minimise their impacts on neighbours, discouraging anti-social behaviour and promoting consideration of neighbours and town vitality. • Social infrastructure provided as set out in Policy 20 may provide opportunities to discourage anti-social behaviour and improve community identity. • Policy 17 requires that all public realm proposals should consider improvements to street lighting and other measures to enhance public safety.
<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 the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> • Policies 9, 10, 11, 12, have the potential to enhance the character and appeal of Catford as a place to live, improving the sense of community identity and welfare. • Through the encouragement of a vibrant evening economy in Catford, Policy 14 will improve the sense of community identity. • Policies 17 and 19 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 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 plan area so that key Council services are easily accessible by the community.
<p><u>Where it is addressed in the CTCLP Submission Version:</u></p> <ul style="list-style-type: none"> • Policies 2, 3, 4, 5, 6, 7 promote mixed use development and improved accessibility to 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 the population, especially through reducing the need for travel by car. • Location of key Council services within the Catford as set out in Policy 12 will likely have

Sustainability Appraisal Framework

a positive impact on accessibility to services for the local population.

- Policy 14 promotes the development of a safe and inclusive evening economy in the plan area which will allow the local population to access these facilities locally, thereby reducing the requirement to travel.
- If an increase in street furniture and art is achieved as set out in Policy 17, along with connections for public open spaces, this will provide better accessibility for the community including those with mobility needs.
- The provision of social infrastructure as set out in Policy 20 to meet the needs of Catford's growing population will provide an inclusive community that improves access generally.

7.1 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 CTCLP.

Table 7-3 sets out a proposed list of monitoring activities currently being considered. The following set of SA monitoring indicators along with the CTCLP monitoring indicators set out have been selected in combination to monitor the performance of the CTCLP.

By reviewing and monitoring the CTCLP 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 CTCLP. Any changes to proposed monitoring and responsibilities that arise as a consequence of consultation or examination will be set out in the SA Adoption Statement.

Table 7-3 Proposed Monitoring Information for the CTCLP

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
	To increase recreational access to	Numbers of the members of the public who attend council organised river	n/a	LBL	Annual

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
Access to river	the Ravensbourne River	activities?			
		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
		Number of conservation areas covered by up-to date CA appraisals and management plans	n/a	LBL	Annual
		Number 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	Numbers of the members of the public who attend council organised river	n/a	LBL	Annual

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
	diversity	activities?			
		Gains and losses of community and recreational facilities completed	n/a	LBL	Annual
Crime	To reduce crime levels in the town centre	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

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
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
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 and Noisy neighbours	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
		Gains and losses 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	n/a	LBL	Annual

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
		restoration projects			
		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
		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

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
Renewable energy	To increase on-site renewable energy provision	Per capita reduction in CO ₂ emissions	Borough wide only	LBL	Annual
		Renewable energy generation	n/a	LBL	Annual
		Provision of decentralised energy	n/a	LBL	Annual
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
		% CO ₂ energy savings from new developments	n/a	LBL	Annual
		Compliance with 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
		Numbers of 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

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
		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
		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

Topic	Sustainability Appraisal Objectives	Indicators	Comments	Monitoring Responsibility	Timescale
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
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	n/a	LBL	Annual
		Loss of land uses for employment			

References

London Borough of Lewisham (December 2005). Catford Town Centre Area Action Plan – Issues and Options Report.

London Borough of Lewisham (July 2007). Catford Town Centre Area Action Plan – The Preferred Options Report.

London Borough of Lewisham (June 2011). Core Strategy.

London Borough of Lewisham (2008). Sustainable Community Strategy (SCS) 2008-2020

Mouchel (June 2012). Catford Town Centre Area Action Plan – Sustainability Appraisal Scoping Report

Office of the Deputy Prime Minister (September 2005). A Practical Guide to the Strategic Environmental Assessment Directive.

Appendix I: Sustainability Appraisal of Key Development Issues and Major Sites

(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 Key Development Issues and Major Town Centre Sites including changes from Further Options Version

CTCLP Proposed Submission Version – Key Development Issues and Major Town Centre Sites	
Policy 1: Traffic and Transport Improvements including the South Circular	Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>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 progress a deliverable transport and traffic strategy for Catford Town Centre that improves the:</p> <ul style="list-style-type: none"> a. Catford traffic network, b. frequency, quality, accessibility and reliability of the town centre public transport network, particularly the bus network and c. movement and facilities for pedestrians and cyclists and taxis. <p>2. The Council, in conjunction with Transport for London, will seek to progress the following proposals:</p> <ul style="list-style-type: none"> a. Widening Sangley Road (making use of part of the existing highway reserve) to provide an eastbound contra-flow bus lane with associated improvements to the Bromley Road junction. b. Altering the junction between Catford Road and Rushey Green to simplify pedestrian crossings, improve traffic flows and improve public space outside the Broadway Theatre. c. Improving the pedestrian environment at the Rushey Green/Brownhill Road junction. d. Remodelling the Thomas Lane/Catford Road junction to facilitate better access as part of the proposals for a redeveloped Catford Centre. e. Providing central median strips and/or intermittent crossings along Rushey Green and Catford Road to assist pedestrian movement. f. Enhancing the route from the railway stations to the town centre with a widened footway on the north side of Catford Road. g. Removing non-essential signage and guardrails. h. Re-positioning bus stops servicing the railway station and town centre to maximise accessibility. 	<p>Combines Key Development Issues and Major Sites Policy 1 – Transport, and Area Wide Policy 24 – Sustainable Transport.</p> <p>Part 1 – Was previously included as part of Further Options Policy 24. It now aims to deliver a transport and traffic strategy with additional improvements to the Catford traffic network and movement and facilities for pedestrians, cyclists and taxis. Reference to the realignment of the South Circular recommended option has been removed.</p> <p>Part 2 – Previously included under Further Options Policy 1. Slight rewording and addition of ‘intermittent crossings’ along Rushey Green to assist pedestrian movement. Addition of part 2 (d).</p> <p>Part 3 – Addition.</p> <p>Part 4 – Previously under FO Policy 24. No</p>

<p>3. All changes to the public realm should make the environment more inclusive and safer for pedestrians, cyclists and public transport users and reduce community severance.</p> <p>4. The Council will seek specific funding and deliver improvements to the walking and cycling network, including:</p> <ul style="list-style-type: none"> 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. <p>5. The Council will support the principle of extending the London Underground Bakerloo Line and the Docklands Light Rail 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, bus services and taxis.</p> <p>6. 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, by requiring Car Park Management Plans for all proposed public car parks to demonstrate how the design and management of spaces would prioritise disabled people and those with children.</p>	<p>Change.</p> <p>Part 5 – Previously under FO Policy 24. Addition of Car Park Management Plans for all proposed public spaces.</p> <p>Further SA has been undertaken for this policy and resulted in changes to the SA score for SA objectives 7, 10, 11, 13 and 14.</p>
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SA Objective	Score	Comment
1	+/-	The policy 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, the delivery of a transport and traffic strategy and 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	+/-	
3	-	Short term, minor adverse impacts on waste generation and resource management through increased construction in and around the Town Centre to
4	-	achieve the traffic and transport access improvements in this policy.
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	+	This policy contains a number of items of guidance to improve the accessibility of Catford 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. The policy outlines that all changes to the public realm should make the environment safer for pedestrians, cyclists and public transport users. A safer environment

