
Sustainability Appraisal and Strategic Environmental Assessment

Preferred Options report – Development Policies and Site Allocations

April 2007

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1.0 Non-technical Summary

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

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

This report summarises the Sustainability Appraisal (SA) of the Development Policies and Site Allocations Report, one of the development plan documents that form part of the Local Development Framework for Lewisham. The report incorporates the requirements of the European Directive on Strategic Environmental Assessments, referred to as the SEA Directive, which are signposted throughout this document.

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

This report is stage C in the SA process which involves the following stages:

Stage A - Pre production – evidence gathering

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

Stage B - Production

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

Stage C - Preparing the SA report

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

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

Examination

Appraising significant changes resulting from representations and submitting final report for examination.

Stage E - Adoption and Monitoring

Finalising methods of monitoring changes; responding to adverse effects.

The development policies and site allocations DPD should be read in conjunction with the Spatial (Core) Strategy, which includes a set of vision statements, objectives and core policies that provide the overarching strategic framework for the borough. The development policies and site allocations DPD sets out the detailed policies that regulate development and are used for considering planning applications and changes of use.

The initial stage of the SA process involved establishing a baseline and identifying key issues that are relevant to the borough. Some of the key issues are summarised below:

- Predicted population growth over the plan period which will put pressure on the need for housing and social infrastructure
- Per capita loss of open space with the predicted growth in population
- Below average house prices in the borough compared to greater London
- Ageing housing stock with an average SAP rating of 46 (low energy efficiency). An increase in fuel prices can put more people into fuel poverty
- Poor air quality along major roads due to road traffic emissions
- Overcrowding on public transport
- Need for local employment areas as only 31% of the working population work within the borough
- Over 40% of the population belong to ethnic minority groups
- Areas of acute need with 4 wards in the 10% worst wards in England as shown in the indices of multiple deprivation
- Low crime rates relative to other London boroughs, though public perception is that the crime rate is high

A review of International, national and local plans, programmes and objectives was conducted, and based on the findings and responses from the consultation a set of sustainability objectives were established.

The SA objectives are listed below:

Economic

1. To encourage sustained economic growth.
2. To encourage and promote employment and new enterprises in Lewisham.

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 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.

The LDF process involves several stages: evidence gathering, issues and options, preferred options, submission, examination and adoption. The DPD being assessed is at the preferred options stage. An interim sustainability assessment was undertaken between the issues and options and preferred options stage which has been included in this report. The issues and options were subject to public consultation and were appraised against the SA objectives in terms of positive, negative and neutral impacts over a short, medium and long term period. Subsequently a set of preferred options and policies were drafted for further consultation. A more detailed SA framework was applied to the preferred options to identify significant effects, including mitigation and/or enhancement measures.

The SA for the preferred options showed the following:

Positive impacts:

- New policies have been introduced which set requirements for sustainable construction and renewable technologies. These have significantly positive impacts on the environmental objectives.
- A number of employment sites have been released for redevelopment to high density housing and mixed use. This will regenerate deprived areas and maximise the employment potential.
- Protection of open space, conservation areas and health, education and community facilities show positive social effects which indicates that people's needs are being met.

Negative impacts

- The site allocations SA showed that development has negative impacts on the environmental objectives. The construction phase requires energy, water resources, increases traffic, creates dust emissions and generates demolition and construction waste. The level of impact depends on the size and nature of development.

The negative environmental impacts can be limited or mitigated by appropriate policies on reducing water usage, energy efficiency, renewable energy generation, reuse and recycling of demolition and construction waste and encourage sustainable travel. By implementing these policies and stricter guidance on urban design will improve the overall quality of the built environment, which will have a positive impact on the townscape and landscape. There are however, limitations to introduce such measures for listed buildings and conservation areas where restructuring is restricted, though this is outweighed by the fact that preservation of character areas enhance the townscape and contribute to the vitality of an area.

Taking these findings into consideration the preferred options policies were developed to ensure that negative impacts are mitigated and the strategic option implemented. In some cases the policy wordings were changed from using 'encourage' to a more stringent approach of 'require' to ensure that developments are implementing changes.

A scoping exercise of the Appropriate Assessment was undertaken. The results showed that the development plan would not affect any Special Areas of Conservation or Special Protection Areas as there are no such sites within or in close proximity to the borough.

1.1 Statement of the likely significant effects of the plan

The plan effects all development in the borough as it sets the general principles and requirements for development, via generic and site specific policies and designation of sites. The DPD is in conformity with the Spatial (Core) Strategy which sets the overarching strategic vision, objectives and policies for the borough.

The following are the key significant effects of the plan:

- The plan will have a significantly positive impact on the environmental objectives, A suite of environmental policies have been introduced which emphasize sustainable development, conservation of natural resources, mitigation and adaptation to climate change. Flood risk assessments will be required for development proposals located in the flood risk areas. The plan introduces a 20% renewable energy requirement from major development coupled with a requirement for achieving a 3* rating under the Code for Sustainable Homes. These requirements show significantly positive effects for energy and climate change objectives, which contribute towards government targets to reduce CO₂ emissions.
- The policy on affordable housing includes a target of 35% which departs from the 50% target set in the London Plan. Though not having a significantly positive impact on affordable housing provision, the plan will deliver affordable housing at a rate which will not stagnate the regeneration of the borough and enable meeting the overall housing delivery target.
- The plan will provide economic growth through mixed use and housing developments. Strategic employment locations have been defined and designated as per the London Plan. Former employment sites which are situated in the growth corridor, as defined in the Spatial (Core) Strategy have been released for redevelopment to housing and mixed use which will meet the current and predicted demand for housing and maximise the employment potential of the sites.

1.2 Statement of the difference the process has made to date

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

- Identified gaps in the policy wordings and the areas covered by the policies
- identified gaps in the baseline data
- identified environmental indicators that would need to be priorities with more detailed investigation at the planning application stage

- highlighted the need for partnership working to improve the social infrastructure, particularly in relation to responding to needs of the local communities and disadvantaged groups
- provided a consistent and comprehensive approach to investigating the effects of the plan at each stage of the plan making process.

1.3 How to comment on the report

For further information or to comment on the report please call the planning team on one of the following numbers:

0208 314 6247

0208 314 6540

0208 314 8774

or send your comments to:

Planning Information Office

5th Floor, Laurence House

1 Catford Road

Catford, SE6 4RU

2.0 Appraisal methodology

2.1 *Approach adopted to the SA*

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

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

'An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information'

This report is the Sustainability Appraisal (SA) for the preferred options report which is an intermediate stage in the process of producing the Development Policies and Site Allocations DPD.

The SA framework and report have been developed using government guidance document *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, Nov 2005, ODPM*, and discussions organised by government bodies on how to undertake an SA. A scoping report (Appendix A) was produced May 2005 which provided baseline information on social, economic and environmental indicators, list of relevant plans and programmes, highlighted issues that are relevant to the borough. This led to the development of a framework of relevant social, environmental and economic objectives against which the effects of a proposed plan can be assessed.

The SA report consists of the following sections:

Section 1 Summary and outcomes

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

Section 2 Methodology

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

Section 3 Background

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

Section 4 Sustainability objectives, baseline and contents

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

Section 5 Plan issues and options

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

Section 6 Plan preferred options

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

Section 7 Implementation

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

2.2 When the SA was carried out

Preparation of the scoping report (Stage A) was carried out between March - May 2005.

The development and refinement of the options, including appraisal of the alternatives, was carried out between January – August 2006.

The Sustainability Appraisal of the preferred options for the Development Policies and Site Allocations DPD was carried out February/March 2007.

2.3 Who carried out the SA

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

2.4 Who was consulted, when and how

Consultation requirements for SEA Directive:

Compliance with SEA Directive's requirements

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

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

programme (Art. 6.1, 6.2)

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

The Scoping report was sent out for consultation in May 2005 to the four Statutory Consultation bodies (Environment Agency, English Heritage, Countryside Agency, English Heritage). This covers Art 5.4 of the SEA Directive requirement. Art 6.1 and 6.2 will be covered as part of the consultation period for the preferred options during March-April 2007. Art. 7 is not considered to be applicable as the DPDs are not likely to have an impact on areas outside the South East of England.

The Scoping report has been posted on the Council website for public information. All consultation has been carried out by the officers of London Borough of Lewisham.

It is anticipated that this report will be out for public consultation during May/July 2007.

2.5 Difficulties encountered in compiling information or carrying out the assessment

Some difficulties were encountered in compiling the baseline information and setting the appropriate indicators and targets. The SA process revealed that there was a distinct lack of monitored data available to establish a baseline of information. This had to be developed and in some cases information had to be gathered from a variety of sources to ensure that all areas were covered.

The know-how to carry out the appraisals for Issues and Options and the preferred options and the specialist knowledge required to make appropriate assessments were in some cases not available. Information was drawn upon from other local, regional and national plans and strategies and the annual monitoring report. In addition, local knowledge and expertise from council officers, partner organisations and individuals was used to aid the assessment process.

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

The benefit of conducting this work in-house has been that the officers doing this work have been able to make use of their local knowledge and contact network for carrying out the assessments.

3.0 Background

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

The documents which will comprise the Lewisham Local Development Framework are:-

- Development Plan Documents, which will include the following documents : -
 - The Spatial (Core) Strategy;
 - Development Policies and Site Allocations Document;
 - Catford Area Action Plan;
 - Lewisham Area Action Plan;
 - The Proposals Map;
- Supplementary Planning Documents;
- The Statement of Community Involvement; and
- The Annual Monitoring Report.

Another key change introduced by the *Planning and Compulsory Purchase Act 2004* is a requirement that a sustainability appraisal is undertaken on all Development Plan Documents and Supplementary Planning Documents prepared for inclusion in the Local Development Framework. This report is the sustainability assessment for the Development Policies and Site Allocations preferred options development plan document.

3.1 Purpose of the SA and SA report

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

The Government defines sustainable development as:

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

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

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

- Provide an audit trail of how the plan has been revised to take into account the findings of the Sustainability Appraisal.

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

3.2 The plan objectives and outline of contents

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

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

The plan being appraised in this document is the Council's Preferred Options Development Policies and Site Allocations DPD, which is an interim stage towards submitting the final Development Policies and Site Allocations DPD. The DPD contains planning policies which sets requirements and directions for development on a borough wide level, and a list of sites that have been given a specific designation for a particular use(s). The DPD will be valid for a 10-15 year period from adoption but will be subject to monitoring in the Annual Monitoring Report and revised as appropriate when circumstances change.

The DPD must be prepared in accordance with government legislation and guidance. Primarily this is set out in the Planning and Compulsory Purchase Act (2004). It must therefore, take full account of national planning policy guidance, be in general conformity with the regional spatial strategy for London known as the London Plan, and show integration with the objectives of the community strategy. The strategy also undergoes a set of community consultations to involve and take into consideration the wider community in the development of the plan.

The Development Policies and Site Allocations DPD consists of the following elements:

Introduction explains the role and purpose of the document, its relationship to national and regional policy, other LDF documents, and other Council studies and documents.

Planning process outlines the new planning legislation and statutory duties of a local authority in developing a Local Development Framework.

Development policies details the preferred options for development policies. Each is presented and discussed in terms of the options consulted in the Issues and Options report, the preferred option, the draft policy or policies and the reasons and justification for the preferred approach.

Site allocations details the preferred development options for the sites brought forward during the issues and options stage.

Monitoring and Implementation outlines the proposed strategy to ensure implementation and delivery of the vision, objectives, strategy and core policies, and how these will be monitored.

Appendices provide additional material including further explanation of national policy, relationship of the strategy to the Community Strategy and a glossary.

The DPD includes 122 development policies which are divided into eight broad topic areas: Homes for all; Sustainable movement; Retail and town centres; Open space and biodiversity; Sustainable environment; Urban design and conservation; Health education and community facilities; and, Employment.

The Site allocations section contains 36 sites, with the employment sites found in the employment chapter of the Development Policies section.

3.3 Compliance with the SEA Directive/Regulations

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

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

Table 1 – SEA Directive’s requirements

The SEA Directive’s requirements	Where covered in this report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated.	The Sustainability Appraisal report covers this requirement
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans or programmes	Scoping report and Section 3.2 of this report

b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Scoping report and Section 4.2 of this report
c) The environmental characteristics of areas likely to be significantly affected	Scoping report and Section 4.2 of this report
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Scoping report and Section 4.3 of this report
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Scoping report and section 4.1 of this report
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Section 6.1 of this report
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 6.3 of this report
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical	Section 2 and 5.2

deficiencies or lack of know-how) encountered in compiling the required information	
i) A description of measures envisaged concerning monitoring in accordance with article 10	Section 7.2 of this report
j) A non-technical summary of the information provided under the above headings	Section 1.1 of this report

3.4 Appropriate Assessment

Directive 92/43/EEC (the Habitats Directive) on the Conservation of Natural Habitats and of Wild Fauna and Flora requires an Appropriate Assessment (AA) to be undertaken to assess the impacts of a land-use plan against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of that site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects. AA applies to Regional Spatial Strategies (RSSs), transitional plans, Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

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

An AA appraisal (Appendix E) has shown that there are currently no SACs or SPAs within or in proximity to the borough. The development plan is unlikely to have a direct effect on any European site outside the borough boundary. The expected growth in population may increase road traffic emissions which have a secondary effect, via trans-boundary pollution contributing to climate change. This affects flora and fauna on an international level. This contribution is however difficult to determine and is negligible compared to the combined emissions from elsewhere.

4.0 Sustainability objectives, baseline and context

4.1 Links to other policies, plans and programmes and sustainability objectives and how these have been taken into account

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

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

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

The full details of these are given in appendix B.

4.2 Description of the social, environmental and economic baseline characteristics and the predicted future baseline

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

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

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

Provision of a baseline for Lewisham is a fundamental part of the Sustainability Appraisal process. It provides information about the current characteristics of the area which forms a basis for comparison once the DPD is implemented.

The following section outlines the social, environmental and economic baseline characteristics for Lewisham:

An outline of the borough

Lewisham is an inner London borough covering an area of 34.7 square kilometres (or 14 square miles) of south east London, it stretches from the River Thames at Deptford and Convoys Wharf in the north to the suburban centres of Sydenham, Downham and Grove Park in the south. It occupies a key strategic position in south-east London on the ancient routes between London and the ports on the Kent and Sussex coast.

Lewisham is primarily a residential borough, ranging from low density suburbs to high density neighbourhoods. The borough has large areas of green spaces, with local centres following the pattern of earlier settlements and old village centres. It has a rich ethnic and culturally diverse community but is also rated as the 30th most deprived local authority in the country as recorded in the 2004 Indices of Multiple Deprivation. The borough can be characterised as a residential place where people choose to live, but a significant number commute to work in other parts of London.

The Natural Environment

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

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

Many of the significant areas of green space in the borough are beside the rivers, primarily because of the historical recognition that building on the floodplain was not a sensible option. However, in the latter part of the 20th century, building has encroached on to the flood plain and has led to the concrete channelisation of the river in many places. The River Ravensbourne is recognised as one of the most engineered rivers in metropolitan London.

Research done by the Hadley centre shows evidence of average global temperature rise by 3.5 degrees Celsius, and sea level rise by 45cm by 2100. This is likely to affect the both the natural and the built environment of Lewisham due to adverse weather patterns and flood risk. There are parts of the borough that fall within the flood risk area. Though most of it is protected by flood defences there are areas along the rivers which fall under the category of low to medium risk of flooding. Areas also along the River Thames fall into various flood risk categories, as assessed by the Environment Agency.

Population: social and cultural characteristics

According to the 2001 census, 248, 922 people live in Lewisham. The 2005 Mid Year Estimates prepared by the Greater London Authority (GLA) project a growth to 257,180 by 2005. It is expected that this figure will increase to approximately 281,945 by 2016. This will mean that better and more schools, houses, shops, health and transport facilities, parks and open spaces will all be required.

The borough has a relatively young age structure with relatively fewer people over the age of 40. In 2001, 21% of the borough's population was under the age of 16, which is the second largest child population of all inner London boroughs. It is projected that the proportion of people aged 16 to 24 will rise by 21% by the year 2016.

The borough benefits from a highly diverse population both ethnically and culturally. About 34% of the population are of Black and Minority Ethnic origin, with the highest concentrations in the north and central parts of the borough. The proportion of residents of black Caribbean origin is the highest in London.

Health and Education

The average life expectancy for Lewisham residents is 76.6 years while that for London as a whole is 78.3 and for Great Britain 78.1 years. 29% of Lewisham households have one or more persons with a limiting long term illness. However, only 15.6% of the population have a limiting long term illness, compared to the England and Wales average of 18.2%.