		should have a positive impact on increasing the number of people using these modes of travel and subsequently reduce the need for car travel.
8	+/	This policy 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.
9	0	No impact identified.
10	+/-	Implementation of this policy is likely to have positive outcomes for the townscape with the focus on median strips, widened footpaths and improving traffic flow arrangements. Through improvements to the space outside the listed Broadway Theatre, the historic environment is accommodated and, depending on implementation, enhanced through this policy. However, the implementation of this policy has the potential for positive and adverse impacts on townscape depending on how other policies are taken into account in preserving/enhancing Catford's townscape if new public transport infrastructure is developed.
11	+/-	Through improvements to the space outside the listed Broadway Theatre, the historic environment is accommodated and depending on implementation enhanced through this policy. However, the implementation of this policy has the potential for positive and adverse impacts on the historic environment depending on how other policies are taken into account in preserving/enhancing Catford's historic environment if new public transport infrastructure is developed.
12	0	No impact identified
13	+	Increasing connectivity and accessibility through enhanced and safer public spaces combined with improvements to the road network to address current traffic issues will likely have positive outcomes on the health and wellbeing of the local population and should positively influence social inclusiveness and reduce community severance.
14	+	
15	0	No impact identified
16	+/	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	+/	
18	+/	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 access to key services and facilities. Promotion of public transport options and the securing of appropriate levels and management of car parking will likely have positive impacts on improving the accessibility to community infrastructure for Catford's population.
Policy 2: Catford Centre		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
1. The Catford 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. a redeveloped supermarket that provides ground floor retail space and is integrated at ground level with other uses in		Submission Version Policy removes reference to Milford Towers. Part 1 – Additions to the policy prioritise

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 and A4)
- d. provides an improved and consolidated street market along Catford Broadway
- e. provides a mix of dwelling tenures and types (including affordable housing), 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 and Holbeach Road via a pedestrianised street through the site
- h. creates an appealing shopping and leisure environment with high quality shop frontages
- i. retains the buildings along Catford Broadway, or where appropriate, 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 to be designed and managed in accordance with an approved car parking management plan
- l. provides dedicated accessible public toilets/baby-changing facilities and/or secures public access to accessible facilities in new premises
- m. makes adequate provision for a town centre shop mobility scheme and
- n. provides for communal heating and cooling systems and facilitates a town centre decentralised energy network (CLP Policy 15).

2. The following design priorities have been identified as key features of any proposal for the site and to ensure a comprehensive site-wide approach:

- 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 throughout the site and along its boundaries, using high quality materials, including street trees, seating, public art and lighting.
- c. Improved pedestrian/ cycling access from the residential areas to the north and future residents of the former Catford Greyhound Stadium site from Holbeach Road.

redevelopment at the site to include Holbeach Road as a retail circuit link, requirement for a Car Park Management Plan for public car parking spaces, provision of accessible facilities in new premises and adequate provision for a town centre shop mobility scheme.

Part 2 – Minor additions to design priorities to include cycling access.

Part 3 – previously FO Policy 2 which outlined design considerations. This has now been removed.

Further SA has resulted in no changes to the SA score for any of the SA objectives. However, additional comment has been added to incorporate and clarify changes to policies.

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.		
SA Objective	Score	Comment
1	+	There will be overall positive impacts on economic growth and local employment through the implementation of this policy. The current use of the site is considered poor in terms of shopping quality range. 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.
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. Minimisation of waste sent to landfill from new homes will depend on provision of adequate facilities to encourage waste recovery and recycling. With innovative design and new, higher quality buildings and facilities there is scope with this policy to provide more sustainable facilities in terms of waste. Sa Objectives 3 and 4 have been split to add to explanation although the score remains the same.
4	+/-	Development of the scale proposed in the policy 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 for this policy to provide more sustainable facilities in terms of water resource management.
5	I	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 the local population, benefitting air quality. Improved pedestrian links to the site from residential areas and promotion of pedestrian activity in design may encourage people to walk to the site and potentially reduce adverse impacts from air and noise pollution associated with road transport.
7	+/I	Safe pedestrian movement to and within the new development is promoted through the policy, and is considered an improvement on the current situation. Existing car-parking provision will be replaced but it is not clear if this is to the same level or reduced to encourage sustainable travel.
8	+	The promotion of a town centre decentralised energy network and communal heating and cooling systems have the potential to improve utilisation of energy on the site and contribute to reducing the carbon intensity of the energy network. Designs that manage or reduce flood risk will have beneficial outcomes for Catford's adaption and mitigation of the impacts of climate change.
9	+	Managing and reducing the risk of flooding with this new development at Catford Centre is a criterion of this policy.
10	+	The new development and guidance provided in this policy for public realm improvements should have a positive impact 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 will result in an overall loss in housing stock in Catford, 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 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 exclusion. Generally the improvements to the public realm and connection with public transport, pedestrian and community/leisure facilities may benefit the local population depending on local access arrangements.
14	I	
15	0	No impact identified.
16	+/I	The co-location of mixed facilities with this policy for the development of the Catford Centre and Milford Towers if implemented may help to provide a central anchor for the plan area 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 promotion of improvements to the public realm. Appropriate implementation of the promotion of the evening economy can address anti-social behaviour with inclusive/active spaces. The policy should have positive impacts on improving accessibility within Catford Centre through specific provisions to provide/ secure publically accessible toilet/ baby changing facilities in new premises and a town centre mobility scheme.
17	+/I	
18	+	
Policy 3: Civic Centre		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. 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:</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) including an accessible public toilet/baby-changing facilities on the ground floor prior to the existing facilities located on the Laurence House site being lost b. provides a mix of business space (office) (B1a) c. considers provision of hotel space (C1) d. provides a mix of leisure uses (D2) e. retains and enhances the operations of the Broadway Theatre including public realm improvements to enhance its setting f. provides active uses at street level including to Catford Broadway g. provides for the continued operation of the market along Catford Broadway and h. 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 and to ensure a comprehensive site-wide approach:</p>		<p>Minor amendments and additions to FO recommended Option 3: Civic Centre.</p> <p>Part 1 - Part 1 (a) includes the provision of additional facilities prior to the existing facilities on the Laurence House site being lost. Addition of Part 1 (c) to consider the provision of hotel space within redevelopment.</p> <p>Part 2 – Part 2 (g) now clarifies width of pavements and includes cyclists.</p> <p>No further SA has been undertaken as changes are considered unlikely to impact the SA objectives.</p>

<p>a. New buildings are to be of a high design standard. The buildings should take account of the scale and character of surrounding buildings, especially the listed Broadway Theatre and buildings located on Catford Broadway.</p> <p>b. Integration of the site to the immediate Catford Town Centre surrounds through improved access and permeability both to and within the site.</p> <p>c. Active street frontage to Catford Broadway.</p> <p>d. Provision for delivery and servicing areas for the Council buildings and Broadway Theatre.</p> <p>e. New public spaces designed using high quality materials, which include street trees, seating, public art and lighting.</p> <p>f. Improved and consolidated bus facilities along Catford Road.</p> <p>g. Generous tree lined pavements along Catford Road of at least 6 to 8 metres in width and public space that is attractive and improves the overall pedestrian/ cycling environment and connectivity within the town centre.</p>		
SA Objective	Score	Comment
1	+	The mixed use development promoted by this policy 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 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 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, 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 within the Civic Centre site are promoted for pedestrians and the improvement and consolidation of bus services along Catford Road 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 them at 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.
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 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 for the development of the Civic Centre site; if implemented 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	
Policy 4: Laurence House		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. The Laurence House site is allocated for a housing led 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 residential led mixed use scheme that provides for a mix of dwelling tenures and types (including affordable housing) 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 on Catford Road that could include retail (A1, A3 and A4), community (D1), leisure (D2), as appropriate c. provides for traffic and transport improvements along the South Circular including building setback to Catford Road d. provides safe and consolidated traffic access to the site e. improves the pedestrian/ cycling environment in the town centre and provides generous tree lined pavements of at least 6 to 8 metres in width along Catford Road (southern side). <p>2. The following design priorities have been identified as key features of any proposal for the site and to ensure a comprehensive site-wide approach:</p> <ul style="list-style-type: none"> a. Key gateway site when entering Catford from the west, south and east. Redevelopment should include landmark 		<p>Part 1 – additional text clarifying Laurence House as a housing led mixed use development.</p> <p>Part 1 (a) includes affordable housing as a priority.</p> <p>Part 1 (c) removes reference to realignment of the South Circular. Part 1 (e) clarifies width of pavements and includes cyclists.</p> <p>Part 2 – minor wording changes. Removal of 2 (e) which is considered not to have any impact on SA objectives. Addition of 2 (i). 2 (j) was previously in</p>

<p>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. Locate bus stops close to where people want to go and improve bus waiting environment.</p> <p>f. Improve visual and physical links with Jubilee Ground.</p> <p>g. Create a high quality, easy to maintain public realm designed to encourage safe pedestrian/ cycling movement.</p> <p>h. Improve site boundary definition through landscaping and innovative building design that define and overlook pedestrian routes through and adjacent to the site.</p> <p>i. Consider the impact on the adjoining Culverley Green conservation area.</p> <p>j. Provide for pedestrian routes through the site, between Bromley Road, Canadian Avenue and Catford Road.</p> <p>3. Using land at the northern edge of Jubilee Ground, the Council working with its partners, including Transport for London and St Dunstan's College, will seek to provide additional road space for buses and cars using the Catford Road (A205) and publicly accessible open space or an urban park fronting Catford Road.</p>	<p>Part 3.</p> <p>Part 3 – amended to include the provision of additional road space for buses and cars as well as open space or urban park fronting Catford Road.</p> <p>Further SA has been undertaken. No SA scores have been changed for any of the SA objectives. Additional text has been added to SA objective 11 in light of the addition of Policy 2 (i).</p>
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SA Objective	Score	Comment
1	+/-	The mixed use development on a currently under used site proposed by this policy 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
2	+/-	depending on implementation may negatively impact Catford.
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 is likely to lead to increased demand/pressure
4	+/-	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 to provide more sustainable facilities in terms of waste and resource/water management.
5	+/-	The creation of open space within the site development is prioritised by this policy and development needs to incorporate landscaping and vegetation considerations. Impacts on biodiversity, flora and fauna would depend on implementation of this policy.
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 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 policy makes specific reference to considering the impact of development at the site on Culverley Green Conservation Area and depending on implementation should ensure that adverse impacts are avoided.
11	+/l	
12	++	The variety of uses proposed to comprise the mixed use development in this policy will likely have positive effects for the local population through the provision of services, improving the connectivity of spaces and improving 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 in a sensitive and appropriate 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 the mixed use development. The relocation of the current Council services from the Laurence House site will have an impact but is reliant on implementation/location.
17	+/l	
18	+/l	
Policy 5: Plassy Road Island		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. The Plassy Road Island site is allocated for mixed use development that compliments uses in the Town Centre Primary Shopping Area. 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 for a mix of retail uses (A1, A3, A4 and 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) 		<p>Part 1 – Part 1 (d) includes affordable housing as a priority and changes the number of houses up to 400 new homes.</p> <p>Part 1 (e) removes reference to realignment of the South Circular along Sangley, Plassy and Brownhill Roads.</p> <p>Part 1 (h) addition of Car Park Management Plan.</p>

<p>d. provides for a mix of dwelling tenures and types (including affordable housing), subject to an acceptable site layout, scale and massing, up to 400 new homes (C3)</p> <p>e. provides for traffic and transport improvements along the South Circular along Sangley, Plassy and Brownhill Roads</p> <p>f. provides safe and consolidated access to the site and Plassy Road</p> <p>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</p> <p>h. incorporates public car parking spaces to be designed and managed in accordance with an approved Car Park Management Plan and</p> <p>i. allows for the continued operation of the Timber Yard.</p> <p>2. The following design priorities have been identified as key features of any proposal for the site and to ensure a comprehensive site-wide approach:</p> <p>a. Creation of a high quality, easy to maintain public realm designed to encourage safe pedestrian/ cycling movement.</p> <p>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.</p> <p>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.</p> <p>d. Development to respond to the scale and character of residential neighbourhoods to the east.</p> <p>e. Existing green areas to be better integrated with the town centre.</p> <p>f. Quality landscaping and trees to be introduced into the development along key routes and boundaries to define site route.</p> <p>g. Potential to create attractive 'boulevard style' environment along Sangley Road with landscape strip to be provided.</p> <p>h. Provide a central retail square / open space.</p> <p>i. Buildings not identified as having 'townscape merit' along Rushey Green should be redeveloped to improve connectivity between the site and Rushey Green.</p> <p>j. Potential locations for car parking (served by lifts) above or below ground floor uses.</p>		<p>Part 1 (i) additional clause.</p> <p>Part 2 – minor amendments to design priorities.</p> <p>Further SA has resulted in no changes to the SA score for any of the SA objectives. However, additional text has been added to the comments to incorporate and clarify changes to the policy.</p>
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SA Objective	Score	Comment
1	+/-	The site is likely to have short term negative effects through the loss of the existing commercial uses on the Plassy Road Island site. However,

2	+/-	replacement of the commercial uses, incorporation of mixed use retail and other uses, improvements to the transport and traffic network, better access and integration to the site from the primary shopping area in the Town Centre and the management of public car parking through an approved Car Park Management Plan should have long term benefits in encouraging integration with the wider Catford area and promoting economic growth. In addition, incorporation of residential properties and higher density development may lead to beneficial outcomes for local enterprise.
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 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 to provide more sustainable facilities in terms of waste and resource/water management.
4	+/-	
5	+/!	The creation of open space within the site development is prioritised by this policy. Development needs to incorporate landscaping and vegetation considerations. Impacts on biodiversity, flora and fauna would depend on implementation of this policy.
6	+/-	Short term, minor adverse impacts on local air quality, noise and vibration due to construction works on the site, to achieve the redevelopment aims is likely. In the longer term, co-location of different land and building uses may negate the necessity to travel long distances for the local population, reducing the number of car/ bus journeys and consequently lead to a reduction in air pollution from these methods of travel.
7	+/!	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 and building 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 the implementation of an approved Car Park Management Plan should contribute to increased 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 in the reduction of carbon emissions may be realised through the improvement of connectivity with sustainable transport options and reducing the reliance and use of private vehicles.
9	0	No impact identified.
10	+	This policy 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	+/!	
12	+	The provision of up to 400 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	+/!	The variety of uses proposed to comprise the mixed use development in this policy 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	+/!	
15	+/!	
16	+/!	
		The development on this currently vacant site is promoted through this policy in a sensitive and appropriate manner and will have positive outcomes