When compared with inner London boroughs, Lewisham has a low overall crime rate with 35 crimes per 1,000 population, with only Wandsworth having a lower crime rate. The London average is approximately 34 crimes committed per 1000 population (Home Office Crime Statistics 2005/06).

Lewisham is a borough with areas of acute need as evidenced by the Indices of Multiple Deprivation 2004. In addition to the four wards that are recognised as requiring special attention (Bellingham, Downham, Deptford and New Cross) there are pockets of deprivation in most wards.

There is a need for a better distribution of leisure resources for children and young people. In the 'In our view: Young Lewisham Review 2000' study, parents ranked 'boredom and not enough to do' as the single most serious local problem; the south west and the north west of the Borough being singled out as particularly lacking in facilities.

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

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

Housing and the Built Environment

According to the 2001 Census there are approximately 248, 922 people living in Lewisham in 107,412 households. Owner occupiers (either outright or with a mortgage) comprise 52,119 (48.5%) of Lewisham households, which is significantly below the national average of 68%. 1,712 households (1.6%) are in shared ownership properties. There are 28,538 (26.6%) households in dwellings rented from Lewisham Council and a further 9,654 (9%) are rented from a Housing Association or Registered Social Landlord. Of the remainder 15,391 are rented from a private landlord, letting agent or live with family.

The proportion of households renting from the Council or a Registered Social Landlord (RSL) varies from over 70% in Evelyn Ward and 52.9% in New Cross Ward, to 13.1% in Catford South ward. The borough average is 35.6% of households renting from the public sector/RSL. London-wide about 25% of the housing stock is in public sector/RSL ownership (Housing in London, Greater London Authority 2005). These figures are perhaps not directly comparable, but are an indication that Lewisham has a high proportion of social rented housing in comparison to the rest of London.

The borough has a significant number of aging properties where 45% of private housing sector housing is pre 1919 and 60% of privately rented dwellings are over 80 years old. The average Standard Assessment Procedure (SAP) rating for private sector properties is estimated at 46 (out of 100) (Lewisham Private Sector Housing Strategy 2004 – 2006). An estimated 19.6% of all households in the borough are living in unsuitable housing, of which 68.1% is Council or Housing Association accommodation. The two main reasons for unsuitability are health/mobility problems and overcrowding (Lewisham Housing Needs Survey 2003).

The average house price in Lewisham for the period Jan - March 2006 was £206,953. In comparison the Greater London average house price in the same period was considerably more expensive at £295,272 (Land Registry 2006).

Average weekly full time earnings in Lewisham in 2005 were £521.40 as compared to the London average of £555.80 (Office for National Statistics – Annual Survey of Hours and Earnings 2005).

Economy and Retail

The Lewisham economy is a relatively small economy by London standards. In the 2001 Competitiveness Audit it ranked 30 out of 33 in terms of size of economy amongst the London boroughs and was the smallest when measured against its immediate inner London and South London neighbours (Lewisham Economic Development Business Plan 2004). Significant growth occurred in the 1990s as measured by the increase in numbers of businesses, with many of the new additions coming in the business services sector.

The borough's economy has undergone substantial change over the last twenty years and in the process has lost the majority of its major private sector companies. Retail chains, smaller retailers and a range of businesses in the business services sector have

largely taken over as the source of private sector employment operating in the borough. The public sector is playing an increasingly important part as the dominant employer. In 2004 the workforce in Lewisham numbered 64,700. The largest sector was public/education and health services (23,762), the second largest was banking and finance (12,822), followed by distribution/hotels and restaurants (13,679) (Annual Business Inquiry: December 2004).

As yet relatively small, but potentially important for the future economy of Lewisham is the growing cluster of creative sector enterprises mainly centres on the Deptford, New Cross and Forest Hill area.

The two main shopping areas in the borough are Lewisham and Catford town centres. Smaller local centres range in size from Deptford with 222 retail units, to Downham which has 67 units. Major centres located just beyond the boundaries of the Borough that are likely to impact on retail include Canary Wharf, London's West End, Canada Water/Surrey Quays, Croydon, Bromley, Bluewater Park (Kent) and the forthcoming developments in Stratford City.

The Council's Retail Capacity Assessment and Site Allocation Study 2004 indicates that there is sufficient spending capacity within the borough to support the expansion of some of the retail centres and for Lewisham Town Centre to achieve Metropolitan status. With the projected increase in population an increase in retail facilities will become increasingly important to maintain sustainable communities.

The ONS Annual Population Survey for 2005 indicated that there are 132,700 economically active people in Lewisham. Only 31% of the resident employed population are employed within the borough. The remainder going elsewhere mainly to central London which accounts for 43% of those in employment. 9% work in Bromley or Croydon.

There is a need to create employment opportunities locally to achieve sustainable development, sustain the daytime economy and relieve pressure on the transport system – especially in the light of the projected population growth. Sites in the northern part of the borough have been identified as having potential to accommodate employment growth with further growth within the retail centres of Lewisham and Catford.

Transport

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

According to the 2001 census about 32% of people in employment travel to work by car, motorcycle or taxi, about 51.2% use public transport, 7% work from home and just over 8% walk or cycle.

42.8% of Lewisham households do not own a car, while 57.2% own one car or more. Wards in the north of the borough (Brockley, Evelyn, New Cross, Lewisham Central and Telegraph Hill) show higher rates of non car ownership than the rest of the borough, and are therefore more dependent on public transport provision.

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

- East London Railway Project
- London Bus Priority Network
- Capacity improvements for passengers on rail lines
- Three car capacity for the Docklands Light Railway and
- Thameslink 2000.

Waste Management

Lewisham is a unitary waste authority. Over 80% of Lewisham's waste is diverted away from landfill by incinerating it at the South East London Combined Heat and Power Station (SELCHP) which recovers power to supply to the National Grid. Approximately 10% of municipal waste is landfilled and Lewisham achieves nearly 12% household waste recycling. Lewisham is currently aiming to achieve a recycling rate of 20% by 2007/08 (Lewisham Waste Strategy 2006-2008). There is a projected waste growth of 3% per annum, which means that disposing of this increasing amount and variety of waste will become increasingly difficult.

4.3 Main social, environmental and economic issues and problems identified

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

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

The following table summarises the main issues of concern in Lewisham:

Table 2 – Main issues of concern in Lewisham

KEY ISSUES AND PROBLEMS	SOURCE
Economic	

<p>Lack of employment opportunities outside of public sector, high commuter population working outside of Lewisham</p> <p>Need to create employment opportunities in the borough to create a more sustainable environment and enhance local economy</p>	<p>Lewisham Economic Development Plan & London Plan</p>
<p>Varied levels of growth in local shopping areas</p> <p>With predicted population growth there is need for enhancing the vitality of the local shopping areas to improve the local economy and hence provide a more sustainable community</p>	<p>Lewisham Town Centres Health Check & London Plan.</p>
<p>Provision of adequate employment land to support business enterprise</p> <p>Current employment land will need protection and new land sought to improve the overall economy of the borough</p>	<p>ODPM Employment Land Reviews and London Plan.</p>
<p>Finding a balance between meeting housing targets and maintaining economic and cultural vitality of the borough</p> <p>A general conflict between meeting housing targets and protecting sites for other uses such as employment, retail, education, health, community in a built up environment</p>	<p>GLA Employment Land Guidance. ODPM Employment Land Reviews</p>
Environmental	
<p>Protect and improve biodiversity and natural habitats.</p> <p>Brownfield sites are important habitat for local species. Species such as the stag beetle and black red start are local to this area and need to be protected</p>	<p>Lewisham Biodiversity Action Plan & London Plan</p>
<p>CO₂ emissions contributing to Climate Change</p> <p>Climatic changes due to greenhouse gas emissions are likely to affect the natural environment and with that the built environment will have to adapt to these changes and find ways of mitigating the effects.</p>	<p>Lewisham Environmental Policy & London Plan</p>
<p>Traffic congestion and car dependence</p> <p>A growing population will increase movement across the borough, which will put pressure on the road network and existing public transportation. There is a need for locating development in the vicinity of existing transport links and improving walking and cycling routes and public transport.</p>	<p>London Plan, Lewisham Transport LIP</p>
<p>High levels of air and noise pollution due to traffic</p> <p>Lewisham is exceeding in pollution levels for road</p>	<p>Lewisham Air Quality Action Plan &</p>

<p>traffic related pollutants. Particularly with predicted population growth there is a current and future need to increase the use of sustainable modes of transport</p>	<p>London Plan.</p>
<p>Protect cultural heritage from redevelopment Lewisham has 2 grade I listed buildings and a number of grade II and locally listed buildings. The borough has its own architectural identity which should be preserved</p>	<p>Lewisham UDP, London Plan.</p>
<p>North Lewisham and the areas around the river network are within the flood risk 3c category Climate change is predicted to increase adverse weather patterns, leading to a rise in flood risk. There is a need to implement mitigation and adaptation measures to reduce the occurrence and impact of flooding.</p>	<p>Environment Agency Flood Map, June 2006</p>
<p>Aging housing stock and poor levels of insulation The housing stock will require updating (19.6% residents living in unsuitable housing) with improvements in energy efficiency and increases in building SAP ratings (current average SAP rating is 46 out of 100).</p>	<p>Lewisham Private sector Housing Strategy, Lewisham Energy Policy & London Plan.</p>
<p>Low levels of recycling and requirements for reducing total waste production There is a need to reduce waste generation and improve recycling rates. Final disposal of waste is a problem due to lack of land for such a low value use and negative public opinion of living in the vicinity of such facilities. With requirements for managing our waste within the borough boundaries and proposals for waste allocated to Lewisham from inner city boroughs this issue will become increasingly important</p>	<p>Lewisham (Draft) Waste Management Strategy & London Plan</p>
<p>Social</p>	
<p>High demand for housing, rising house prices and continuous growth in population. The population is forecasted to rise. The mayor of London is requiring 9750 new residential units to be built in Lewisham by 2016.</p>	<p>Lewisham Housing Strategy & the London Plan,</p>
<p>Improved access to Health Care, education and community facilities Ensure that improved and accessible health, education and community facilities are provided for with future new developments and generally across the borough</p>	<p>Lewisham Community Strategy & London Plan</p>

<p>Low levels of educational attainment There is a need for improving the educational attainment of the primary and secondary schools.</p>	Lewisham Community Strategy
<p>General perception of high crime rates in Lewisham Though Lewisham has relatively low levels of crime compared to other London boroughs, the perception of crime is high. Need to provide a safe and well designed urban environment with adequate natural surveillance</p>	Lewisham Community Strategy
<p>Addressing Poverty and Social Exclusion Lewisham has a number of severely deprived areas. Four Lewisham wards come under the 10% of most deprived wards in England.</p>	Lewisham Community Strategy, Index of Multiple Deprivation & London Plan
<p>Provision of Open Space and Recreational facilities With future growth in the housing sector the provision of per capita open space will be reduced</p>	Lewisham Open Space Strategy & London Plan

4.4 Limitations of the information and assumptions

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

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

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

4.5 The SA framework, including objectives, targets and indicators

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

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

Following the identification of the issues that have been drawn out from the characteristics and baseline of the borough, a set of objectives were created (SA Scoping report, May 2005). These most appropriately reflect the issues of concern and provide a framework against which the impact of the DPD can be assessed.

However the objectives have had minor modifications and an additional four objectives have been created. Objective 6 on air quality in the scoping report was split into two objectives to separate out the issues surrounding emissions of health related air pollutants often generated by road traffic, which also include associated noise and vibration problems, and those relating to climate change which are more associated with overall energy consumption from fossil fuels. Objective 4 was altered to separate out the issue of flood risk from those relating to the overall usage, and biological and chemical quality of water.

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

Appendix D provides the full framework of the Sustainability Appraisal objectives, targets and indicators.

The SA objectives are listed below:

Economic

1. To encourage sustained economic growth.
2. To encourage and promote employment and new enterprises in Lewisham.

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 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 reduce energy usage and mitigate, and adapt to, the impacts 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.

5.0 Plan issues and options

5.1 Main strategic options considered and how they were identified

The identification of the issues and options came from a variety of sources. These ranged from National and Regional strategic directions as well as Community Strategies and public consultation. The three selected growth scenarios (strategic options) selected were:

1. Promote growth through major housing provision
2. Promote growth through mixed use redevelopment
3. Promote limited growth and adopt a protective approach to existing employment designations.

The evidence base has shown that the population of the borough is expected to grow by 28,000 people between year 2001 and 2016 (GLA, *Mid year population estimates*, 2005). There is hence a need for increasing housing provision and related infrastructure to satisfy the growing demand. The internal economy of the borough is one of the smallest in London, and the majority of the population work within the public sector. A mixed use approach would provide opportunities for economic growth and regeneration of the borough. A protective approach on the other hand would protect our character areas and secure designated employment sites from being redeveloped to other uses.

From this selection, the preferred choice was (2), 'to promote major growth in the most sustainable areas and maximise the scarce land resource by promoting mixed use redevelopment in suitable locations'. The identification of this strategic option was due to the need for balance in all the requirements of creating sustainable communities, such as space for employment activities, retail, leisure, health, education, the natural environment and transport. This would ensure that as the economy changes, the viability of sites would still be realised.

5.2 Comparison of the social, environmental, and economic effects of the options

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

'An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information'

The strategic option for Lewisham were sub divided into broad topics which covered a range of topic specific issues and options. The options for each topic were assessed against the sustainability objectives with the underlying assumption that all other policies remain unchanged as per the current UDP or 'Status quo' scenario. The SA objectives were those that were presented in the SA scoping report, however the process soon showed that there was a need to separate out air pollutants that lead to climate change from those that cause health problems. Hence objective 6 on air quality refers to health related air pollutants with a new objective 7 on energy which refers to emissions of green house gases from fossil fuel consumption and energy use.

The results for the Sustainability Appraisal of the policies issues and options are presented in the Sustainability Appraisal of the core strategy, Appendix D. The tables provide a detailed assessment of the timescale (long, medium, short term effects) and the significance of the effects (significantly positive, positive, negative, significantly negative, neutral or not applicable). The appraisal was conducted based on evidence from the baseline, the issues and options papers and in-house local knowledge.

The Sustainability Appraisal for the sites issues and options are presented in Appendix B in this report.

5.3 Choosing the preferred options, other options considered and why they were rejected and proposed mitigation measures

The way in which the sustainability appraisal has influenced the identification of the preferred core policy options for each topic are summarised below:

EMPLOYMENT

The main issue from this topic was to ensure that the Council provides an adequate supply of land for office, industrial and warehousing uses that meets the economic and functional needs of London as a whole, and ensures the vitality and viability of the local economy of the borough. These uses have to be balanced with actual demand for these uses, and also a supply of sites to meet housing provision targets.

The London Plan requires the borough to designate Strategic Employment Locations that provide sites for public utilities, waste processing/transfer uses and other functions that

contribute to London as a whole. Although this option impacts negatively on most of the environmental objectives, such as waste, air quality, energy, open space, it contributes positively to the economic, employment, and waste transfer objectives and is essential for the continued industrial functioning of London.

Similar comments apply to other issues such as Locally Defined Employment Areas and other employment issues.

EDUCATION, HEALTH AND COMMUNITY SERVICES

The two main issues for this topic were adequate provision and accessibility to health, education and community facilities. With added demands, caused by predicted future increase in population and housing growth, there is a consequent pressure on the transportation system and hence access to facilities. A total of seven options were presented. Option 1, though protecting and providing for current needs, showed a negative impact in the long term as it would result in a shortage of facilities. A proactive approach to provide facilities where there is an identified need and located within proximity of sustainable modes of transport showed significantly positive impacts. A need was identified for policies which cover protection and enhancement of existing sites, facilitating additional demand, and ensuring that facilities are accessible by sustainable modes of transport.

HOUSING

The main issue from this topic was to ensure the Council allows and encourages the provision of additional homes to meet population growth and Government targets. This will need to be sought across a range of dwelling types, sizes and tenures, including affordable housing, to accommodate diverse housing needs.

The London Plan assigns a housing target for the Council and as a minimum this needs to be achieved. This option impacts negatively on environmental objectives - additional housing and the associated increase in population, particularly impact negatively on waste, water use, air quality, and energy and climate change. However, there is generally a positive contribution to the range of social objectives, particularly those related to housing provision, social well-being, and the need to reduce poverty and exclusion. The option to exceed the housing targets was rejected due to the additional negative impacts on the sustainability objective on economic development.