17	+/I	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.
18	+/I	
Policy 6: Former Greyhound Stadium and railway stations		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. 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:</p> <ul style="list-style-type: none"> a. provides for a mix of dwelling tenures and types (including affordable housing), subject to an acceptable site layout, scale and massing, up to 590 new homes (C3) b. provides for a mix of retail / business uses that serve local needs and do not adversely impact on the town centre (A1, A3 and B1) c. provides for community uses (D1) d. provides for on-site open space and play space e. contributes to the improvement of the railway station environment f. provides for junction improvements at Catford Road and Ravensbourne Park g. provides improved and more accessible pedestrian and cycle routes through and to the site and between the site and the town centre and residential areas to the east and west, and Ladywell Fields and h. enhances 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 and to ensure a comprehensive site-wide approach:</p> <ul style="list-style-type: none"> a. A layout that provides for open space. b. Integration of the site with Catford Town Centre, residential development to the east and west, and Ladywell Fields c. Enhanced railway station facilities for Catford Station and Catford Bridge Station, which includes improved accessibility between the two stations and new publicly accessible space that is connected and active. d. Improved definition of the boundaries of the site through landscaping and innovative building design that define and allow for natural surveillance access routes through and adjacent to the site, particularly along the South Circular (A205) and the boundaries with Ladywell Fields. e. Building design that is sympathetic to the scale and character of adjacent housing 		<p>Part 1 – Removal of Parts 1 (d) (e) (h) which included provisions for leisure uses, small scale business space and improvements to pedestrian links across and under the South Circular.</p> <p>Part 1 (a) now includes affordable housing and up to 590 new homes.</p> <p>Part 2 – Minor changes to design priorities.</p> <p>Further SA has been undertaken for this policy and resulted in changes to the SA score for SA objective 18.</p>

f. Landscape design that is informed by an assessment of the existing trees and vegetation		
SA Objective	Score	Comment
1	+	The site is currently vacant and under-used and the development proposed by this policy 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 plan area.
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 which may have beneficial outcomes for local water quality; however, development of the scale proposed in the policy 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 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 policy.
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 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.
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.
11	+/I	
12	++	The provision of up to 590 new properties through mixed-use development on the former Catford Greyhound site will increase the quantity and quality of housing in the plan area and co-location of other facilities will also positively contribute to opportunities for residents.
13	+/I	The variety of uses proposed to comprise the mixed use development in this policy 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	+/-	The development on this currently vacant site, as is promoted through this policy, if undertaken in a sensitive and appropriate 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, promoting a sense of community identity in the area.
17	+	The development on this currently vacant site as is promoted through this policy, if undertaken in a sensitive and appropriate manner, will have positive outcomes for the community in terms of encouraging connected, active and accessible places.
18	+/-	The requirement to provide for community uses within the development should have a positive effect on access to community infrastructure for the local population. However, there is no provision for leisure uses within the proposed development. With the potential for a large number of new residential properties it may result in adverse effects on capacity and availability at existing leisure facilities within the plan area.
Policy 7: Wickes and Halfords		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. The Wickes and Halfords site is allocated for a 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 for a mix of dwelling tenures and types (including affordable housing), subject to an acceptable site layout, scale and massing, up to 400 new homes (C3) b. provides for a mix of comparison retail in the form of non-convenience, non-food bulky goods which complements the Primary Shopping Area (A1) c. provides for community uses (D1) d. provides for a mix of appropriate business space (B1c, B2, B8) e. incorporates appropriate car parking spaces for all uses, ensuring that proposed public spaces are designed and managed in accordance with an approved Car Park Management Plan f. concentrates non-residential uses in the northern half of the site so as to be more accessible to the South Circular (A205) g. accommodates new bus facilities as part of interchange development h. provides for simplified and rationalised junction and vehicular access and i. enhances 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 and to ensure a comprehensive site-wide approach:</p> <ul style="list-style-type: none"> a. The Catford Road frontage provides a gateway to the town centre and new development here must enhance first impression of Catford. 		<p>Part 1 - Part 1 (a) includes affordable housing as a priority and changes the number of houses up to 400 new homes.</p> <p>Part 1 (e) addition of Car Park Management Plan.</p> <p>Part 2 – Minor additions and removal of Part 2 (h) introduce buildings that overlook the sports field and open space to the west and Part 2 (j) retain/incorporate any buildings of architectural/heritage significance.</p> <p>Further SA has been undertaken for this policy and resulted in changes to the SA score for SA objective 11.</p>

<p>b. Provide 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. Improve 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. Incorporate attractive new buildings with activity on the ground floor and buildings that overlook Jubilee Ground and form an attractive backdrop to Catford Town Centre.</p> <p>e. Incorporate innovative solutions to overcome level difference and create an attractive boundary to the South Circular.</p> <p>f. Consolidate 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. Provide environmental enhancement of the River Ravensbourne and the associated Waterlink Way. Development should be set back a minimum of 8 metres from the River Ravensbourne.</p> <p>h. Provide higher density mixed use development across the site with ground floor retail / business or podium parking and residential above.</p>	
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SA Objective	Score	Comment
1	+/-	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.
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	+	Whilst the site is relatively built up already, this policy 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. 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 will cater for mainly 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 to providing frontages that enhance the first impression of Catford, landscaping and innovative building design will have positive outcomes for the Wickes and Halfords Site and Catford more widely through the encouragement of sensitive development.
11	?	There are no buildings of architectural or heritage significance within the policy area boundary that could be positively or adversely effected as a result of development on the site. However, development has the potential to impact on the setting of heritage assets outside the policy area boundary and would need to be assessed at a project level.
12	+/l	Depending on implementation of this policy 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 the plan area.
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 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 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.

Appendix II: Sustainability Appraisal of Area Wide Policies

(Policies 8-22)

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 Submission Version Area Wide Policies

CTCLP Proposed Submission Version – Area Wide Policies		
Policy 8: Presumption in Favour of Sustainable Development		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<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 style="margin-left: 40px;">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 style="margin-left: 40px;">b. specific policies in that Framework indicate that development should be restricted.</p>		<p>No change from FO Policy 8.</p> <p>No further SA required.</p>
SA Objective	Score	Comment
1	++	This policy promotes sustainable development which will encourage economic growth and development in the short to medium term.
2	++	This policy promotes sustainable development which will encourage economic growth, development and employment in the short to medium term.
3	-	Implementation of this policy is important to ensure that the development occurs in a sustainable manner where policies are either

4	-	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, higher demand for water resources, potential impacts on human health through air quality with increased construction and biodiversity through potential decreases in open/natural spaces.
5	+/I	Implementation of this policy 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 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.
8	+/I	Sensible implementation of this policy 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 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 is likely to have a negative effect on the provision of sufficient and suitable housing.
13	+	The sustainable development encouraged by this policy 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 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, there is an opportunity to improve the fear of crime and antisocial behaviour through sustainable development in Catford.
17	0	No impact identified.
18	+/I	Depending on implementation of this policy, there is likely to be positive impacts on the service and infrastructure provision in Catford.

Policy 9: Providing new homes		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. Catford will accommodate an additional 1,750 net new dwellings for the period 2013 to 2026 as follows:</p> <ul style="list-style-type: none"> a. the majority of new dwellings will be located on the following key development sites: <ul style="list-style-type: none"> i. Catford Centre (200) ii. Laurence House (250) iii. Plassy Road (400) iv. Former Catford Greyhound Stadium (589) v. Wickes and Halfords (400). <p>2 In accordance with Core Strategy Policy 15, residential density levels should be optimised in accordance with the London Plan (sites in and close to a Major Town Centre, PTAL 4-6 and 'Urban' characteristics) in the range of 45 to 185 units per hectare (200-700 habitable rooms per hectare).</p> <p>3. The amount and design of residential development on each site will need to ensure that it is compatible with any non-residential use(s).</p> <p>4. In determining planning applications for the conversion of existing buildings such as vacant offices or premises above shops for residential use, the Council will require:</p> <ul style="list-style-type: none"> a. a high quality living environment b. no conflict with existing land uses and d. provision 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 and London Plan housing standards.</p>		<p>Part 1 – Part 1 (a) change to number the dwellings that can be developed at key development sites – Laurence House, Plassy Road and Wickes and Halford.</p> <p>Part 2 – minor wording change.</p> <p>Part 4 – rewording with no material change to Policy. Removal of Part 4 (c).</p> <p>Part 6 – requirement that housing design will need to accord with London Plan housing standards.</p> <p>Further SA has resulted in changes to the SA score for SA objective 11. Additional text has been added to the comments for SA objectives 10 and 11 to incorporate and clarify changes to the policy.</p>
SA Objective	Score	Comment
1	+	This policy has the potential to enhance the character and appeal of Catford as a place to live, which has possible long term

2	+	positive impacts through encouraging business and employment opportunities.
3	-	Without careful assessment, development under this policy 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 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 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 has the potential to improve the townscape through the conversion of vacant buildings into high quality living environments. The policy sets out that housing design must meet the requirements of Lewisham Core Strategy Policy 15 and the London Plan. The London Plan outlines that all new housing should enhance the quality of places taking into account local character, which should ensure new housing meets standards that contribute positively to Catford and the wider London region.
11	+	The policy outlines that all new development must comply with Core Strategy Policy 15, which details the requirement for all new developments to 'conserve and enhance the borough's heritage assets'. This should ensure that only developments that will have a positive impact on the historic environment will be taken forward.
12	++	This policy 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 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 through improving areas with development and reducing their isolation.
17	+	This policy has the potential to enhance the character and appeal of Catford 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, the location of appropriate housing development in Catford in locations near to community facilities and infrastructure may have long term positive impacts for residents.
Policy 10: Economic growth for Catford		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. The Council will require all proposals to contribute positively 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 (see Section 4) b. encouraging new retail (Use Classes A1, A2, A3 and 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 within and around the Town Centre within the overall proposed mix of uses, to support the borough's housing priority needs and the vitality of the town centre d. encouraging new small and start-up businesses, including independent and local businesses e. provision of community and leisure facilities (see CLP Policy 25) f. utilisation of development activity to promote training and employment opportunities, in particular through the local labour agreement g. public realm enhancements (see CLP Policy 21) and h. provision and/or contribution towards required infrastructure, whether through a Section 106 agreement or payment of the Community Infrastructure Levy. <p>2. The design of all new non-residential development will need to follow inclusive design principles in accordance with London Plan Policy 7.2.</p>		<p>Part 1 – minor wording change to Part 1 (c) and addition of Part 1 (d).</p> <p>Part 2 – addition.</p> <p>Further SA has been undertaken for this policy and resulted in changes to the SA score for SA objective 14. Additional text has been added to SA objectives 1, 2, 14 and 18 in line with changes to the policy.</p>
SA Objective	Score	Comment
1	++	This policy will have positive effects on economic growth in the plan area. The specific reference in the policy to encouraging new small and start-up businesses should have a positive impact on Catford's economy.
2	++	Promotion of employment generating development and use in this policy will have long term positive impacts for the local

		community. Specific reference to encouraging new small and start-up businesses, including independent and local businesses will directly support this SA objective.
3	-	Increases in new development promoted in this policy 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.
6	-	Increases in new development promoted in this policy 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 that requires public realm enhancements will have beneficial effects on the townscape in the plan area.
11	0	No impact identified.
12	+	The criterion in this policy that promotes greater residential development 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 will likely lead to medium to long term beneficial impacts on the health and wellbeing of the local community. The policy seeks to ensure that all new non residential developments align with London Plan Policy 7.2 'Inclusive Environments', which requires the highest levels of inclusive and accessible design for all new developments. This should have a positive effect on reducing social exclusion by integrating the diverse needs of residents into development proposals.
14	+	
15	+	Criteria in this policy 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 may promote a sense of community identity and wellbeing in Catford.
18	+	Criteria in this policy that specifically address providing leisure facilities will have medium to long term benefits for the population

		and accessibility to community infrastructure. The policy seeks to ensure that all new non residential developments align with London Plan Policy 7.2 'Inclusive Environments', which requires the highest levels of inclusive and accessible design in all new developments. This should have a positive effect on increasing the accessibility of new developments by integrating the diverse needs of residents into development proposals.
Policy 11: Mixed Use		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>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.</p> <p>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.</p> <p>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.</p>		<p>Part 1 – minor rewording of Part 1 which is anticipated will have no effect on the SA objectives.</p> <p>No further SA required.</p>
SA Objective	Score	Comment
1	+	Mixed use development supported by this policy 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	-	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 may increase congestion in Catford, thus negatively impacting local air quality and producing 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	-/!	Depending on the implementation of this policy, there may be negative impacts on flood risk as increased new development may

		increase hard surfaces.
10	+	This policy is likely to have positive impacts on the townscape of Catford through the requirement for active frontages in mixed use development.
11	-/!	Protection of heritage environment under this policy is dependent on implementation otherwise negative impacts are likely.
12	+	This policy promotes mixed use development in Catford 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 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	+	
Policy 12: Employment Uses		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>A. General employment uses</p> <p>1. The Council will only grant planning permission for the conversion of existing employment sites (those in the Business Use Class) to a mix of uses including residential where the proposal will assist in meeting objectives identified in the Plan's site allocations and CLP Policy 13 (Town centre vitality and viability).</p> <p>B. Office use</p> <p>2. Catford Town Centre is a preferred location for office development in the borough. The Council will:</p> <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. <p>C. Hotel use</p>		<p>Part 1 – reworded, it is considered that changes will not impact the SA objectives.</p> <p>Part 3 – Part 3 (a) to ensure that 10% of hotel rooms are wheelchair accessible.</p> <p>Part 4 – addition.</p> <p>Further SA has resulted in no changes to the SA score for any of</p>

<p>3. The Council is supportive in principle of this use class. To be acceptable, proposals must be sympathetic to the existing and emerging surrounding built and natural environment and:</p> <ul style="list-style-type: none"> a. be of the highest design quality and (in accordance with the London Plan Policy 4.5) ensure that at least 10% of rooms are wheelchair accessible b. contain appropriate supporting ancillary space c. have an active ground floor presence d. improve pedestrian links and not have a negative effect on transport links or public car 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 they plan for long term adaptability and sustainability. <p>D. Other employment use</p> <p>4. The Council is supportive in principle of the use of development locations in the Plan area for the provision of other employment generating uses providing they comply with other policies in this plan and the wider development plan. Other suitable employment generating uses include retail, leisure and community uses as well as opportunities for creative and artistic employment.</p>	<p>the SA objectives. However, additional comment has been added to SA objective 18.</p>
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SA Objective	Score	Comment
1	++	This policy supports uses that are likely to promote very positive economic growth and employment opportunities in the plan area 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 due to increased construction activities in Catford. 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 on the open space and biodiversity are unknown as it depends on its implementation. Implementation in conjunction with other policies 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 due to increased construction activities in Catford.

7	0	Whilst coach and taxi provision is mentioned in this policy for hotel developments, no direct impacts are identified.
8	0	No impacts identified.
9	0	
10	+/	Implementation of this policy would be able to have long term positive effects on the townscape of Catford.
11	-/	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.
12	+/	Depending on the implementation of part A of this policy, 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 specifically referencing vitality is likely to have medium to long term impacts on addressing social exclusion in the plan area.
15	0	No impacts identified.
16	0	
17	0	
18	+	Location of key Council services within Catford will likely have a positive impact on accessibility to services for the local population. The policy will ensure that proposals for hotel use will require at least 10% of rooms to be wheelchair accessible, which should have a positive impact on overall accessibility in the plan area.
Policy 13: Town Centre Vitality and Viability		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
A. General 1. The Council will require development to sustain and enhance the vitality and viability of the Catford Town Centre through: <ul style="list-style-type: none"> a. delivery of retail and mixed use allocations on Major 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, as follows: 		Part 1 – rewording of Part 1 (a). Addition of ‘community uses to Part 1 (c). Additions to Part 1 (e) (f) (g) to ensure Policy accords with the Development Management Local Plan. No further SA undertaken.