There is a need to ensure that housing provision contributes to the objective of mixed and balanced communities. This can be achieved by ensuring housing provision caters for the range of housing needs (small to large households, family housing, specialist housing, gypsy and travellers) at suitable tenures (affordable housing and its split i.e. social or intermediate). Such issues have a positive social impact but are not necessarily the most economically sustainable, where land allocated to housing does not contribute to the supply of employment land.

OPEN SPACE

The main issues for this topic were how to prevent and compensate for the loss of open space and how to provide additional open space in new development.

Lewisham falls within the classification of being an inner city borough. Open space in Lewisham, in public and private ownership, makes up almost 20% of the Borough's land area (689ha) of which 415 ha is classified Public Open Space. A further 69ha of land is classified as green corridor (rail side land) Almost 300ha of open space is classified as Metropolitan Open Land (MOL) and just over 300ha of land designated as Site of Nature Conservation Importance. With the predicted rise in population over the next 10 – 15 years, open space will become under increasing pressure for development. As such it was considered that the most sustainable approach in order to protect the existing stock of open space would be to set a target of 1.67ha per population to be retained throughout the borough to counteract the predicted population growth. This would ensure water quality, biodiversity, air quality, energy, landscapes and townscapes, decent housing, human health, education, community welfare and access to services wouldn't be prejudiced by further development.

In light of the above issue it was recognised that such a target could not be wholly met through the availability of providing additional open space. Therefore it was considered that in order to overcome this first issue through quantitative means, that a qualitative approach could be adopted to improve the quality of existing open spaces, which could then provide greater recreational and biodiversity opportunities to new and existing residents. This preferred sustainable approach offers benefits to; water quality, biodiversity, air quality, landscapes and townscapes, human health, education, reduced crime, community welfare and improved access to services.

RETAIL AND TOWN CENTRES

The main issue in this topic was how to ensure that the boroughs district, neighbourhood and local centres were not under threat from major retail expansion happening within Lewisham, Catford and Deptford and those from adjoining boroughs.

In light of these changing circumstances, the role and function of the boroughs remaining centres would adapt to enhance and strengthen its current position within the retail hierarchy. This proves to be the most sustainable option out of three options for consideration. The status quo option does not reflect the changing circumstances of the borough, therefore this approach was rejected. The option of attracting national brands was also rejected in principal due to this option threatening the local distinctiveness of the boroughs centres.

In order to maintain healthy vitality and vibrancy and to ensure that healthy growth is encouraged, the preferred option is to adopt the use of designated core, secondary and non core areas within the district town centre. In terms of sustainability, this has positive effects for economic growth, employment, landscapes and townscapes. The use of specialist areas or quarters with a complimentary activity also scored highly in terms of sustainability and it is proposed that some centres would benefit greatly if this approach was adopted.

Another issue with regard to this topic is access and parking within the centres. The overarching LDF direction is to encourage people to use more public transport. However, Lewisham's retail viability is under threat from this role as more bulky non-food retail shopping will be encouraged. This will have problems of its own if large town centre shopping is to thrive and more parking facilities will need to be provided. On the other hand, the use of more public transport to district and smaller centres will be very sustainable in terms of; employment, energy, air quality, landscapes and townscapes, human health, reduced poverty and social exclusion and a very positive impact to access to services.

A good quality design and improvements to the existing environment is encouraged throughout all centres as creating a well designed centre allows greater connectivity and offers safety and pleasant surroundings. This option together with boundary modifications to some centres will offer new redevelopment opportunities and create a more sustainable community.

The current status quo for out of centre remains as per the 2004 adopted UDP which is to apply the sequential test to siting of out of centre development. This compliance with PPS6 ensures a blanket approach with other Local Authorities.

SUSTAINABLE ENVIRONMENT

This topic covers eight separate issues with complementing and comparative options that are either based on the current UDP or improve on it.

Energy efficiency and installation of renewable technologies show significantly positive impacts with only minor short term negative impacts due to the initial cost of installing new technologies. This will however be alleviated by long term energy savings, particularly with a rise in fuel prices. The preferred option should hence require implementation of energy efficiency and renewables and set criteria where necessary.

The options for flood risk include various types of measures with the basic presumption that some degree of flood risk assessment will be necessary, as per current requirements by the Environment Agency. The assessment shows that appropriate location of development via the sequential test and flood risk assessments, reducing the amount of surface runoff and introducing water saving devices show significantly positive impacts. However, there are negative impacts on economic growth as the main flood risk areas are in the Lewisham growth corridor where most development is taking place. Retrofitting flood defence systems are less effective in cost and energy terms. A precautionary and proactive approach is preferred though the consequences on economic growth should also be taken into consideration.

As Lewisham is in a flood risk area, the protection and enhancement of the supply of water and improving the chemical and biological quality of the Blue Ribbon Network show significantly positive impacts. The initial energy required for providing additional water and sewage infrastructure will balance the need to recover water in times of drought. The preferred option is a combination of the presented options.

Air quality, contaminated land, noise and light are issues that display positive impacts as the options are concerned with reducing pollutant levels. Air quality assessment can potentially have negative impacts in terms of economic development as the latter generates traffic which is a key contributor to air pollution. Suitable mitigation measures should ensure that traffic generating developments are located in areas of good public transport or supported by additional infrastructure to accommodate additional traffic.

TRANSPORT

The main issue from this topic was the need to maximise public transport use, capacity and provision, to ensure positive environmental and social impacts.

Private vehicle use should be reduced through a range of measures to impact positively on air quality, health and energy objectives. Accessibility can be improved by allowing higher density development where there is good public transport, and promoting walking and cycling. Developers should also contribute to improving transport infrastructure, especially public transport, wherever deficiencies are identified.

Supporting public transport initiatives can make a positive contribution to sustainability objectives. This is achieved through improving accessibility and connectivity within the borough; improving transport choices to reduce the use of the private car; and contribute to air quality and the reduction in the use of energy.

The promotion and provision of public transport has overwhelming positive impacts. There is a need for appropriate travel and transport assessments, and planning obligations, to ensure traffic is appropriately managed and impacts positively on the Borough's regeneration. This approach is supported by an effective traffic management strategy to reduce the impact and use of the private vehicle.

Improving conditions for walking and cycling has positive environmental and social impacts. There is a need to ensure that accessibility through walking and cycling is promoted and enhanced as part of the development process. The use of travel plans and travel assessments will further contribute to sustainable transport patterns.

URBAN DESIGN AND CONSERVATION

These issues are central to the physical environment of the borough by ensuring that the design of new development is appropriate to the local context and creates sustainable communities, and preserves valuable local elements of the built environment and landscape features.

Overall the policies have wide benefits over a range of social economic and environmental factors. The main negative impacts are centred around energy conservation and flood risk arising from new development at a higher density. These are further enhanced by policies on energy efficient buildings, SUDS and flood mitigation measures.

WASTE

Waste management shows neutral to positive impacts for all issues with regards to the need for waste management facilities and setting criteria for locating facilities in the borough. In terms of location of waste management facilities increasing proximity to facilities are more sustainable.

6.0 Preferred Options

6.1 *Significant social, environmental and economic effects of the preferred policies*

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

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

The preferred options (draft policies) and their social, environmental and economic effects are listed in Appendix C.

6.2 *How social, environmental and economic problems were considered in developing the policies and proposals*

The SA of the issues and options revealed that several issues had common or interlinked effects on the SA objectives which could be better served by having combined policies. The following key changes were made to the topic areas:

Homes for all (Housing)

Affordable housing target has been set at 35% rather than 50% as suggested by the mayor for London. The target was reduced due to the long term negative impacts on the SA objective on economic growth, which is caused by the relatively low land values in the borough. A higher affordable housing target may make new development proposals less economically viable and hence negatively affect the housing target and economic growth.

Sustainable Movement (Transport and Parking)

Changes were made to the wording and sentence structure of some of the policies, such as changing the word 'encourage' to 'require'.

Retail and Town centres

The SA appraisal highlighted that the policy on 'Types of uses in Core, Non- Core and Other shopping Areas (Excludes Lewisham and Catford Town Centre' (RTC2) had only a small positive effect on the SA objective on Transport. This was improved upon by adding a requirement for green travel plans. The change would put emphasis on the use of sustainable modes of transport which would contribute to making town centres more accessible and hence improve potential for economic growth.

Open Space and Biodiversity

The policy on biodiversity was improved by adding 'public access and appreciation of biodiversity' as an enhancement measure, which can be required from developers. This change resulted from the SA objective on education which showed long term positive impacts if the policy was revised. The improved policy would enable new areas for wildlife to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit. A new policy on open space quality and maintenance (OS5) was added to strengthen the SA objective for landscapes and townscapes.

Sustainable Environment

The SA process highlighted that policies on energy efficiency, sustainable construction, water, flood risk, and climate change could be enhanced by including green roofs. A new policy on green roofs, or living roofs, was subsequently added to cover all these issues. The policy on construction and demolition waste was strengthened to require the reuse of a minimum of 10% of this waste in the construction process.

Urban Design and Conservation

The policy on Development Sites – Trees, Landscape Planting and Nature Conservation (U3) makes specific mention of living roofs which was included as it showed positive impacts for a number of SA objectives, such as biodiversity, flood risk, energy efficiency, and water.

Health, Education and Community Facilities

Minor changes were made to the wording and sentence structure of some of the policies, such as changing the word 'encourage' to 'require'.

Employment

The SA objectives related to social concerns and employment identified that large new developments would generate opportunities for work, which could benefit local people and hence improve the local economy. Consequently a new policy on local labour agreements was created which will enable local people to access local training and work opportunities in large new development sites.

Site Allocations

Generally, sites located within the proposed growth corridor in north Lewisham and Lewisham and Catford town centres showed significantly positive effects for social and economic objectives. This is due to the good public transport network and the potential for expanding the town centres and improve the local centres.

Large development sites such as Convoys Wharf and the Lewisham Gateway are able to accommodate high density housing and mixed use developments due to the proximity to key financial areas such as Canary wharf. With the Olympic games being hosted in East London in 2012 there will be a further demand for housing in the borough. Preferred options for these sites for high density housing and mixed use show significantly positive social and economic effects.

Sites in other areas showed most positive effects for options on limited development. Sites around the train stations in Forest Hill and Brockley will benefit socially and economically with mixed use and housing developments due to the forthcoming east London railway project which will bring the tube line through these centres.

The negative effects for most of the sites are primarily for the environmental objectives. Any development is likely to increase water and energy consumption and generate waste and road traffic. The impacts will be mitigated by the development policies, such as requirements for SUDS, Code for sustainable Homes, and renewable energy. Additional mitigation measures will also be sought via planning obligations for the individual sites.

6.3 Proposed mitigation measures

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

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

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

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

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

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

The mitigation and/or enhancement measures of the policies are summarised in the SA of the preferred options in Appendix C.

6.4 Uncertainties and risks

The DPD has been assessed with the assumption that the economy, the natural environment and society does not diverge significantly from the current state of affairs. There can however

be unforeseen events that may alter the effect of the plan, such as global economic recession, environmental disasters and epidemics. These are events that are beyond the control of plan making bodies and are in generally most effectively responded to by national bodies and emergency services.

7.0 Implementation

7.1 *Links to other tiers of plans and programmes*

The core strategy is the spatial representation of the community strategy and needs to be in conformity with its objectives and main priorities.

It is required to be consistent with national guidance in the form of Planning Policy Guidance notes and Statements issued by the Government . It also needs to be in general conformity with the London Plan.

The Development Policies and Site Allocations DPD needs to have regard to a number of local strategies such as the Local Implementation Plan, Housing Strategy, Biodiversity Action Plan and takes into account additional strategy documents and programmes produced by the Council.

The DPD supported by the Spatial (Core) Strategy which provides the overarching framework, and supplementary policy documents which provide more detailed guidance on implementing the development policies and delivering the preferred option of the site allocations.

Delivery mechanisms will include:

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

7.2 *Proposals for monitoring*

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

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

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

The evidence of how the SA objectives are being affected can only be detected by looking at evidence of how economic, environmental or social circumstances are changing in the borough over time. The effects of the objectives will be assessed using the monitoring framework provided in Appendix D. This details the objective, appropriate indicators, frequency and period of monitoring and any targets that have been set. These are closely linked to the indicators of the Annual Monitoring Report, the monitoring framework of the core strategy and other local or regional plans such as the Biodiversity Action Plan and the Local Implementation Framework , which ensures consistency and accuracy of data.

Future monitoring should particularly have regard to objectives which have shown to be most effected by the plan. Areas covering waste management, water consumption, traffic flow, air quality, open space, energy consumption, housing provision, employment levels, street crime and developments in flood risk areas should be investigated and provided with a continuous and robust set of data. This will ensure that resources are directed towards areas that are of most concern and in need of improvement.

Sustainability Appraisal and Strategic Environmental Assessment

Preferred Options Report for the Development Policies and Site Allocations DPD

APPENDIX A

**Links to other policies, plans and programmes
and sustainability objectives and how these
have been taken into account**

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
INTERNATIONAL AND EUROPEAN COMMUNITY LEVEL			
<p><u>The World Summit on Sustainable Development (WSSD), Johannesburg Declaration on Sustainable Development</u> (Proponent body United Nations) 2002 Status: Statutory</p>	<p>Sustainable consumption and production patterns WSSD outcome: Accelerate the shift towards sustainable consumption and production - 10-year framework of programmes of action; Reverse trend in loss of natural resources. Example regional actions:</p> <ul style="list-style-type: none"> • Greater resource efficiency • Support business innovation and take-up of best practice in technology and management • Waste reduction and producer responsibility • Sustainable consumer consumption and procurement <p>Renewable Energy and Energy efficiency Urgently and substantially increase [global] share of renewable energy.</p> <ul style="list-style-type: none"> • Create a level playing field for renewable energy and energy efficiency • New technology development • Low-carbon programmes. <p>Biodiversity: Significantly reduce rate of loss by 2010</p>	<p>The WSSD represented a reaffirmation of international commitment to sustainable development coming 30 years after the Stockholm commitment to tackle environmental degradation and ten years after the Rio Summit and Declaration of 1992. The key outcomes of the summit were the Johannesburg Declaration on Sustainable Development – from our origins to the future, and a Key Outcomes statement mapping out commitments made by all parties (and in particular national governments).</p>	<p>Supporting programme</p>
<p><u>European Spatial Declaration on Sustainable Development</u> Proponent body European Union 1999 Status: voluntary</p>	<p>Chapter 1 identifies territory as a new dimension of European policy. Spatial balance can contribute to a more even geographic distribution of growth. In addition, ‘balanced and sustainable spatial development’ can reconcile social and economic claims on land with the area's ecological and cultural functions, with a balanced settlement structure the key. Chapter 3 presents policy options under three ‘spatial development guidelines’ as follows:</p>	<p>The aim of the spatial development declaration is to work towards a balanced and sustainable development of the territory of the European Union. In the Ministers' view, that is important is to ensure that the three fundamental goals of European policy are achieved equally in all the regions of the EU:</p> <ul style="list-style-type: none"> • economic and social cohesion; • conservation and management of natural resources and the cultural 	<p>Supporting programme</p>

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
	<p>1. Polycentric Spatial Development and a New Urban-Rural Partnership 2. Parity of Access to Infrastructure and Knowledge 3. Wise Management of the Natural and Cultural Heritage</p> <p>Each is broken down into topics and sixty policy options so only policy 1 is mentioned here.</p> <p>This is the strengthening of several larger zones of global economic integration in the EU (including London), equipped with high-quality, global functions and service, including the peripheral areas, through transnational spatial development strategies,"</p>	<p>heritage;</p> <ul style="list-style-type: none"> • more balanced competitiveness of the European territory. However, due to cultural variety, spatial development policies, must not standardize local and regional identities in the EU, which help enrich the quality of life of its citizens. 	
<p><u>Sixth Environment Action Programme of the European Community 2002 - 2012</u> Status: voluntary</p>	<p>The programme identifies four environmental areas for priority actions :</p> <ul style="list-style-type: none"> • Climate Change • Nature and Biodiversity • Environment and Health and Quality of Life • Natural Resources and Waste <p>The Programme provides the environmental component of the Community's strategy for sustainable development : placing Environment policy in a broad perspective, also considering economic and social aspects. The link is made between environment and European objectives for growth, competitiveness and employment.</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 SEA and SA
<p><u>Air Quality Framework Directive (96/62/EC) and daughter Directive</u> Proponent body European Commission 1996 Status: Statutory</p>	<p>EU Directives legally bind all Member States to an overall objective to be achieved. They are defined following proposals by the European Commission and a process of consultation and agreement between members of the European Parliament and EU Council of elected ministers.</p> <p>Air pollution has been one of Europe's main political concerns since the late 1970s. EU air quality policy takes the form of an Air Quality Framework Directive (96/62/EC) and a number of 'daughter' directives which address individual or groups of specific pollutants.</p> <ul style="list-style-type: none"> • The first Daughter Directive (1999/30/EC) relating to limit values for NO_x, SO₂, Pb and PM₁₀ in ambient air came into force in July 1999 with member states having two years to translate targets into national law. • The second Daughter Directive (2000/69/EC) relating to limit values for benzene and carbon monoxide in ambient air came into force on the 13th of December 2000. • The third Daughter Directive relating to ozone 2002/3/EC was adopted on 12 February 2002. • There is a proposal for a fourth Daughter Directive to cover the remaining pollutants, but this has yet to be agreed or adopted. 	<p>LDF requires robust policies relating to air quality, which will help to reach attainable targets that are set within the SEA Framework.</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><u>Framework Waste Directive (Directive 75/442/EEC, as amended)</u></p>	<p>EU Directives legally bind all Member States to an overall objective to be</p>	<p>The LDF will be required to contain policies that encourage effective</p>	<p>The SEA/SA will need specific objectives to reduce the amount of</p>