- i. an additional 8,100 sq.m gross of A1 comparison floorspace by 2026
- ii. an additional 1,800 sq.m gross of A1 convenience floorspace by 2026
- c. encouraging leisure and community uses and evening economy uses (in conformity with policy CLP14),
- 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, existing
- e. provision of high quality shopfronts and improvements to shopfronts, in accordance with Development Management Policy 19
- f. managing the effects of restaurants, cafes (A3 uses) and drinking establishments (A4 uses), in accordance with Development Management Policy 17
- g. limiting the number of hot food take away shops (A5 uses) in accordance with Development Management Policy 18

B. Town centre boundary

The boundary for the town centre is defined in Figure 4.1.

C. Primary Shopping Area

The Primary Shopping Area for the Catford Town Centre is defined in Figure 4.1. This contains those areas where retail development is concentrated and generally comprises the primary frontages 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 4.2, the Council will only consider a change of use involving the loss of shops (Use Class A1) at ground floor level, 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 (of 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 result in adverse impacts caused by crime, disorder and anti-social behaviour.

2. All proposals for a non A1 retail use 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), and

b. where appropriate, provide attractive display windows and entrances that are compatible with adjoining shopfronts

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 4.2, the Council will only consider a change of use involving the loss of shops (Use Class A1) at ground floor level 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

h. be considered appropriate in relation to the area's retail character.

5. The Council will not support ground level residential uses within the secondary shopping frontage.

F. Other shopping frontages

6. Outside the defined primary and secondary shopping frontages, 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.

SA Objective	Score	Comment
1	+	This policy 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 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 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 set out in the criteria in the policy.
6	+/-	
7	+/-	
8	+/-	
9	+/-	
10	+	The vitality and viability promoted through this policy will provide long term positive impacts to Catford's townscape.
11	I	The heritage environment is not specifically referenced in this policy; therefore the impacts are linked to implementation in combination with other policies for Catford.
12	+	This policy promotes development that will contribute to the vitality and viability of Catford which is likely to have positive impacts on

13	+	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.
14	+	
15	+	
16	+	
17	+	
18	+	
Policy 14: Evening Economy Uses		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. The Council will encourage proposals for new uses that would positively contribute to the evening economy of Catford Town Centre where the following criteria are met:</p> <ul style="list-style-type: none"> 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. <p>2. The Council will generally support restaurants (Use Class A3) (not hot food takeaways in Use Class A5) and family friendly 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>		<p>Combines FO Policies 14, 15, 16 and 17 into a severely reduced Evening Economy Uses Policy.</p> <p>Guidance contained within Policies 15 (Restaurants, cafes (A3 uses) and drinking establishments (A4 uses), 16 (Hot food take-away shops (A5 uses)) and 17 (Shopfronts, signs and hoardings) at the FO Policies Stage is now covered in Proposed submission Policy 13 Part 1 (e) (f) (g) and Development Management Policies 17, 18 and 19.</p> <p>It is not considered that removal of specific policies for these development topics will result in adverse impacts on SA objectives.</p> <p>Part 2 – Addition of 'Use Class A3'. It is not anticipated to have an impact on the SA objectives.</p>

No further SA required.

SA Objective	Score	Comment
1	+/-	This policy is likely to have both positive and negative impacts on economic growth in the plan area as although it encourages development, it also places restrictions on developers.
2	+	This policy is likely to have long term positive impacts on local employment and enterprise in Catford that reflects the needs of the local community as it encourages development in an appropriate, 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 development causing a disturbance is not supported in this policy 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 encourages development that positively contribute to the vitality and existing uses in Catford, 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 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.
14	0	No impacts identified.
15	0	
16	+	This policy promotes a vibrant evening economy in Catford 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.
17	+	This policy has the potential to improve the sense of community identity through the encouragement of a vibrant evening economy in Catford.
18	+/-	Appropriate leisure uses will be encouraged through this policy; however this will be dependent on implementation in the context of this policy on the evening economy.
Policy 15: Carbon dioxide Emission Reduction and Decentralised Energy Networks		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. The Council will seek to reduce the energy use of new developments and support the provision of an efficient energy network for Catford.</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 Major Sites that could support a decentralised energy centre, as follows:</p>		<p>Previously FO Policy 18. No change.</p> <p>No further SA required.</p>

a. Catford Centre, with connections to the Civic Centre and Laurence House		
b. Former Catford Greyhound Stadium site.		
SA Objective	Score	Comment
1	+/-	This policy has both positive and negative effects on economic growth and employment opportunities in the plan area. 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.
2	+/-	
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	+	Long term positive impact on air quality due to potential reduced fossil fuel energy generation is likely.
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	
Policy 16: Managing Flooding and Adapting to Climate Change		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. The Council will require proposals to comply with Core Strategy Policies 7 and 8 by supporting adaptation to the potential impacts of climate change; and comply with Core Strategy Policies 10 and 11 by demonstrating that the proposal will deliver a positive reduction in flood risk to Catford.</p> <p>2. In order to support the improvement of local air quality and the reduction of flood risk, the Council will require all developments, and works to the public realm, to maximise the use and effectiveness of:</p> <ul style="list-style-type: none"> a. living roofs and walls b. incorporating sustainable urban drainage systems, (see CLP Policy 20) c. providing suitable vegetation and planting d. run-off from roofs collected as part of a rainwater harvesting system 		<p>Combines FO Policies 19 and 20.</p> <p>Part 1 – Now requires proposals to comply with Core Strategy Policies 7 and 8.</p> <p>Further SA has resulted in changes to SA objective 11. Changes to comments for SA objectives 3, 4, 5, 6 and 11 in line with changes to the Policy.</p>
SA Objective	Score	Comment
1	+/-	This policy places restrictions on developers which have the potential to have negative impacts on economic growth and consequently new enterprises/employment in Catford, though at the same time positive impacts might be felt through the development of other enterprises in the plan area to address the mitigation requirements.
2	+/-	
3	+	The policy requires proposals to comply with Core Strategy Policy 8 which seeks to ensure that all new developments improve sustainability aspects through sustainable design and construction. This should result in positive impacts on reducing waste production both in the short term during construction and medium to long term during the operation of new developments.
4	+	By requiring all developments and works to the public realm to maximise the use of living roofs and walls and suitable vegetation and planting the policy is likely to have a positive impact on water quality by reducing surface water and diffuse pollution run off into the local water network. The incorporation of sustainable urban drainage systems is also likely to have a positive impact on water quality as they mimic natural filtration systems by removing pollutants.

5	++	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. The requirement for proposals to demonstrate a reduction in flood risk to Catford should have a positive impact on habitats and species by reducing the direct and indirect threats posed to biodiversity from flood events.
6	+	Maximisation of living roofs and walls and providing suitable vegetation and planting in new developments has the potential to have positive impacts on air quality within Catford by mitigating the impacts of air pollution.
7	0	No impacts identified.
8	++	The environmental measures in the criteria of this policy will have long term, very positive effects on the ability of Catford 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 plan area and will potentially benefit the townscape. Maximising biodiversity opportunities will also positively enhance the landscapes.
9	+	
10	+	
11	?	Core Strategy Policy 7 recognises the contribution that the reuse and modification of heritage assets can have to reducing carbon emissions. It is unknown at this stage whether reuse or modification will have a positive or negative impact on heritage assets.
12	0	No impacts identified.
13	0	
14	0	
15	0	
16	0	
17	I	Depending on the implementation of this policy, through the incorporation of environmentally sustainable design features in public realm buildings in Catford, this may have impacts on the community identity.
18	0	No impact identified.
Policy 17: Design and Public Realm		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
1. The Council will require all public spaces in Catford Town Centre to be designed as safe, accessible, healthy, attractive and robust places following the policies outlined in the London Plan, Core Strategy and Development Management Local Plan.		Previously FO Policy 21.
2. In addition to the site specific design principles outlined in Section 3, the Council will seek to improve the		Policy reworded.