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>Proponent body European Commission 1975 Status: Statutory</p>	<p>achieved. They are defined following proposals by the European Commission and a process of consultation and agreement between members of the European Parliament and EU Council of elected ministers. The EU is aiming for a significant cut in the amount of rubbish generated, through new waste prevention initiatives, better use of resources, and encouraging a shift to more sustainable consumption patterns. It wants to reduce the quantity of waste going to 'final disposal' by 20% from 2000 to 2010, and by 50% by 2050, with special emphasis on cutting hazardous waste.</p>	<p>waste management at a range of scales, firstly through prevention and secondly recovery</p>	<p>waste requiring final disposal. Indicators and targets are required for the proportion of waste reused, recycled and recovered.</p>
<p><u>Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora)</u> Proponent body European Commission 1992 Status: Statutory</p>	<p>Promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European importance. In applying these measures Member States are required to take account of economic, social and cultural requirements and regional and local characteristics. The provisions of the Directive require Member States to introduce a range of measures including the protection of species listed in the Annexes; to undertake surveillance of habitats and species and produce a report every six years on the implementation of the Directive. The 189 habitats listed in Annex I</p>	<p>Requirement to include an Appropriate Assessment at preferred options stage and policies to protect listed species and habitats in the Habitats directive.</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 SEA and SA
	of the Directive and the 788 species listed in Annex II, are to be protected by means of a network of sites.		
<p>Birds Directive (Council Directive 79/409/EEC on the conservation of wild birds) Proponent body European Commission 1979 Status: Statutory</p>	<p>The maintenance of the favourable conservation status of all wild bird species across their distributional range (Article 2) with the encouragement of various activities to that end (Article 3). The identification and classification of Special Protection Areas for rare or vulnerable species listed in Annex I (PDF 106KB) of the Directive, as well as for all regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance (Article 4). (Together with Special Areas of Conservation (SACs) designated under the Habitats Directive, SPAs form a network of pan-European protected areas known as Natura 2000 .) The establishment of a general scheme of protection for all wild birds (Article 5). In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended). A very wide range of other statutory and non-statutory activities also support the Bird Directive's implementation in the UK. This includes national bird monitoring schemes , bird conservation research, and the UK Biodiversity Action Plan which involves action for a number of bird species and the habitats which support</p>	<p>The LDF will be required contain policies that protect bird species and their habitats as listed in the Birds Directive</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 SEA and SA
<p>Water Framework (2000/60/EC) Proponent body European Commission 2000 Status: Statutory</p>	<p>them.</p> <p>To establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status' by 2015.</p>	<p>The LDF is required to include policies on protection and enhancement of water courses and reduce discharge into the river systems.</p>	<p>Supporting programme</p>
NATIONAL AND LOCAL LEVEL			
<p>The London Plan (Feb 2004) Draft Further Alterations to the London Plan (May 2006)</p> <ul style="list-style-type: none"> • To accommodate London's growth within its boundaries without encroaching on open spaces-the 'Compact City' • To make London a better city for people to live in. • To make London a more prosperous city with strong and diverse economic growth. • To promote social inclusion and tackle deprivation and discrimination. • To improve London's accessibility. • To make London a more attractive, well-designed and green city. <p>Appendix 1 is a brief summary of the London Plans key objectives relevant to Lewisham.</p>	<p>HOUSING Provision of new homes in London 1997 – 2016 – 17,350 (870/annum) (Target being reviewed – 2005)</p> <p>Strategic target of 50% affordable housing from all sources.</p> <p>Affordable housing tenure split – 70% social housing, 30% intermediate.</p> <p>10% of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.</p>	<ul style="list-style-type: none"> • Meeting housing target. • Meeting affordable housing target. • Tenure mix. • Definition of affordable housing. • Prevent the loss of housing and affordable housing without its planned replacement at existing or higher densities. • Providing new housing in Opportunity Area (northern part of the borough). • Review employment land for suitability as housing. • Town centres & good public transport areas to be a focus for new housing. • Bring unused housing back into use. • Provision of a range of housing choices (e.g. size, mix). • Provision of special needs and specialist housing. 	<p>Meeting housing and affordable housing needs to be reflected in sustainability objectives.</p> <p>Efficient use of land to be reflected in sustainability objective.</p>

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
		<ul style="list-style-type: none"> • New housing to be built to 'lifetime home' standards / wheelchair accessible housing. • Major housing development to be located in areas of high public transport accessibility. • Protect traveller and gypsies sites and establish criteria for new sites. 	
	RETAIL	<ul style="list-style-type: none"> • As PPG 6 require appropriate health, education, public and community services to locate in TC. • Support TC management & BIDs • Maintain/enhance/manage local centres • Have regard to hierarchy of centres • Policy 3D1 boroughs should designate core & secondary shopping areas 	Sustaining local centres and economic viability of some district centres.
	URBAN DESIGN Nil	<ul style="list-style-type: none"> • Good design • Sustainable design and construction • Viewing lines of St Paul's Cathedral • Maximise intensity of use compatible with local context – local context studies • Identification of locations for high buildings • Good design of high buildings 	<ul style="list-style-type: none"> • Sustainable design and construction • Heritage and cultural factors • Sustainable locations for high buildings • Protection of the water environment • Sustainable riverside uses • Flood risk locations

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
		<ul style="list-style-type: none"> • Identify areas of character that may be affected by high buildings • protection of water environment of the Thames and Ravensbourne network • sustainable riverside uses • flood risk • river related uses • design of built form adjacent the network • designate a Thames Policy Area to provide a detailed planning framework for the River Thames 	
	<p>WASTE See targets from MWMS</p>	<ul style="list-style-type: none"> • Safeguard existing W.M sites. • Identify and support new sites in suitable locations • Require storage facilities in new developments. 	<ul style="list-style-type: none"> • Waste management
	<p>AGGREGATES:</p> <ul style="list-style-type: none"> • 80% reuse of construction and demolition waste. • 60% reuse of waste as aggregates in London by 2011 	<ul style="list-style-type: none"> • Protect sources of aggregates. • Encourage aggregate management facilities (recycling, processing, storage) where suitable. 	<ul style="list-style-type: none"> • Management of Aggregates
	<p>RENEWABLE ENERGY:</p> <ul style="list-style-type: none"> • See Energy strategy for targets. 	<ul style="list-style-type: none"> • Require major developments to demonstrate energy demand and how renewables can be incorporated. • Acceptability of sites for wind turbines and other renewable energy provisions. 	<ul style="list-style-type: none"> • Renewable energy
	<p>EFFICIENT USE OF WATER:</p> <ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Ensuring adequate water resources and infrastructure is available in new 	<ul style="list-style-type: none"> • Water efficiencies and adequate infrastructure

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
		developments.	
	CLIMATE CHANGE: No targets	<ul style="list-style-type: none"> Assess likely impacts of Climate Change. 	<ul style="list-style-type: none"> Climate change issues
	CONTAMINATED LAND: No targets	<ul style="list-style-type: none"> Remediate contaminated sites to bring into beneficial use. 	<ul style="list-style-type: none"> Remediation of contaminated land.
	HAZARDOUS SUBSTANCES: No targets	<ul style="list-style-type: none"> Locations for storage and limit risk to health and environment. 	<ul style="list-style-type: none"> Location of hazardous waste sites.
	TRANSPORT <ul style="list-style-type: none"> Increase capacity of public transport in London by up to 50% over the Plan period. From 2001-2011, zero growth across the rest of inner London. 	<ul style="list-style-type: none"> Reduce the need to travel (particularly by car). Location of high trip development generators. Parking standards. Reduction in parking standards. Provision of adequate cycle facilities. Support improvement projects and walking routes identified in the Plan. East London Line extension. Site allocation for East London line extension. Criteria for new roading projects. 	<ul style="list-style-type: none"> Sustainable integrated transport networks.
	HEALTH, EDUCATION, COMMUNITY FACILITIES No Targets.	<ul style="list-style-type: none"> Availability of and Accessibility to a range of quality community services, particularly education and health. Social inclusion. Protection and enhancement of social infrastructure and community facilities. 	<ul style="list-style-type: none"> Spatial planning of major public services (Community, health, education)
THE ENVIRONMENTAL ASSESSMENT OF PLANS &	No targets	Given effect through Planning Policy Statement 12 and 'Sustainability	

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>PROGRAMMES REGULATIONS 2004</p> <p>Gives effect to the SEA directive.</p>		Appraisal of Regional Spatial Strategies and Local Development Frameworks – Consultation Paper’	
<p>PLANNING AND COMPULSORY PURCHASE ACT 2004</p>	No targets	Clause 38 places a duty on Local Authorities to contribute to the achievement of sustainable development. Local Planning Authority is required to produce a Sustainability Appraisal to accompany certain planning documents.	
<p>TOWN AND COUNTRY PLANNING ACT 1990</p>	No targets	Set out the procedures for the preparation, approval and adoption of Development Plans and for the control of development. Certain parts of the Act need to be adhered to in preparing the LDF.	
<p>LEWISHAM COMMUNITY STRATEGY</p>	No targets	<p>Make Lewisham a safer place. Reduce the fear of crime. Improve the health and wellbeing of local people. Raise educational attainment (early years, ages 4-19, youth, & adult / lifelong learning). Raise skill levels. Improve employability. Foster enterprise. Sustainable business growth. Growth in creative industries. Develop cultural vitality building on Lewisham’s distinctive cultures and diversity. Regenerate housing. Regenerate transport.</p>	

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
		Regenerate the environment. Reduce welfare dependency. Promote Independence. Increase the life changes of vulnerable members of the community. Help local communities to develop the capacity to support themselves, act independently, and participate in providing services. Ensure equality in service delivery. Improve the effectiveness, efficiency and sustainability of local public services. Improve the management of assets. Optimise investment in infrastructure.	
Draft Further Alterations to the London Plan (Spatial Development Strategy for Greater London) May 2006 Status: due for examination			
LOCAL LEVEL			
NATURE CONSERVATION / BIODIVERSITY			
EUROPEAN COMMUNITY BIODIVERSITY STRATEGY 1998 <ul style="list-style-type: none"> • To seek conservation and sustainable use of biological diversity (ecosystems in their natural surroundings). • To share the benefits arising out the utilisation and distribution of genetic 	<ul style="list-style-type: none"> • No Targets 	<ul style="list-style-type: none"> • Conservation and promotion of biodiversity. 	<ul style="list-style-type: none"> • Protection and enhancement of Biodiversity.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>resources and information.</p> <ul style="list-style-type: none"> • To increase research, identification, monitoring and exchange of information relating to biodiversity. • To increase education, training and awareness of biodiversity. 			
<p>DRAFT PPS9 BIODIVERISTY AND GEOLOGICAL CONSERVATION</p> <ul style="list-style-type: none"> • To promote sustainable development (by ensuring biodiversity is conserved) • To conserve, enhance and restore the diversity of England's wildlife and geology • To contribute to an urban renaissance (by enhancing biodiversity in green spaces and among developments in urban areas) • To contribute to rural renewal 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Local biodiversity and geological conservation 	<ul style="list-style-type: none"> • Protection and enhancement of Biodiversity.
<p>CONNECTING WITH LONDON'S NATURE – MAYOR'S BIODIVERSITY STRATEGY</p> <ul style="list-style-type: none"> • To protect manage and enhance London's Biodiversity, including the blue ribbon network and within open spaces areas. • Improve wildlife habitats and water quality and access to green space. • Progress in conserving biodiversity should be measured through indicators. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Protection of areas of wildlife habitat. • Recognise opportunities for enhancement of biodiversity. 	<ul style="list-style-type: none"> • Protection and enhancement of Biodiversity.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>DRAFT LOCAL BIODIVERSITY ACTION PLAN – A NATURAL RENAISSANCE FOR LEWISHAM</p> <ul style="list-style-type: none"> • Foundation for individual Biodiversity Action Plans highlighting locally important plants and animals and their habitats, • Plans provide detailed information to supplement planning and development decisions, and allow for monitoring of progress. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Protection and enhancement of natural wildlife areas. 	<ul style="list-style-type: none"> • Awareness of Biodiversity and protection of natural wildlife areas.
OPEN SPACE / RECREATION			
<p>PPG 17: PLANNING FOR OPEN SPACES, SPORT AND RECREATION</p> <ul style="list-style-type: none"> • Local authorities should undertake detailed assessments of existing and future needs and opportunities for open spaces, sports and recreational facilities (quantitative, qualitative, accessibility). • Local authorities should set local standards for open space, using information gained from assessments of needs. • Maintain an adequate supply and protect existing open space. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Adequacy and quality of Open Space provided (distribution) • Protection of Open Space from development. 	<ul style="list-style-type: none"> • Adequacy of Open Spaces.
<p>OPEN SPACE STRATEGY FOR LEWISHAM 2004 - 2009</p> <ul style="list-style-type: none"> • Assess availability and adequacy of open spaces in Lewisham. • Protect open space from 	<ul style="list-style-type: none"> • 1.7ha Open Space availability per ward per 1000 population by 2006 and 1.75ha by 2010. • 3.5% of public space actively managed as natural habitat, Increase to 4.5% by 04/05; 	<ul style="list-style-type: none"> • Adequacy and quality of Open Space provided (distribution) • Protection of Open Space and biodiversity from development and enhancement where possible. 	<ul style="list-style-type: none"> • Adequacy of Open Spaces. • Protection of Biodiversity.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>inappropriate development</p> <ul style="list-style-type: none"> Enhance and improve the level of quality of open space, and accessibility to open spaces. To promote wildlife protection, biodiversity management and environmental education throughout Open Space areas. 	<p>5% by 05/06 5.5 by 06/07</p>	<ul style="list-style-type: none"> Hierarchy of Open Spaces (MOL, POS, UGS) 	
HOUSING			
<p>PLANNING POLICY GUIDANCE 3 – HOUSING</p> <ul style="list-style-type: none"> Plan to meet the housing requirements of the whole community, including those in need of affordable housing. Provide wider housing opportunity and choice, a better mix in the size, type and location of housing, and seek to create mixed and balanced communities. Provide sufficient housing land but give priority to re-using previously developed land. Create more sustainable pattern of development by building in ways which exploit and deliver accessibility by public transport to the full range of infrastructure and services. Seek to reduce car dependency by facilitating more walking and 	<p>National target – 60% of additional housing should be provided on previously developed land or through conversions of existing buildings.</p> <p>Given that the Plan area is a built-up inner London Borough, this target is not considered to be relevant as most development occurs on previously developed land.</p>	<ul style="list-style-type: none"> Provide sufficient housing to meet housing need. Provide sufficient affordable housing to meet need. Good quality design in new housing. The transport / housing relationship. Need to reconcile, economic development, employment land and housing Promote mixed use development which includes housing Allow for windfall sites in the plan Reallocate employment land for housing where land can be better used. 	<p>Meeting housing and affordable housing needs to be reflected in sustainability objectives.</p> <p>Cross-cutting issues (transport, design) to be addressed through the sustainability appraisal.</p>

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>cycling, through mixed uses, and by improving linkages by public transport to infrastructure and services.</p> <ul style="list-style-type: none"> Promote good design in new housing in order to create attractive, high-quality living environments in which people choose to live. 			
<p>PLANNING POLICY STATEMENT 3 – HOUSING (DRAFT)</p> <ul style="list-style-type: none"> Everyone should have the opportunity of a decent home. Should be greater housing choice. Housing should not be used to reinforce social distinctions. Housing needs of all in the community should be recognised, including those in need of affordable or special housing. New housing should be well designed. New housing should contribute to improving the quality of urban life and make a significant contribution to promoting urban renaissance. 	<p>National target – 60% of additional housing should be provided on previously developed land or through conversions of existing buildings.</p> <p>Given that the Plan area is a built-up inner London Borough, this target is not considered to be relevant as most development occurs on previously developed land.</p>	<ul style="list-style-type: none"> Providing sufficient housing & affordable housing to meet housing need. Definition of affordability in the local context. Affordable housing should be provided on site. Need to reconcile economic development, employment land and housing. Higher density development around existing centres and close to public transport. Promote housing in town centres. Flexibility in the application of parking standards / allow significantly lower levels of parking provision in all housing development, including less off-street parking. Urban design, density and needs of people and community to come before the needs of the car. Priority to be given to the needs of 	

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
		<ul style="list-style-type: none"> pedestrians and cyclists. • Promote mixed use development which includes housing. • Open space to be provided with substantial new housing to serve future residents. • Landscaping, retention and planting of trees, and greening to occur with housing. • Create mixed and balanced communities (avoiding the creation of large areas of housing for a particular social or income group. • Allow for windfall sites in the plan. • Reallocate employment land for housing where land can be better used. • Support conversion of buildings for housing. • Increase density at and around town centres & public transport nodes & set minimum densities. 	
<p>LEWISHAM HOUSING COMMISSION – FINAL REPORT (2000)</p> <ul style="list-style-type: none"> • Create communities which have a mix of people and properties. • Ensure all Council housing is managed in a way which reacts to and meets the needs of residents. • Bring investment into housing and neighbourhoods to provide long- 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Do not provide more social housing in areas which already have large numbers of homes managed by social landlords. • Provide extra social housing both inside and outside the borough. • Encourage more flexible tenure, including part ownership and other shared housing schemes. 	