<p>design and quality of the public realm along:</p> <ul style="list-style-type: none"> a. the route between the railway stations and the town centre along Catford Road, providing an attractive, legible and cohesive entrance to the town b. Rushey Green and in particular the 'London Squares' that provide valuable and historic green space c. Brownhill Road and Plassy Road providing an attractive entrance to the town from the east. <p>3. Opportunities to improve the design of the public realm should consider and relate positively to the design principles utilised across the town centre, to provide a consistent and coherent approach.</p> <p>4. All public realm proposals should consider improvements to street lighting and other measures to enhance public safety in the town centre and along key routes.</p>	<p>No further SA required.</p>
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SA Objective	Score	Comment
1	+	This policy has potential long term positive effects for economic growth and employment as it promotes a favourable living/working environment in Catford, encouraging more people to live and work there.
2	+	
3	?	Unknown impacts on resources from this policy – 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	?	
5	+	This policy promotes the improvement of open space in Catford, providing positive impacts.
6	0	No impact identified.
7	+/-	Improvements to the connectivity of public spaces may help to increase sustainable modes of transport such as cycling and pedestrian use in Catford, but this depends on the implementation of this policy.
8	+/-	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.
9	+/-	
10	++	This policy seeks to protect and enhance the townscape's street furniture and enhance the townscape.
11		This policy 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 will depend on whether or not there are impacts on social exclusion in Catford as with public art and connected spaces may effect this objective.
15	0	No impacts identified.
16	+/I	The implementation of this policy has the potential for long term positive effects on the sense of community identity and fear of crime in Catford. 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	
Policy 18: Tall buildings:		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>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.</p> <p>2. Detail of zones generally appropriate or inappropriate for tall buildings and those areas sensitive to such development are shown in Figure 5.4.</p> <p>3. Any tall building proposed in the Catford Town Centre will need to assess and consider the physical and visual impact on the following:</p> <p>a. local views, particularly the foreground and middle ground, to ensure the design of the building is appropriate and compliments the view</p> <p>b. Ladywell Fields and Jubilee Ground</p> <p>c. the character of the adjoining Culverley Green conservation area, the listed Broadway Theatre and locally listed buildings in the town centre</p> <p>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.</p> <p>5. Tall buildings in the town centre must:</p> <p>a. increase the amount of local amenity space and improve its quality, ensuring that the wind and shadow</p>		<p>Previously FO Policy 22.</p> <p>Addition to Part 5 (a).</p> <p>Further SA was undertaken and additional comment has been added to SA objective 17 and 18.</p>

environment of this space is comfortable for walking and sitting 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 which makes a positive contribution to the local character and distinctiveness of Catford Town Centre

d. be sensitive to the surrounding environment, in line with CABE 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.

SA Objective	Score	Comment
1	-	The restrictions placed on development in this policy may have short term negative impacts on economic growth and local enterprise in the plan area.
2	-	
3	0	No impacts identified.
4	0	
5	0	
6	0	
7	0	
8	0	
9	0	
10	+	This policy 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	+/-	
12	0	No impacts identified.

13	0	
14	0	
15	0	
16	0	
17	+/l	The implementation of this policy has the potential to provide long term positive impacts on the community identity and accessibility for Catford, depending on location of tall buildings near residential areas. The requirement to ensure that tall buildings in the town centre must improve the quantity and quality of local amenity space should have a positive impact on creating inclusive environments for residents and visitors that encourage identification with these spaces.
18	+/l	
Policy 19: Heritage Assets		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
In accordance with Development Management Policy 35, the Council will require development proposals to: <ul style="list-style-type: none"> a. sustain and enhance Catford's heritage assets and their settings which contribute positively to the character of Catford Town Centre and b. respond positively, through sensitive and high quality design, 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. 		Previously FO Policy 23. Policy now accords with Development Management Policy 35. No Further SA required.
SA Objective	Score	Comment
1	-/l	The restriction on developers that may result with implementation of this policy in order to protect heritage assets may negatively impact the economy and enterprise in Catford through reducing new development.
2	-/l	
3	+	Retention of heritage assets as encouraged by this policy 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 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	+	
11	++	The protection and enhancement of the historic environment is promoted by this policy which will have very positive long term impacts for Catford.
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 may have positive impacts on promotion of community identity.
18	0	No impact identified.
Policy 20: Social Infrastructure		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
1. The residential and commercial growth of Catford Town Centre will 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. Committed, planned and emerging projects are outlined in Appendix 3.		Previously FO Policy 25. Part 1 – Addition that ‘committed, planned and emerging projects are outlined in Appendix 3’.
2. In addition to paying the Community Infrastructure Levy, developers may be required, where necessary, to		Part 5 – Addition.

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 Major Site are detailed in Section 3.

4. The redevelopment of existing social infrastructure such as schools, childcare, youth 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 needs updating, which cannot be achieved at reasonable cost, and
- d. alternative provision of equivalent benefit to the community is made.

5. The design of all new social infrastructure will need to follow inclusive design principles in accordance with London Plan Policy 7.2

Further SA was undertaken and additional comment has been added to SA objective 18.

SA Objective	Score	Comment
1	+/-	This policy 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	
8	0	
9	0	

10	+/-	Implementation of this policy 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.
11	0	No impacts identified.
12	0	
13	0	
14	0	
15	+	The provision of social infrastructure as promoted in this policy is likely to have positive outcomes for the local community through facilities that provide education, 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. The policy seeks to ensure that all new social infrastructure aligns with London Plan Policy 7.2 'Inclusive Environments', which requires the highest levels of inclusive and accessible design in all new developments. This should have a positive effect on increasing the accessibility of new developments by integrating the diverse needs of residents into social infrastructure proposals.
16	+	
17	+	
18	+	
Policy 21: Implementation		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>1. The Council will seek to implement the Catford Plan by working with Catford Regeneration Partnership Limited, other public, voluntary, community and private sector partners and by 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 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 		<p>Previously FO Policy 26. Minor rewording.</p> <p>No further SA required.</p>

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 Design Panel to help secure high quality design and		
i. working with Thames Water to deliver water supply and sewerage infrastructure.		
SA Objective	Score	Comment
1	+	The implementation of the CTCLP 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 of criteria in this policy will likely have positive impacts on the townscape in the plan area through early engagement with developers and by 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 how the CTCLP 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	+	
CLP Policy 22: Monitoring		Changes to Policies from Further Options (FO) Version and Requirement for Further SA
<p>The Council will facilitate the monitoring of the Catford Plan through a Delivery and Monitoring Framework and the following interventions:</p> <ul style="list-style-type: none"> a. using town centre surveys and health checks b. monitoring progress on planning applications and delivery, particularly in relation to the Major Sites c. reporting progress on Council's assets Board and d. including relevant monitoring information in its Annual Monitoring Report. 		<p>Previously FO Policy 27. Minor rewording.</p> <p>No Further SA required.</p>
SA Objective	Score	Comment
1	+	The monitoring proposed in this policy will provide certainty for developers which will have positive impacts on economic growth in Catford.
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 local community in Catford through confidence that with this policy, monitoring of development within Catford will be reported during the plan period.
18	+	

Appendix III: Sustainability Appraisal Catford Town Centre Local Plan – Further Options