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>term improvements.</p> <ul style="list-style-type: none"> Link housing to wider Council objectives like improving health and educational attainment. 		<ul style="list-style-type: none"> Promote an improved private rental sector. 	
<p>LEWISHAM HOUSING STRATEGY 2004 - 2007</p> <ul style="list-style-type: none"> Create balanced communities, maximizing the supply and choice of affordable housing Deliver responsive housing services, operating to the highest standards of quality and equality Work with partners for the well-being of Lewisham's communities, linking housing to the wider agenda Deliver sustained investment to provide decent homes for all Lewisham's residents 	<ul style="list-style-type: none"> No targets 	<ul style="list-style-type: none"> Creating more mixed and balanced communities. Maximising affordable housing. Facilitate investment in new housing. 	
<p>LEWISHAM HOMELESSNESS REVIEW AND HOMELESS STRATEGY 03-06</p> <ul style="list-style-type: none"> Increase the supply of affordable housing Ensure that regeneration schemes result in minimal net loss of social units Bring Empty Properties in the Borough back into use Increase the supply of temporary accommodation 	<p>Empty properties back into use.</p> <p>100 (03/04) 110 (04/05) 115 (05/06)</p> <p>The planning system is not able to intervene to bring vacant properties back into use. Powers exist outside of the planning system to do this. This target is not relevant. Planning can only encourage this activity.</p>	<p>Increase the supply of affordable housing.</p> <p>Minimise the loss of affordable housing through regeneration of social units.</p> <p>Encourage empty houses to be brought back into use.</p>	
<p>URBAN DESIGN</p>			

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>PLANNING POLICY STATEMENT 1: DELIVERING SUSTAINABLE DEVELOPMENT</p> <ul style="list-style-type: none"> • Planning policies should promote high quality inclusive design in the layout of new development in terms of function and impact over the lifetime of the development • Design which fails to take opportunities to improve the character and quality of an area should not be accepted • Development plans should contain clear comprehensive and inclusive access policies that consider people's diverse needs and aim to breakdown unnecessary barriers and exclusions to benefit the entire community • Design policies should avoid unnecessary prescription or detail and should concentrate on guiding overall scale, density, layout access etc. • Policies should not impose architectural styles of tastes and should not stifle original design through unsubstantiated requirements to conform to certain styles • It is proper to seek to promote or reinforce local distinctiveness when supported by clear plan policies or 	<ul style="list-style-type: none"> • No targets 	<p>High quality inclusive design of layout Design should take opportunities to improve the character and quality of an area Policies for access for all Design policies should provide general guidance and should not seek to impose specific styles Seek to promote local distinctiveness supported by clear policies.</p>	<p>Assess impact of policies on cultural heritage, including architectural and archaeological heritage, landscape</p> <p>Assess policies on use of materials , design and function in terms of sustainability</p>

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
supplementary planning documents.			
<p>PLANNING POLICY STATEMENT 12 LOCAL DEVELOPMENT FRAMEWORKS</p> <ul style="list-style-type: none"> • Site specific allocations – policies relating to their delivery such as critical access requirements or broad design principles must be set out in a DPD • Area Action Plans – may provide design requirements or in SPD • Conservation Action Area Plans – set out proposals for action to preserve or enhance the area including defining areas where specific conservation measures are proposed and areas subject to specific controls over development • generic development control policies – focus on topics including protecting residential amenity, addressing visual impact etc 	<ul style="list-style-type: none"> • No targets 	<p>Include broad design principles/ access requirements Development control policies on design should focus on principles only Contents of area action plans and conservation action area plans</p>	<p>Sustainability appraisals of site allocations</p>
<p>PLANNING POLICY GUIDANCE 15 PLANNING AND THE HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> • Policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment • historic environment should not be 	<ul style="list-style-type: none"> • No targets 	<p>Protection for the various elements of the historic environment Policies to allow for appropriate change Policies to reconcile conservation and economic growth where possible Design policies for historic environment Integration of older buildings into</p>	<p>Take note of cultural and heritage factors in relation to sustainability retention of buildings new uses for them, re-use of building materials etc. economic and social contribution of high quality buildings and environment</p>

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>sacrificed in favour of short term interests (sustainable) but also recognise that the historic environment cannot be preserved entirely unchanged</p> <ul style="list-style-type: none"> • therefore the special aspects of the historic environment together with its capacity for change should be identified and defined through the development plan system • conservation and economic growth not in conflict • economic prosperity can secure the continued vitality of the historic areas and buildings provided there is a realistic and imaginative approach to their alteration and change of use • conservation a key part in economic prosperity by offering attractive conditions that encourage inward investment • positive management of development in conservation areas to ensure vitality and prosperity • design in historic area needs careful consideration in terms of scale, height, mass alignment and materials but not necessarily copies of old style buildings • integrate old buildings into the townscape 		<p>townscape Lists of locally important buildings</p>	

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> establish lists of locally important buildings economically viable uses for Listed buildings balance the economic viability of possible uses against the possibly destructive alterations need for flexibility where new uses have to be considered to secure a building's survival 			
<p>PPG 16 ARCHAEOLOGY AND PLANNING</p> <ul style="list-style-type: none"> planning policy guidance on the handling of archaeological remains and discoveries under the development plan system a finite and non-renewable resource requiring appropriate management to ensure preservation of remains important therefore that development plan policies deal with the protection, enhancement and preservation of sites of archaeological interest and their setting and seek to reconcile the need for development with conservation importance and need for archaeological field evaluations, preservation of remains and archaeological agreements in the development process 	<ul style="list-style-type: none"> No targets 	<p>Protection, preservation and enhancement of archaeological remains Reconcile need for development with conservation Archaeological field evaluations and agreements</p>	<p>Take note of cultural and heritage factors in relation to sustainability</p>

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>BY DESIGN: URBAN DESIGN IN THE PLANNING SYSTEM – TOWARDS BETTER PRACTICE</p> <ul style="list-style-type: none"> • Supplements PPG1 to promote better urban design • sets out series of inter-related urban design objectives dealing with character, continuity, enclosure, quality of the public realm, ease of movement, legibility, adaptability and diversity. • These may be translated into physical forms to define overall layout (routes and building blocks); scale (building heights and massing) appearance (details and use of materials); landscape (public realm, built and green spaces) 	<ul style="list-style-type: none"> • No targets 	<p>Promotion of design objectives Overall layout, scale, appearance, landscape, built and green spaces</p>	<p>Take note of cultural and heritage factors in relation to sustainability</p>
<p>CREATIVE LEWISHAM – LEWISHAM CULTURAL AND URBAN DEVELOPMENT COMMISSION</p> <ul style="list-style-type: none"> • Vision of Lewisham as a visually exciting, creative and imaginative hub, creating a synthesis between urban design, arts, culture and the economy. • any project which impacts on the physical environment should be assessed from an urban design perspective 	<ul style="list-style-type: none"> • No targets 	<p>achieve synthesis between urban design, arts, culture and the economy Urban design analyses</p>	<p>Take note of cultural and heritage factors in relation to sustainability</p>
<p>RPG3A ‘SUPPLEMENTARY</p>	<ul style="list-style-type: none"> • No targets 	<p>Carry over of existing viewing</p>	

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
GUIDANCE ON THE PROTECTION OF STRATEGIC VIEWS IN LONDON Protect two strategic views of St Paul's Cathedral that pass through Lewisham		corridors	
SAFER PLACES: THE PLANNING SYSTEM AND CRIME PREVENTION <ul style="list-style-type: none"> Advice on planning considerations relating to crime prevention Establish design principles for all new development which seek to reduce crime and the risk of crime and provide people with a safer and more secure environment 	<ul style="list-style-type: none"> No targets 	<ul style="list-style-type: none"> Delivering and influencing crime prevention the attributes of safe, sustainable places access and movement uses structured so that they do not conflict surveillance ownership physical protection activity management and maintenance development control toolkit 	Consideration of cultural, factors what makes a place 'sustainable' etc safety
PLANNING & ACCESS FOR DISABLED PEOPLE: A GOOD PRACTICE GUIDE	<ul style="list-style-type: none"> No targets 	<ul style="list-style-type: none"> delivery of inclusive environments breaking down of unnecessary barriers and exclusions consideration of access issues an integral part of planning a development 	Access to ensure long term sustainability of development
ENVIRONMENTAL PROTECTION			
LEWISHAM ENVIRONMENTAL POLICY / STATEMENT 2002 Corporate orientated Policy document aiming to: <ul style="list-style-type: none"> Reduce Lewisham's contribution to climate change through use of fossil fuels Reduce depletion of biodiversity 	Meet national targets of: <ul style="list-style-type: none"> Recycling or composting domestic waste: 10% by 03/04 18% by 05/06 30% by 09/10 30% increase in domestic energy efficiency by 2010. Reduce CO₂ emissions by 20% (1990 	<ul style="list-style-type: none"> Renewable energy. Biodiversity Recycling. Improve air quality and reduce traffic congestion, water / land / noise pollution Improving environmental quality of built environment. 	<ul style="list-style-type: none"> Renewable energy. Biodiversity Recycling. Improve air quality and reduce traffic congestion, water / land / noise pollution Improving environmental quality of built environment.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>and resources through goods / services purchased.</p> <ul style="list-style-type: none"> • Reduce, re-use or recycle solid waste. • Improve local air quality and reduce traffic congestion, water / land / noise pollution • Increase biodiversity and local wildlife habitat, improving environmental quality of built environment. 	<p>levels) by 2010.</p>		
<p>DRAFT PPS10 AND PPG10: SUSTAINABLE WASTE MANAGEMENT</p> <ul style="list-style-type: none"> • Sustainable waste management in line with the 'waste hierarchy' and by providing facilities for the re-use, recovery and disposal of waste. • Ensure sufficient waste management facilities, and incorporation of re-use/recycling facilities in the new developments is properly considered. • Avoid potential adverse effects on the environment resulting from handling, processing, transport and disposal of waste. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Provide sites for waste processing and disposal. 	<ul style="list-style-type: none"> • Waste management.
<p>MAYOR OF LONDON'S MUNICIPAL WASTE MANAGEMENT STRATEGY</p> <ul style="list-style-type: none"> • Vision is that by 2020, municipal waste should no longer compromise London's future as a sustainable city 	<ul style="list-style-type: none"> • Recycle or compost household waste: 25% by 2005, 30% by 2010, 33% by 2015 	<ul style="list-style-type: none"> • Provide sites for waste processing and disposal. 	<ul style="list-style-type: none"> • Waste management

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>based on a radical redirection of the way London Boroughs manage their municipal waste.</p> <ul style="list-style-type: none"> • Implement the strategy for the management of London's waste by prioritising reduction, reuse, recycling and composting. • London will aim to exceed the recycling and composting targets for household waste set by the government. 			
<p>DRAFT LEWISHAM MUNICIPAL WASTE STRATEGY 2004/05 – 2009/10</p> <ul style="list-style-type: none"> • To minimise Lewisham's annual growth in waste to ensure it is less than the national 3% average. • To increase the amount of household waste that is recycled and composted, to deliver strategic sustainable waste management. • Ensure 100% of Lewisham's population is served by recyclables kerbside collection or bring facilities, and to provide sufficient and strategically located facilities for the disposal of bulky household waste. 	<ul style="list-style-type: none"> • Recycle: 10% by 2003/04 18% by 2005/6 30% by 2009/10 	<ul style="list-style-type: none"> • Provide sites for waste processing and disposal. 	<ul style="list-style-type: none"> • Waste management
<p>ENERGY WHITE PAPER – OUR FUTURE, CREATING A LOW CARBON ECONOMY</p> <ul style="list-style-type: none"> • To put the U.K on a path to achieving a 60% reduction in CO₂ 	<ul style="list-style-type: none"> • Government target to generate 10% of U.K electricity from renewable energy sources by 2010 and 20% by 2020. 	<ul style="list-style-type: none"> • Renewable energy and energy efficiency. 	<ul style="list-style-type: none"> • Increase the proportion of energy generated from renewable energy sources.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>emissions relative to 2000, by 2050.</p> <ul style="list-style-type: none"> To maintain the reliability of energy supplies To promote competitive markets in the U.K and beyond. To ensure that every home is adequately and affordably heated. 			
<p>PPS22: RENEWABLE ENERGY</p> <ul style="list-style-type: none"> Renewable energy projects should be accommodated where the technology is viable, and the environmental, economic, and social impacts can be addressed satisfactorily. Promote and encourage rather than restrict the development of renewable energy sources. Foster community involvement in renewable energy projects to promote knowledge and acceptance. 	<ul style="list-style-type: none"> Government target to generate 10% of U.K electricity from renewable energy sources by 2010 and 20% by 2020, 	<ul style="list-style-type: none"> Use of renewable energy schemes. Percentage of energy in new development to come from onsite renewable energy technologies. 	<ul style="list-style-type: none"> Increase the proportion of energy generated from renewable energy sources.
<p>MAYOR OF LONDON 'GREEN LIGHT TO CLEAN POWER' ENERGY STRATEGY</p> <p>To minimise the effect of London's energy production by:</p> <ul style="list-style-type: none"> Reducing London's contribution to climate change by minimising emissions of carbon dioxide through energy efficiency, combined heat and power, renewable energy and hydrogen. 	<ul style="list-style-type: none"> Reduce CO₂ emissions by 20% (1990 levels) by 2010, 60% (2000 levels) by 2050. At least one R.E Scheme in every borough by 2010. 	<ul style="list-style-type: none"> Use of renewable energy schemes. Percentage of energy in new development to come from onsite renewable energy technologies. 	<ul style="list-style-type: none"> Increase the proportion of energy generated from renewable energy sources.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> • Eradicate fuel poverty by giving Londoners, particularly the most vulnerable groups, access to affordable warmth. • Contribute to London's economy by increasing job opportunities, by innovation in delivering sustainable energy and by improving London's housing stock. 			
<p>LEWISHAM ENERGY POLICY (2001) Improve energy efficiency in the Borough by:</p> <ul style="list-style-type: none"> • Providing affordable warmth; using energy efficient technology in council buildings; using environmentally friendly energy sources; providing advice and education; monitoring energy consumption; using fuel efficient vehicles and promotion of alternative modes of transport. 	<ul style="list-style-type: none"> • Reduce domestic CO₂ emissions by 30% by 2011 (1996 baseline). • Ensure 100% of residents have access to energy efficiency heating by 2015. 	<ul style="list-style-type: none"> • Use of renewable energy schemes. 	<ul style="list-style-type: none"> • Increase the proportion of energy generated from renewable energy sources.
<p>U.K AIR QUALITY STRATEGY – 'WORKING TOGETHER FOR CLEAN AIR'</p> <ul style="list-style-type: none"> • Primary objective: That everyone can enjoy a level of ambient air quality in public places which poses no significant risk to health or quality of life. • Local Authorities are encouraged to develop their own strategies and advice on Air quality. • To provide the best practicable 	<ul style="list-style-type: none"> • Targets set for individual pollutants – overall reduction sought by 2008 at latest. 	<ul style="list-style-type: none"> • Improve air quality. 	<ul style="list-style-type: none"> • Encourage reduction / or mitigation of air polluting land uses.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
protection to human health by setting health-based objectives for eight main air pollutants.			
CLEANING LONDON'S AIR – MAYORS AIR QUALITY STRATEGY <ul style="list-style-type: none"> • Minimise the adverse effects of air pollution on human health and improve air quality to enjoyable levels. • Achievement of national air quality objectives need to be balanced. • Work in partnerships with London Boroughs to achieve national objectives and air quality levels. • Improve air quality by reducing impacts of: road transport, industrial sources, construction and fires, and energy and heating. 	<ul style="list-style-type: none"> • Individual targets by pollutant source category. 	<ul style="list-style-type: none"> • Improve air quality (through assessments for developments within designated AQMA's.) 	<ul style="list-style-type: none"> • Promote landuses and activities with minimal impacts on air quality
DRAFT LEWISHAM LOCAL AIR QUALITY ACTION PLAN – Dec 2003 <ul style="list-style-type: none"> • Key aim to bring about change to reduce emissions (NO₂ and PM₁₀) from main source of pollution (road transport) in a cost-effective and proportionate way. • Aim to achieve national air quality standards by establishing four (4) Area Quality Management Areas (AQMA) with designated geographical boundaries. 	<ul style="list-style-type: none"> • Reduction in NO₂ and PM₁₀ (found to be most significant pollutants in borough). 	<ul style="list-style-type: none"> • Improve air quality (through assessments for developments within designated AQMA's.) 	<ul style="list-style-type: none"> • Promote landuses and activities with minimal impacts on air quality incorporate air quality management areas.
PPS23: PLANNING AND POLLUTION CONTROL	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Separation of the polluting developments from pollution 	<ul style="list-style-type: none"> • Ensure polluting land uses are appropriately located and

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<p>Plans should work to compliment existing pollution control regimes by controlling development and use of land through:</p> <ul style="list-style-type: none"> Identifying land or establishing criteria, for the acceptable location of potentially polluting developments and the reviewing the availability of alternative sites. Highlighting the need to separate necessary but potentially polluting land uses to reduce conflicts. Include appropriate policies for dealing with the potential for contamination and the remediation of land, reuse previously developed land and protect uncontaminated Greenfield land. Ensuring compliance with other statutory environmental quality standards or existing action / management plans. 		<p>sensitive developments such as housing.</p> <ul style="list-style-type: none"> Promote the re-use of contaminated land. 	<p>managed.</p>
<p>PPG24: PLANNING AND NOISE</p> <ul style="list-style-type: none"> Ensure that new 'noisy' developments should be sited away from noise sensitive landuses (housing). Consideration of feasibility of controlling or reducing noise levels, mitigation through use of contributions or planning conditions. Minimise adverse impact of noise 	<ul style="list-style-type: none"> No targets 	<ul style="list-style-type: none"> Protect noise sensitive land uses from noisy development and activities. 	<ul style="list-style-type: none"> Mitigation or avoidance of impacts arising from noisy activities.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business.			
<p>THE MAYOR'S AMBIENT NOISE STRATEGY</p> <p>Key aim is to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practises and technology. Three key issues are:</p> <ul style="list-style-type: none"> • Securing good, noise reducing surfaces on roads • Securing a night aircraft ban across London • Reducing noise through better planning and design of new housing. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Protect noise sensitive land uses from noisy development and activities. 	<ul style="list-style-type: none"> • Mitigation or avoidance of impacts arising from noisy activities.
<p>DRAFT LEWISHAM CONTAMINATED LAND STRATEGY 2001</p> <ul style="list-style-type: none"> • The key aim is the strategic identification of areas of contaminated land, through a risk assessment approach, to avoid significant harm to human health. • Mapping and prioritisation of contaminated sites will direct the inspection programme which will provide valuable information about potential risks to human health and the environment. • Aim to reducing the potential damage from past activities by 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Identify contaminated areas and mitigate potential health / safety impacts faced by redevelopment opportunities. 	<ul style="list-style-type: none"> • Mitigation or avoidance of impacts on human health arising from contaminated land.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
permitted contaminated land to be kept in, or returned to, beneficial use wherever practical.			
<p>PPG25: PLANNING AND THE FLOODPLAIN</p> <ul style="list-style-type: none"> • Consider potential flood risk on a catchment wide basis, at all stages of planning and development process in order to reduce future damage to property and risk to human health and safety. • Apply precautionary approach, recognising the uncertainties inherent in the prediction of flooding, and have an expectation that flood risk is likely to increase as a result of climate change. • Ensuring floodplains are used for natural purposes, functioning efficiently and protected from inappropriate development. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Identify flood hazard areas and avoid inappropriate development in those areas, using a risk based approach. 	<ul style="list-style-type: none"> • Mitigation or avoidance of impacts of flooding hazards on property and human health and safety.
<p>PPG14: DEVELOPMENT ON UNSTABLE LAND</p> <ul style="list-style-type: none"> • Aim is not to prevent development, but ensure that it is appropriate and that the physical constraints on the land have been taken into account at all stages of planning. • Scope for remedial, preventative or precautionary measures must be fully explored so that land is not sterilised unnecessarily. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Identification of unstable land. • RELEVANCE TO LEWISHAM?? 	<ul style="list-style-type: none"> • Mitigation or avoidance of impacts of unstable land on property and human health and safety.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> Where areas of instability are known they should be shown on planning maps together with policies intended to apply to these areas. 			
RETAIL AND TOWNCENTRES			
<p>PLANNING POLICY GUIDANCE 6 – TOWN CENTRES AND RETAIL DEVELOPMENT the Government’s objectives are:</p> <ul style="list-style-type: none"> To sustain and enhance the vitality and viability of town centres; To focus development, especially retail development, in locations where the proximity of businesses facilitates competition from which all consumers are able to benefit and maximizes the opportunity to use means of transport other than the car; To maintain an efficient, competitive and innovative retail sector; and To ensure the availability of a wide range of shops, employment, services and facilitate to which people have easy access by a choice of means of transport. 	<ul style="list-style-type: none"> None as such But LPAs should monitor the health of town centres and regularly collect information on key indicators. 	<ul style="list-style-type: none"> Location of retail & leisure uses and Sequential test. Impact of new development on town centres. Concentration of A3 uses. Primary & secondary frontage. Role and function of different centres. Manage access and car parking. Encourage high quality environment & design. New supermarkets to incorporate recycling facility. 	<p>Access by public transport. Location needs to be sustainable. Reduce need to travel for basic services. Promote mixed use for best use of land and resources.</p>
<p>DRAFT PLANNING POLICY STATEMENT 6 Paragraph 6 sets out the key messages</p>	<ul style="list-style-type: none"> No targets 	<ul style="list-style-type: none"> Need to plan for each level of retail hierarchy Housing will be an important 	

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<p>of the new draft PPS6 are:</p> <ul style="list-style-type: none"> • a re-emphasis of the 'town centres first' objective; • the need for a plan-led approach at both regional and local levels; • the need for local planning authorities to plan for growth and growing town centres; • the need to tackle social exclusion by ensuring access for all to a wide range of everyday goods and services; and • the need to promote more sustainable patterns of development with less reliance on the car. 		<p>element in most mixed-use, multi-storey developments.</p> <ul style="list-style-type: none"> • Consult with the community, including the public and private sectors, to ensure that their needs are reflected and that proposed site allocations are realistic and viable. ➤ assess the need for new floorspace for retail, leisure and other key town centre uses, taking account of both quantitative and qualitative factors; • In planning for the evening economy of town centres, LAs should, consider identifying distinct quarters, such as a leisure quarter in larger city centres, where the evening economy might be concentrated. 	
USE CLASSES AMENDMENT ORDER 2005	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • New class A4 Drinking Establishments • A5 hot food take away 	Concentration or dilution of these uses in town centres.
EMPLOYMENT			
<p>PLANNING POLICY GUIDANCE 4 – INDUSTRIAL AND COMMERCIAL DEVELOPMENT & SMALL FIRMS</p> <ul style="list-style-type: none"> • Provide for choice, flexibility and competition and aim to ensure sufficient land is available readily capable of development and well served by infrastructure. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • provide a variety of appropriately located sites • Identify vacant and under used sites and allocate appropriate alternative uses. 	<p>Review of existing employment sites in terms of sustainability objectives</p> <p>Cross-cutting issues (appropriate alternative uses including housing) to be addressed through the sustainability appraisal.</p>

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> • ensure that there is a wide variety of sites available to meet differing needs • businesses should be appropriately located to transport facilities, goods and services, and their business catchment areas • businesses should be located to reduce the need for travel and achieve sustainability objectives • many businesses can be carried on with few environmental effects so it may not be appropriate to separate them from the communities they serve • new residential development close to existing industrial users may however detrimentally curb business activities • ensure that development by some industries is separated from sensitive land uses. • Areas under used or vacant industrial land should be identified, with appropriate alternative uses indicated including industrial and commercial uses. 			
<p>LEWISHAM ECONOMIC DEVELOPMENT BUSINESS PLAN 2004 Lewisham's economic future characterised by themes and linking</p>	Action Plan but no targets	<ul style="list-style-type: none"> • Provide a variety of appropriately located sites to accommodate diverse business needs • review appropriateness of existing employment sites allocation 	<ul style="list-style-type: none"> • Review of existing employment sites in terms of sustainability objectives • Cross-cutting issues

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>objectives:</p> <ul style="list-style-type: none"> • Entrepreneurism and Investment: Creation and preservation of an economic base which is competitive and diverse, delivering jobs to all skill levels. • Creativity culture and attraction: Make creative industry key driver of growth. • The learning community: maximising potential for job acquisition conducive to reduction of unemployment and deprivation. • Smart land use: Of employment land to optimise economic growth. • Internal and External Connectivity: Availability of high quality public transport. • High quality of living: education and social support to community • Sustainability: Creation of a balance in supply of business accommodation in parallel with protection of environment and high standards of urban design. 			<p>(appropriate alternative uses including housing) to be addressed through the sustainability appraisal.</p>
<p>PLANNING EMPLOYMENT LAND REVIEWS . GUIDANCE NOTE ODPM 2004</p> <ul style="list-style-type: none"> • Promotion of strong stable productive and competitive economy 	<p>No targets</p>	<ul style="list-style-type: none"> • review appropriateness of existing employment sites allocation 	<ul style="list-style-type: none"> • Review of existing employment sites in terms of sustainability objectives

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> Review all non-housing allocations and consider whether some should be used for housing or mixed use development Methodology for Employment Land Reviews 			
<p>CREATIVE LEWISHAM – LEWISHAM CULTURAL AND URBAN DEVELOPMENT COMMISSION</p> <ul style="list-style-type: none"> set up to help achieve vision of Lewisham as a visually exciting, creative and imaginative hub within London Borough of Lewisham achieve a more coherent synthesis between urban design, arts, culture and the economy any project which impacts on the physical environment should be assessed from an urban design perspective 	<ul style="list-style-type: none"> No targets 	<p>Policy promoting creative industries Possible design guidelines f</p>	<p>Take note of cultural and heritage factors in relation to sustainability</p>
<p>GLA SUPPLEMENTARY PLANNING GUIDANCE ON EMPLOYMENT LAND</p> <ul style="list-style-type: none"> Lewisham identified as area for 'Limited Release of poorer quality industrial land' set of criteria for judging suitability of land for retention in employment 	<ul style="list-style-type: none"> No targets 	<p>Review of employment sites not yet done</p>	<p>Balance to be drawn between meeting housing targets and maintaining economic and cultural vitality of the borough</p>
<p>ODPM EMPLOYMENT LAND REVIEWS: GUIDANCE NOTE DECEMBER 2004</p> <ul style="list-style-type: none"> Staged review of Employment Land 	<ul style="list-style-type: none"> No targets 	<p>Review of employment sites not yet done Local Demand Study first draft available</p>	<p>Balance to be drawn between meeting housing targets and maintaining economic and cultural vitality of the borough</p>

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>in terms of sustainability, demand, and whether it should continue to be allocated</p> <ul style="list-style-type: none"> • Review of land not developed and allocated for employment • Review of other sites greater than 0.5 ha. or over 500 m² floorspace • Objective to ensure that the best employment sites are protected 			
TRANSPORT			
<p>PLANNING POLICY GUIDANCE 13: TRANSPORT (2001)</p> <ul style="list-style-type: none"> • Promote more sustainable transport choices for people and for freight. • Ensure that jobs, shops, education, health, and leisure facilities are accessible by public transport, walking, and cycling. • Reduce the need to travel, especially by car. • Focus major generators of travel demand in town centres near to major public transport interchanges. • Use parking policies as well as other planning and transport measures to promote sustainable transport choices and reduce reliance on the car for work and other journeys. • Give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public transport in town 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Promote sustainable transport options. • Transport/Housing relationship • Location of travel generators. • Influence of parking policies in town centres. • People before traffic. • Accessibility of public transport and key services to local communities. • Reduce air pollution levels and improve health. 	<ul style="list-style-type: none"> • Sustainable transport options reducing car dependence.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>centres and local neighbourhoods.</p> <ul style="list-style-type: none"> • Protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements. 			
<p>A NEW DEAL FOR TRANSPORT: BETTER FOR EVERYONE (1998)</p> <ul style="list-style-type: none"> • Commitment to create better, more integrated transport system to tackle the problems of congestion and pollution. • A New Deal for Transport means: <ul style="list-style-type: none"> ➢ More real transport choice ➢ Better buses and trains ➢ A better deal for the motorist ➢ Better maintained roads ➢ a railway system working for the passenger ➢ more money for public transport ➢ more freight on the railway ➢ safer and more secure transport systems 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Integrated transport system to tackle the problem of congestion and pollution. • Increase personal choice by improving the alternatives. 	<ul style="list-style-type: none"> • Improving the transport system
<p>TRANSPORT 2010: MEETING THE LOCAL TRANSPORT CHALLENGE (2000)</p> <ul style="list-style-type: none"> • Long term commitment to increase investment to the transport system and modernise the transport network. • Important to integrate transport with issues such as social inclusion, regeneration, and the environment. 	<ul style="list-style-type: none"> • 10% increase in bus passenger journeys. • Double light rail passenger journeys by 2010. • Reduce road deaths or serious injury by 40% and the no. of child deaths or injury by 50% (against 94-98 average). • Treble the no. of cycling trips. 	<ul style="list-style-type: none"> • Local authorities have a crucial role in the delivery of integrated transport policy. • Increase road safety. • Improve road condition. • Increase cycling trips. 	<ul style="list-style-type: none"> • Sustainable transport options including cycling, walking and road safety.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> • The Strategy's 10 year objectives include: <ul style="list-style-type: none"> ➢ More choice ➢ Better integration ➢ Better access ➢ Better quality services ➢ Reduced impacts of traffic on the environment; and ➢ Safer and more reliable journeys. • At the local level, the delivery of the 10 Year Plan will be through the Local Transport Plans (LTPs) to be prepared by local authorities. 			
<p>THE FUTURE OF TRANSPORT WHITE PAPER (2004)</p> <ul style="list-style-type: none"> • The Strategy is built around three central themes: <ul style="list-style-type: none"> ➢ Sustained investment over the long term. ➢ Improvements in transport management ➢ Planning ahead. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Transport decisions consider liveability, sustainable communities. and other policy areas. 	<ul style="list-style-type: none"> • Sustainable transport options
<p>THE MAYOR'S TRANSPORT STRATEGY (2001)</p> <ul style="list-style-type: none"> • Promoting London's economic and social development and improving the environment. • Increase the capacity, reliability, efficiency, quality and integration of London's transport to provide the world class system that the Capital 	<ul style="list-style-type: none"> • Increase the capacity of the underground, rail and bus systems by up to 40% over the next 10 years. 	<ul style="list-style-type: none"> • Transport priorities See 'The London Plan'. 	<ul style="list-style-type: none"> • Sustainable transport options