Catford Town Centre Local Plan – Further Options

Sustainability Appraisal Report

February 2013

Produced for
London Borough of Lewisham



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Contents

Document Control Sheet	i
Contents	iii
Tables	vi
1 Non Technical Summary	1
2 Introduction	4
2.1 Background	4
2.2 Strategic Environmental Assessment & Sustainability Appraisal.....	4
2.2.1 Compliance with the SEA Directive	4
2.2.2 Sustainability Appraisal (SA)	7
2.3 Habitats Regulations Assessment	8
3 Stage A - Setting the context and objectives, establishing the baseline and deciding on the scope	10
3.1 Task A1 – Identifying relevant policies, plans and programmes.....	10
3.1.1 Lewisham Core Strategy	11
3.2 Task A2 – Baseline information	11
3.2.1 Background and Context	11
3.3 Task A3 – Sustainability issues & problems.....	14
3.4 Task A4 – SA Framework.....	17
4 Stage B – Developing and refining options and assessing effects	19
4.1 Task B1 – Testing the Plan objectives against the SA framework.....	19

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	22
4.2.1 Policy Option 1: Traffic and Transport including the South Circular	24
4.2.2 Catford Centre and Milford Towers	25
4.2.3 Civic Centre	29
4.2.4 Laurence House	32
4.2.5 Plassy Road Island	35
4.2.6 Former Catford Greyhound Stadium	38
4.2.7 Wickes and Halfords	40
4.2.8 Presumption in favour of sustainable development	43
4.2.9 Providing New Homes	44
4.2.10 Economic Growth for Catford	45
4.2.11 Mixed Use Development	47
4.2.12 Employment Uses	48
4.2.13 Policy Option 13 - Town Centre Vitality and Viability	49
4.2.14 Evening economy uses	52
4.2.15 Restaurants, cafes (A3 uses) and drinking establishments (A4 uses)	54
4.2.16 Hot food take-away shops (A5 uses)	55
4.2.17 Shopfronts, signs and hoardings	58
4.2.18 Carbon dioxide emission reduction and decentralised energy networks	59
4.2.19 Adapting to climate change	61
4.2.20 Managing and reducing the risk of flooding	62
4.2.21 Design and public realm	63
4.2.22 Policy 22 – Tall Buildings	65
4.2.23 Policy 23 – Heritage Assets	66

4.2.24	Policy 24 – Sustainable Transport	67
4.2.25	Policy 25 – Social Infrastructure	68
4.2.26	Policy 26 – Implementation	70
4.2.27	Policy 27 – Monitoring	71
4.3	Cumulative impacts	71
4.3.1	Assessment of cumulative effects	72
4.4	Task B5 – Considering ways of mitigating adverse effects and maximising beneficial effects	73
4.5	Task B6 – Proposing measures to monitor the significant effects of implementing the Local Plan.....	82
4.5.1	Proposals for Monitoring	82
4.5.2	Monitoring Process	83
5	Appendices	92
	Appendix A: Plans, Policies and Programmes	93
	Appendix B: Consultation Response Schedule	135
	Appendix C: Sustainability Appraisal of Catford Plan Objectives	150
	Appendix D: Sustainability Appraisal of Town Centre Area Options.....	160
	Appendix E: Sustainability Appraisal of Policy Options.....	196

Tables

Table 2-1: SEA Directive requirements and where they have been addressed within this report.....	5
Table 2-2: DCLG Guidance on Incorporating SA within the DPD process (ODPM, 2005)	7
Table 3-1 - Key findings from the Scoping Report 2012.....	12
Table 3-2 Key Sustainability Issues	14
Table 3-3: Sustainability Objectives for Catford Town Centre	18
Table 4-1 – Key to the Compatibility Assessment of SA Objectives and Catford Plan objectives	20
Table 4-2 - Appraisal of the Catford Plan objectives against the SA objectives.....	21
Table 4-3 Key to Sustainability Appraisal Matrix Scores	22
Table 4-4 - Policy Options for Catford Town Centre Sites	23
Table 4-5 - Town Centre Wide Policy Options	23
Table 4-6 Mitigation Approach	74
Table 4-7 - Mitigation provided by the Catford Plan for each SA objective.	74
Table 4-8 - Proposed Monitoring information for the Catford Plan.....	84

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

Sustainability Appraisal Framework
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.

Sustainability Appraisal Framework
<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

Sustainability Appraisal Framework
<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.

Sustainability Appraisal Framework
<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

Sustainability Appraisal Framework
<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

Sustainability Appraisal Framework

- 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
Strategy (2001)	<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. 	to achieve social and economic cohesion and the need to foster the conservation and management of historical assets and the natural environment	ensure criteria related to economic and social cohesion, protecting and enhancing historic and cultural heritage, and reducing greenhouse gas emissions are reflected.
European Community Biodiversity Strategy 1998	Seeks the conservation and sustainable use of biological diversity (ecosystems in their natural surroundings).	The DPD must seek to protect and enhance biodiversity levels in the borough.	The SA objectives should include the protection and enhancement of biodiversity.
Sixth Environment Action Programme of the European Community 2002 – 2012 Status: voluntary	<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 	The DPD should seek to address these priority areas for action.	Supporting programme.

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 has 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)	<p>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.</p> <p>Targets: None</p>	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
<p>Catford Retail and Economic Impact Assessment (2013)</p>	<p>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.</p>	<p>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.</p>	<p>The SA objectives should include a measure that seeks to attract new investment and maximise sustainable economic growth in the borough.</p>
<p>Lewisham Strategic Housing Market Assessment (2008) and the South East London Sub-regional SHMA (2009)</p>	<p>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.</p>	<p>The DPD should include appropriate site to meet housing need.</p>	<p>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.</p>
<p>Lewisham Infrastructure Delivery Plan (IDP) (2010)</p>	<p>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.</p>	<p>The DPD should support the provision of infrastructure.</p>	<p>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</p>

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 were 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 were 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 were 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.
<p>National <i>Fair society, healthy lives</i>, The Marmot Review, Strategic review of health inequalities in England, 2010.</p>	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.
<p>Regional Mayor’s Health Inequality Strategy for London 2010</p>	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.
<p>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</p>	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

SA Scoping Report Consultation Response	NHS
Contact Name	Jane Miller, Joint Deputy Director of Public Health
Date Received	09 September 2012
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.

SA Scoping Report Consultation Response	NHS
Contact Name	Jane Miller, Joint Deputy Director of Public Health
Date Received	09 September 2012
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>	

SA Scoping Report Consultation Response	NHS
Contact Name	Jane Miller, Joint Deputy Director of Public Health
Date Received	09 September 2012
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

SA Scoping Report Consultation Response	NHS
Contact Name	Jane Miller, Joint Deputy Director of Public Health
Date Received	09 September 2012
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>	

SA Scoping Report Consultation Response	NHS
Contact Name	Jane Miller, Joint Deputy Director of Public Health
Date Received	09 September 2012
Comment	Response
<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>	

SA Scoping Report Consultation Response	NHS
Contact Name	Jane Miller, Joint Deputy Director of Public Health
Date Received	09 September 2012
Comment	Response
<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>	

SA Scoping Report Consultation Response	NHS
Contact Name	Jane Miller, Joint Deputy Director of Public Health
Date Received	09 September 2012
Comment	Response
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	•	No direct relationship.
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	•	No direct relationship.
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	+	
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	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		
Option 3A		
<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> <ul 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> <ul 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	+/	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.
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	+	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.
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. 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	Depending on implementation, the business as usual scenario may have long term positive impacts on the economy and employment opportunities in Catford Town Centre, though in a less guided manner. 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:		
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.		<p>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:</p> <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: <ul style="list-style-type: none"> 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.
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	+/I	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	+/I	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.