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>needs.</p> <ul style="list-style-type: none"> • Priorities and improvements for Lewisham listed in London Plan' (see Appendix 1). 			
<p>THE LONDON ROAD SAFETY PLAN (2001)</p> <ul style="list-style-type: none"> • Reduce traffic congestion and increase safety by use of public transport, walking and cycling. • Each borough is asked to prepare a Road Safety Plan. Take the Local Road Safety Plan into consideration. 	<ul style="list-style-type: none"> • See 'Transport 2010' safety targets. 	<ul style="list-style-type: none"> • It is anticipated that the Plan will be reviewed and re-issued in mid 2005. 	<ul style="list-style-type: none"> • Road Safety
<p>LONDON BOROUGH OF LEWISHAM – LOCAL INTERIM IMPLEMENTATION PLAN (2002-2003)</p> <ul style="list-style-type: none"> • Set up an accessibility and mobility forum. • Develop a transport action plan for accessibility and mobility. • Further development of Lewisham's community transport through the Lewisham pilot Door2Door scheme. • Improved routing and level of reliability of bus service. • Provision of physical assistance and interchange. • Promote physical improvements for bus services • Improved access to public facilities. • Council is developing draft LIP which is expected to go to 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Transport public and effective traffic management for the well being of local communities. 	<ul style="list-style-type: none"> • Safe, efficient and environmentally sustainable transport system.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
consultation in Spring 2005.			
LEISURE, COMMUNITY FACILITIES AND EDUCATION			
<p>PLANNING POLICY GUIDANCE 17: PLANNING FOR OPEN SPACE, SPORT AND RECREATION (2002) Well designed and implemented planning policies for sport and recreation are fundamental to delivering the broader Government objectives which include:</p> <ul style="list-style-type: none"> • Supporting urban renaissance - through well managed facilities • Promoting social inclusion and community cohesion, through well planned and maintained good quality sports and recreational facilities. • Health and well being – sports and recreational facilities have a vital role to play in promoting healthy lifestyles. • Promote more sustainable development – by ensuring that sports and recreational facilities (particularly in urban areas) are easily accessible by walking and cycling and more heavily used facilities are planned for locations well served by public transport. <p>NB. Typology for existing sports and recreational facilities includes swimming</p>	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Well managed sports and recreational facilities. • Planned, maintained good quality and sports and recreational facilities. • Accessibility to walking, cycling and public transport. 	<ul style="list-style-type: none"> • Maintain an adequate supply of well managed and accessible sports and recreational facilities.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
pools, indoor sports halls, leisure centres, indoor tennis centre, ice rinks, community centres and village halls.			
<p>PLANNING POLICY STATEMENT 1: DELIVERING SUSTAINABLE DEVELOPMENT</p> <ul style="list-style-type: none"> • Deliver sustainable development through the planning system. • Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by: <ul style="list-style-type: none"> ➢ Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life; ➢ ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community. • In planning for sustainable development the principal of social cohesion and inclusion. Therefore, development plans policies should: <ul style="list-style-type: none"> ➢ Ensure the impact of development on the social fabric of communities is considered; 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Social cohesion and inclusion. • Consider fabric of communities. • Access to jobs and key services. • Reduce social inequalities. • Promote health and well being through by encouraging physical activity. • Contribute to safe, sustainable, liveable mixed and communities. 	<ul style="list-style-type: none"> • Consider the sustainable development principal of social cohesion and inclusion.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> ➤ Seek to reduce social inequalities ➤ Address accessibility ➤ Take into account the needs of all the community ➤ Deliver safe, healthy and attractive places to live. ➤ Support the promotion of health and well being by making provision for physical activity. ➤ ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community. 			
<p>EDUCATION AND SKILLS – DELIVERING RESULTS A STRATEGY TO 2006 (Revised 2002)</p> <ul style="list-style-type: none"> • Build a competitive economy and inclusive society by: <ul style="list-style-type: none"> ➤ Creating opportunities. ➤ Releasing potential. ➤ Achieving excellence. • The objective are: <ol style="list-style-type: none"> 1. Give children an excellent start in education so that they have a better foundation for future learning. 2. Enable all young people to develop and to equip themselves 	<ul style="list-style-type: none"> • Improve educational attainment of children and young people (varying specific targets). • Increase sporting opportunities for children. • Increase opportunities for higher education or skilled employment for young people. . • Increase adult learning opportunities. 	<ul style="list-style-type: none"> • Provision adequate of educational facilities. 	<ul style="list-style-type: none"> • Educated and inclusive society.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>with the skills, knowledge and personal qualities needed for life and work.</p> <p>3. Encourage and enable adults to learn and improve their skills and enrich their lives.</p>			
<p>SUSTAINABLE DEVELOPMENT ACTION PLAN FOR EDUCATION AND SKILLS (2003)</p> <ul style="list-style-type: none"> • Educate for sustainable development – “all learner will develop the skills, knowledge and value base to be active citizens in creating a more sustainable society”; • The environmental impact of the Department and its partner bodies – “pursue the highest standards of environmental management across all properties owned and managed by the Department and its associated bodies”; • The environmental impact of the education estate – “encourage and support all publicly-funded educational establishments to help them operate to the highest environmental standards”; and • Local and global partnership activity – “make effective links between education and sustainable development to build capacity within local communities”. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Integration of education and sustainable development. • Environmental impacts and management of educational facilities. • Environmental standards for educational facilities. 	<p>Integration of education and sustainable development objectives. Relevant sustainable development objectives include:</p> <ul style="list-style-type: none"> • Leadership in education and schools and in international development. • Improve content and engagement with schools and lifelong learning. • Support and guidance. • Environmental management systems. • Reduce water and energy consumption and increase use of renewable energy. • Recycling campaigns. • Sustainable travel plans across all staff. • Promotion of fair trade and local provision of food. • Assessments for sustainability (including Application of Building Establishment Environmental Assessment

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> The plan sets direction and emphasises the critical importance of partnership and new thinking at the local level. 			<p>Method for the Building Schools for the Future programme).</p> <ul style="list-style-type: none"> Identify partners to develop mechanism for increasing participation by young people.
<p>DELIVERING CHOOSING HEALTH: MAKING HEALTHIER CHOICE EASIER (2004)</p> <ul style="list-style-type: none"> The overarching objective of the Department of Health's PSA is to improve the health of the population The plan recognises the vital importance of co-delivery between local government and the NHS in partnership with local communities etc. Local and central government have already agreed 'shared priorities' where local government can make a real difference to communicate and contribute to the Government's national priorities, including: <ul style="list-style-type: none"> ➤ Creating safer and stronger communities; ➤ Improving the quality of life of older people and children, young people and families at risk ➤ Promoting healthier communities and narrowing health inequalities; 	<ul style="list-style-type: none"> By 2010 increase the life expectancy at birth in England for 78.6 years for men and to 82.5 years for women. Reduce health inequalities by 10% by 2010 (measured by infant mortality and life expectancy at birth). 2010 to reduce at least 10% the gap between the fifth of areas with the worst health and deprivation indicators and the population as a whole. 	<ul style="list-style-type: none"> Local authorities and PCTs (Primary Care Trusts) share a responsibility to improve health and well-being. Provision of support and services for people at the local level. 	<ul style="list-style-type: none"> Health and well being issues.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> ➤ Promoting the economic viability of localities and getting people back into work; ➤ Transforming the local environment. 			
<p>NHS AND URBAN PLANNING IN LONDON – FINAL REPORT (2003)</p> <ul style="list-style-type: none"> • The purpose of the report is to describe how the NHS can engage more effectively in London’s urban planning agenda. • Develop a clear understanding on the likely healthcare demands associated with the projected population and housing increases. • Contribute effectively to planning sustainable communities so that they enjoy good health. 	<ul style="list-style-type: none"> • No targets 	<ul style="list-style-type: none"> • Relationship between healthcare provision and the demands associated with the projected population and housing increases. • Planning for sustainable healthy communities. • Provision of healthcare facilities. 	<ul style="list-style-type: none"> • Healthy communities considerations in the Sustainability Appraisal Framework.
<p>COMMUNITY STRATEGY (2003-2013) Lewisham Strategic Partnership</p> <ul style="list-style-type: none"> • The Strategy has been developed by the Lewisham Strategic Partnership (LSP). The LSP brings together 20 representatives from the private, public and voluntary and community sectors. • The Strategy brings together many individual strategies endorsed by different agencies and partnerships 	<ul style="list-style-type: none"> • Relevant targets have been taken from strategies listed in the table. 	<ul style="list-style-type: none"> • Improving the wellbeing of people in Lewisham. • Equal access to facilities and services. • Improve the effectiveness, efficiency and sustainability of local public services. 	<ul style="list-style-type: none"> • Consider how to sustainability objectives which will improve the quality of life for Lewisham residents.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>in the one over-arching document. It aims to establish activity for the next 10 years to enhance the quality of life of local residents.</p> <ul style="list-style-type: none"> • The Strategy identifies 10 priorities to be tackled in partnership to meet the needs and aspirations of Lewisham residents. These are groups in 3 main themes as follows: <ul style="list-style-type: none"> ➢ IMPROVING THE WELLBEING OF PEOPLE IN LEWISHAM (including: crime, health, education, enterprise and business growth, cultural vitality, regeneration, and welfare dependency). ➢ DEVELOPING LOCAL COMMUNITIES (including: engage local communities.) ➢ IMPROVING PUBLIC SERVICE PERFORMANCE AND DELIVER (including: equity in service delivery, effectiveness, efficiency and sustainability of local public services.) 			
<p>LEWISHAM HEALTH IMPROVEMENT AND MODERNISATION PLAN (2002-2005)</p> <ul style="list-style-type: none"> • The core purpose of the HIMP is to provide a coherent programme for partnership action on local priorities for action: <ul style="list-style-type: none"> ➢ Improving health and social well 	<p>By 2010:</p> <ul style="list-style-type: none"> • Reduce the gap between the quintile of areas with the lowest life expectancy at birth and population as a whole by at least 10% • Reduce the gap in mortality in children under one year between manual socio-economic groups and the population as 	<ul style="list-style-type: none"> • Improve health and well being, reduce health inequalities and modernise health and social services. • Provision of health care facilities/services. • Access to health care facilities/services. 	<ul style="list-style-type: none"> • Include health and wellbeing objectives in the Sustainability Appraisal.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> being; ➤ Reducing health inequalities; and ➤ Modernising health and social care services. • The plan presents the overarching local partnership strategy for implementing the NHS Plan and other national guidance. 	<p>a whole by at least 10%.</p> <p>NB Various targets and indicators are provided in relation to specific health objectives.</p>		
<p>LEWISHAM EDUCATION DEVELOPMENT PLAN (2002-2007)</p> <ul style="list-style-type: none"> • The plan will be a key motor of improvement for Lewisham. As it implemented it will: <ul style="list-style-type: none"> ➤ Raise the standards of education provided for all Lewisham children; ➤ Improve the performance of Lewisham schools. 	<ul style="list-style-type: none"> • Targets are predominantly outdated. 	<ul style="list-style-type: none"> • Improve the education and skills of the population overall. 	<ul style="list-style-type: none"> • Consider sustainability objectives that equip people with the skills they need for continuing education and employment.
<p>SCHOOL ORGANISATION PLAN FOR THE LONDON BOROUGH OF LEWISHAM (2004-2009)</p> <ul style="list-style-type: none"> • The plan sets out the Education Authority's vision for education in the borough over the period of the plan. Within this context it sets out a strategy which will guide our approach to the planning of school places. • The key purpose of the Plan is to clearly set out how the Local 	<ul style="list-style-type: none"> • No targets. 	<ul style="list-style-type: none"> • Provision of suitable school facilities at all educational levels to meet the demographical needs. • Seek to avoid excessive spare capacity in schools. • Promote higher standards of achievement. 	<ul style="list-style-type: none"> • Sustainability objectives need to consider the adequate provision of school facilities to promote higher standards of achievement.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<p>Educational Authority plans to meet its statutory responsibility to secure sufficient education provision within its area in order to promote higher standards of achievement.</p> <ul style="list-style-type: none"> It is not the purpose of the plan to make proposals for individual schools, rather the plan sets out in general terms where there is a need to revise the current provision of school places. NB. This is the final School Organisation Plan that will be produced by the Council. The document will be superseded in the near future. 			
<p>LEWISHAM - SKILLS FOR LIFE PROGRAMME (2002-2010)</p> <ul style="list-style-type: none"> The key purpose of this document is to set out a Strategy to achieve a literate and numerate community within Lewisham (focussing on the 19+ age group), with a level of English language skills that will ensure that people can reach their full potential. The aims are to: <ul style="list-style-type: none"> ➢ Create a literate and numerate community in Lewisham. ➢ Ensure appropriate types of provision for key target groups and ensure that it is available and accessible. 	<ul style="list-style-type: none"> Lewisham Lifelong Learning Forum will work with the Learning and Skills Council London East to deliver a 30% reduction in the number of adults of working age with poor basic skills by 2010. Work with 17,500 19+ by 2010 or around 2,300 new learners per year to improve their basic skills (8 years x 2,200 = 17,600). Of the adults that participate aim to see an 80% retention rate on courses across the board. By 2030, 10,637 people achieve a nationally recognised QCA qualification based on the level of need identified 	<ul style="list-style-type: none"> High levels of numeracy and literacy in the 19+ age group. Create high quality infrastructure for literacy, numeracy and ESOL provision. Remove barriers to access and participation, particularly for “hard to reach groups”. 	<ul style="list-style-type: none"> Sustainable objectives need to consider literacy and numeracy levels to enable people to reach their full capacity.

Other Relevant Plans and Programmes	Key Objectives and Targets relevant to the DPD	Implications for the DPD	Implications for the SEA and SA
<ul style="list-style-type: none"> ➤ Create high quality infrastructure for literacy, numeracy and ESOL provision to meet national standards. ➤ Ensure a collaborative approach to addressing and removing barriers to access and participation to “hard to reach” groups. 	<p>across literacy and numeracy in Lewisham and an estimate of the language need of ESOL residents.</p> <ul style="list-style-type: none"> • Develop 6 new providers by 2010. • Existing providers increase learning opportunities by 10% by 2004. • 40% of participants to move on to either earlier further courses/FE, or employment. 		

Sustainability Appraisal and Strategic Environmental Assessment

Preferred Options Report for the Development Policies and Site Allocations DPD

APPENDIX B

Sustainability Appraisal of Issues and Options Policies and Site Allocations

Issue 0: Provision of New Homes and Housing Target									
HOUSING	Opt 0.1 - Adopt London Plan Target			Opt 0.2 - Exceed London Plan Target				Comments (Effects)	
	Effects			Effects					
	S	M	L	S	M	L			
Economic Growth	*	*	**	*	**	**	Opt 0.2	Exceeding the London target contributes to positive economic growth.	
Employment	*	*	*	*	*	**	Opt 0.2	Exceeding the London target contributes to creating employment opportunities.	
Minimise waste	0	#	#	#	#	##	Opt 0.1	Adopting rather than exceeding the housing target, will result in less waste generation.	
Water quality	0	#	#	#	#	##	Opt 0.1	Provision of new housing beyond targets could negatively impact on water quality.	
Biodiversity	0	#	#	#	#	##	Opt 0.1	Provision of new housing beyond targets could negatively impact on biodiversity.	
Air quality	0	0	#	0	#	#	Opt 0.1	Provision of new housing beyond targets could negatively impact on air quality.	
Energy	0	#	#	#	#	#	Opt 0.1	Provision of new housing beyond targets will create demand for increased energy.	
Landscapes and Townscapes	0	0	0	0	#	#	Opt 0.1	Landscapes and townscapes will be under additional pressure from increased housing targets.	
Historic environment	0	0	#	0	#	#	Opt 0.1	Historic sites will be under pressure for redevelopment from increased housing targets.	
Sufficient & decent housing	*	**	**	**	**	**	Opt 0.2	Increased housing targets will contribute to the delivery of sufficient and decent housing.	
Human health	0	0	0	0	0	0	Neutral	Need to ensure additional housing is linked (especially through walking and cycling) to town centres and community services	
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Neutral impact.	
Education	0	0	0	0	0	#	Opt 0.1	Demands for education will arise from increased population.	
Reduce crime	0	0	#	0	#	#	Opt 0.1	Additional housing will result in additional people, which could impact negatively on crime.	
Community welfare	0	0	0	0	0	0	Neutral	Need to ensure new communities are integrated and social welfare of existing communities improved.	
Accessibility to services	0	0	0	0	0	0	Neutral	Future population will create additional needs for services. New development should be located to maximise accessibility.	
							Opt 0.1	The provision of additional housing can negatively impact on the environment, and has the potential for negative social impacts. By meeting, rather than exceeding, the targets, the potential impacts can be minimised.	

Issue 1: Housing Mix & Type														
HOUSING	Opt 1.1 - Set a preferred housing mix for affordable housing			Opt 1.2 - Set housing mix for market housing			Opt 1.3 - Set broad mix for all housing			Opt 1.4 - No Housing Mix Policy				
Objectives	Effects			Effects			Effects			Effects				Comments (Effects)
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	*	0	0	*	0	*	*	**	*	0	Opt 1.4	A more flexible mix that responds to the housing market will assist economic growth.
Employment	0	*	*	0	*	*	0	*	**	0	#	#	Opt 1.3	A set housing mix will ensure variety in housing choice and assist in the provision of affordable housing (especially key workers), thus assisting local employment.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing mix and type will have a minimal impact on waste.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing mix and type will have a minimal impact on water quality.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing mix and type will have a minimal impact on biodiversity.
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing mix and type will have a minimal impact on air quality.
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing mix and type will have a minimal impact on energy use.
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact from mix on landscape/townscape.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Minimal impact on the historic environment.
Sufficient & decent housing	*	**	**	*	*	**	*	**	**	0	#	##	Opt 1.3	A set housing mix for all housing will assist greatly in providing sufficient and decent housing.
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Minimal impact on human health.
Reduce poverty & exclusion	0	*	**	*	*	**	*	**	**	0	#	##	Opt 1.3	Ensuring variety in the mix and and type of housing can assist in reducing social exclusion and contributing towards mixed and balanced communities.
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.

Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Accessibility to services	0	*	*	0	*	*	*	*	**	0	#	#	Opt 1.3	A broad mix can assist in more equitable access to services.	
													Opt 1.3	Option 1.3 sets a broad mix for all housing types, rather than just market housing, which contributes positively on social objectives.	

										Issue 2: Special Needs Accommodation			
HOUSING	Opt 2.1 - Encourage provision of special needs housing			Opt 2.2 - Encourage the provision of special needs housing but not in concentration				Comments (Effects)					
	Effects			Effects									
	S	M	L	S	M	L							
Economic Growth	0	0	0	0	0	0	Neutral	Generally a neutral impact.					
Employment	0	0	0	0	0	0	Neutral	Generally a neutral impact.					
Minimise waste	0	0	0	0	0	0	Neutral	Generally a neutral impact.					
Water quality	0	0	0	0	0	0	Neutral	Generally a neutral impact.					
Biodiversity	0	0	0	0	0	0	Neutral	Generally a neutral impact.					
Air quality	0	0	0	0	0	0	Neutral	Generally a neutral impact.					
Energy	0	0	0	0	0	0	Neutral	Generally a neutral impact.					
Landscapes and Townscapes	0	0	0	0	0	0	Neutral	Generally a neutral impact.					
Historic environment	0	0	0	0	0	0	Neutral	Generally a neutral impact.					
Sufficient & decent housing	*	**	**	*	**	**	Opt 2.1/2.2	Mutually exclusive options. Both are positive and assist in housing provision for key groups.					
Human health	*	*	*	*	*	*	Opt 2.1/2.2	Mutually exclusive options. Both are positive and contribute to the health and well being of key groups.					
Reduce poverty & exclusion	*	*	*	*	*	*	Opt 2.1/2.2	Mutually exclusive options. Both are positive and assist in housing provision for key groups.					

Education	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce crime	*	*	*	*	*	*	Opt 2.1/2.2	Housing provision for key groups contributes to health and well-being - thereby contributing to a reduction in crime.
Community welfare	*	*	*	*	**	**	Opt 2.2	Avoiding a concentration assists in creating mixed and balanced communities.
Accessibility to services	*	**	**	**	**	**	Opt 2.1/2.2	Concentrating services could assist in economies of scale for related services and accessibility requirements.
							Opt 2.2	Generally mutually exclusive options, however, avoiding a concentration assists in creating mixed and balanced communities.

Issue 3: Gypsy and Traveller Sites							
HOUSING	Opt 3.1 - Criteria based Development Control & Site Allocations policy for consideration of new sites				Neutral	Comments (Effects)	
	Effects						
	S	M	L				
Objectives							
Economic Growth	0	0	0	Neutral	Generally a neutral impact. Criteria will need to ensure a contribution to economic growth.		
Employment	0	0	0	Neutral	Generally a neutral impact. Criteria will need to ensure potential employment opportunities.		
Minimise waste	0	0	0	Neutral	Generally a neutral impact. Criteria will need to ensure waste minimisation.		
Water quality	0	0	0	Neutral	Generally a neutral impact. Criteria will need to ensure water quality is not negatively impacted.		
Biodiversity	0	0	0	Neutral	Generally a neutral impact. Criteria will need to ensure biodiversity issues are addressed.		
Air quality	0	0	0	Neutral	Generally a neutral impact. Criteria will need to ensure air quality issues are adequately addressed.		
Energy	0	0	0	Neutral	Generally a neutral impact. Criteria will need to ensure sufficient energy reduction measures.		
Landscapes and Townscapes	0	0	0	Neutral	Generally a neutral impact. Criteria will need to ensure protection of the historic environment.		

Historic environment	*	*	*	Opt 3.1	Criteria based policy will ensure protection of the historic environment.
Sufficient & decent housing	*	**	**	Opt 3.1	The criteria will assist in selecting suitable and sufficient sites for gypsy and travellers.
Human health	*	*	*	Opt 3.1	Provision for this group will contribute to health and well-being issues.
Reduce poverty & exclusion	0	*	*	Opt 3.1	Provision for this group will contribute positively social inclusion.
Education	0	0	0	Neutral	Generally a neutral impact. Criteria will need to ensure accessibility to education facilities.
Reduce crime	0	*	*	Opt 3.1	Criteria can secure adequate site/s and social well being for this group, which could impact positively on crime reduction.
Community welfare	0	*	*	Opt 3.1	Criteria based control and allocation policy for new sites will assist community welfare.
Accessibility to services	0	*	**	Opt 3.1	Criteria based control and allocation policy for new sites will assist this group accessing services.
				Opt 3.1	The option responds to Government guidance and the need to ensure all groups have access to suitable housing sites. The need to adopt criteria which responds to the relevant economic, environmental and social objectives and impacts will be crucial to ensure effective implementation.

Issue 4: Empty Homes					
HOUSING	Opt 4.1 - Encourage empty homes to be bought back into use.				Comments (Effects)
Objectives	Effects				
	S	M	L		
Economic Growth	0	*	*	Opt 4.1	The re-use of empty homes is economically sensible.
Employment	0	*	*	Opt 4.1	The re-use of empty homes can assist employment by providing adequate and already established housing to perspective employees, and employment for those in the building and construction industry.
Minimise waste	*	*	*	Opt 4.1	Re-use of empty homes can reduce pressure to build new homes, thereby minimising waste, especially in the construction phase.

Water quality	0	0	*	Opt 4.1	The re-use of empty homes can reduce pressure to build new homes, having a positive long term benefit on water quality.
Biodiversity	*	*	*	Opt 4.1	The re-use of empty homes will reduce the pressure to build additional homes, contributing to the protection of biodiversity.
Air quality	0	*	*	Opt 4.1	The re-use of empty homes will reduce the need to build new homes, which can contribute positively on air quality.
Energy	0	0	*	Opt 4.1	The re-use of empty homes will reduce the pressure to build homes and thus assist in energy reduction.
Landscapes and Townscapes	*	*	*	Opt 4.1	Positive impact on landscapes and townscapes by reducing the pressure for new housing.
Historic environment	0	*	*	Opt 4.1	Restoring and using empty homes means homes are maintained and therefore contribute positively to the historic environment.
Sufficient & decent housing	*	**	**	Opt 4.1	The re-use of empty homes greatly assists in providing sufficient and decent housing.
Human health	0	0	0	Neutral	Generally a neutral impact.
Reduce poverty & exclusion	0	*	*	Opt 4.1	Social exclusion can be assisted by using existing empty homes.
Education	0	0	0	Neutral	Generally a neutral impact.
Reduce crime	0	*	*	Opt 4.1	The re-use of empty homes ensures people live in an area, increasing natural surveillance which can assist in crime reduction.
Community welfare	*	*	*	Opt 4.1	The welfare of the community will be assisted by re-using empty homes.
Accessibility to services	0	*	*	Opt 4.1	Established housing has better access to services.
				Opt 4.1	The re-use of empty homes has a positive impact on the range of economic, environmental and social objectives.

Issue 5 - Affordable Housing Thresholds & Contributions - Affordable Housing Threshold					
HOUSING	Opt 5.1 - Seek contribution on sites capable of providing >0.5 hectares or >15 dwellings	Opt 5.2 - Seek contribution on sites capable of providing >10 dwellings	Opt 5.3 - Seek contribution for all residential sites		Comments (Effects)
Objectives	Effects	Effects	Effects		

	S	M	L	S	M	L	S	M	L		
Economic Growth	#	0	*	*	*	*	#	#	0	Opt 5.2	Potential negative impact on economic growth if all schemes required to provide affordable housing. Construction could be made economically unviable.
Employment	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
Water quality	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
Air quality	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
Energy	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
Historic environment	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
Sufficient & decent housing	*	*	**	*	**	**	**	**	**	Opt 5.3	Maximising the provision of affordable housing impacts positively on the provision of sufficient and decent housing.
Human health	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
Reduce poverty & exclusion	0	*	*	0	0	*	*	*	*	Opt 5.3	Maximising the provision of affordable housing impacts positively on reducing poverty and exclusion.
Education	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
Reduce crime	0	0	*	0	0	*	0	*	*	Opt 5.3	Ensuring sufficient and decent housing can contribute positively to social objectives, which can reduce the incidence of crime.
Community welfare	0	*	*	0	*	*	0	*	*	Opt 5.3	Ensuring sufficient and decent housing can contribute positively on community welfare.
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	Generally a neutral impact.
										Opt 5.3	Option 5.3 maximises the provision of affordable housing and has positive social impacts.

Issue 6: Affordable Housing Thresholds & Contributions - Amount of Affordable Housing														
HOUSING	Opt 6.1 - 20% of affordable housing			Opt 6.2 - 35% of affordable housing			Opt 6.3 - 50% of affordable housing			Opt 6.4 - 50% of affordable housing as part of large housing developments				Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	*	*	0	0	0	#	#	##	0	#	#	Opt 6.1	Less affordable housing will result in a greater economic windfall for development, which could spur economic growth.
Employment	0	*	*	*	*	**	*	**	**	*	*	**	Opt 6.3	Additional affordable housing will attract people (especially key workers) to the area and assist local employment.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Sufficient & decent housing	0	*	**	*	*	**	**	**	**	*	**	**	Opt 6.3	This option will result in the provision of the most affordable housing.
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Reduce poverty & exclusion	0	*	*	*	*	**	*	**	**	*	*	**	Opt 6.3	Additional affordable housing can contribute to poverty reduction and social inclusion.
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.

Community welfare	0	0	*	0	0	*	0	0	*	0	0	*	Neutral	Ensuring sufficient and decent housing can contribute positively on community welfare.
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Opt 6.3	Generally neutral impact.
													Opt 6.3	This options is the most sustainable, principally on social grounds as it will result in the highest yield in affordable housing.

Issue 7: Affordable Housing, Mixed & Balanced Communities & Tenure																				
HOUSING	Opt 7.1 - Seek affordable housing contribution of 70% social rented and 30% intermediate across the whole			Opt 7.2 - Seek only intermediate affordable housing in areas with an existing high concentration of social rented housing.			Opt 7.3 - Facilitate provision of social rented housing 'off-site' in areas of high social rented housing.			Opt 7.4 - Focus social rented housing in areas with currently low representation.			Opt 7.5 - Do not specify a mix, and make those determinations on a case-by-case basis.			Opt 7.6 - To seek, as part of the intermediate contribution, an element of key worker housing.			Comments (Effects)	
	Objectives			Effects			Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	#	0	0	0	0	*	0	0	*	0	*	*	*	**	**	0	0	0	Opt 7.5	More flexibility will allow the market to dictate mix, which will not restrain economic growth.
Employment	*	*	**	0	*	*	0	*	*	*	*	*	0	0	*	*	*	**	Opt 7.6	Provision for key worker housing can assist local employment.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing tenure will have a neutral impact on waste.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing tenure will have a neutral impact on water quality.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing tenure will have a neutral impact on biodiversity.

Air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing tenure will have a neutral impact on air quality.
Energy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing tenure will have a neutral impact on energy.
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing tenure will have a neutral impact on landscapes and townscapes.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing tenure will have a neutral impact on the historic environment.
Sufficient & decent housing	**	**	**	*	*	**	*	**	**	*	**	**	0	0	*	0	*	*	Opt 7.1	Will result in the highest yield of social rented housing.
Human health	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Reduce poverty & exclusion	*	*	**	0	*	*	*	*	*	*	*	*	0	0	*	0	*	*	Opt 7.1	Will result in the highest yield of social rented housing.
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Housing tenure will have a neutral impact on education.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Community welfare	*	*	**	0	*	*	0	*	*	*	*	*	0	0	0	0	0	*	Opt 7.1	Maximising social rented housing can contribute positively to community welfare.
Accessibility to services	*	*	**	*	**	**	0	*	*	0	*	*	0	0	*	0	*	*	Opt 7.4	Providing a mix in tenure, especially in areas with a higher concentration of social housing, will result in better access to services, as they are generally in place.
																			Opt 7.1	Specifying a mix in the tenure of affordable housing contributes positively to social objectives, and ensures provision.

Issue 8: Lifetime Homes / Wheelchair Accessible Homes														
HOUSING	Issue 8.1 - To require all housing to meet lifetime home standards			Issue 8.2 - To require all housing in major developments to meet lifetime homes standard			Issue 8.3 - To require 10% of all new housing to be wheelchair accessible or easily adapted for those using one.			Issue 8.4 - To require 10% of all new housing in major development to be wheelchair accessible.				Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	#	#	0	#	0	0	#	0	0	#	0	*	Opt 8.4	Meeting lifetime home standards could reduce the economic windfall for development - impacting economic growth.
Employment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Historic environment	#	#	#	0	0	0	0	0	0	0	0	0	Neutral	Requiring lifetime home standards could negatively impact on listed buildings.
Sufficient & decent housing	*	**	**	0	*	*	0	*	*	0	*	**	Opt 8.1	Maximises the provision of accessible housing.
Human health	*	*	*	0	*	*	0	*	*	*	*	*	Opt 8.1	Maximises the provision of accessible housing.
Reduce poverty & exclusion	*	**	**	0	0	*	*	*	*	*	*	**	Opt 8.1	Maximises the provision of accessible housing.
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Community welfare	*	**	**	0	0	*	*	*	*	0	*	*	Opt 8.1	Maximises the provision of accessible housing.
Accessibility to services	*	**	**	0	*	*	*	*	**	0	*	**	Opt 8.1	Maximises the provision of accessible housing.

	Opt 8.1	Option 8.1 maximises the provision of accessible housing - positively contributing to social objectives.
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Issue 9: Replacement of Housing Lost											
HOUSING	Opt 9.1 - Ensure that any loss of housing and special needs accommodation is replaced at the same density.			Opt 9.2 - Ensure that any loss of housing and special needs accommodation is replaced at higher densities.			Opt 9.3 - No policy requiring the replacement of housing and special needs accommodation lost.				Comments (Effects)
Objectives	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	0	*	**	**	0	#	#	Opt 9.2	Greater housing density contributes to economic growth.
Employment	0	0	*	0	*	*	0	0	#	Opt 9.2	Potential general positive impact on employment by increasing housing density.
Minimise waste	0	0	0	0	#	#	0	*	*	Opt 9.3	Reducing housing density by not replacing housing lost will marginally assist in minimising waste.
Water quality	0	0	0	0	#	#	0	*	*	Opt 9.3	Reducing housing density by not replacing housing lost will marginally assist water quality.
Biodiversity	0	0	0	0	#	#	0	*	*	Opt 9.3	No replacement housing is more likely to lead to improved biodiversity.
Air quality	0	0	0	0	#	#	0	*	*	Opt 9.3	No replacement housing is more likely to lead to improved air quality.
Energy	0	0	0	0	#	#	0	*	*	Opt 9.3	No replacement housing is more likely to lead to improved energy use.
Landscapes and Townscapes	0	*	*	0	0	#	0	0	#	Opt 9.1	Replacement of loss of housing at the same density will have a neutral impact on landscapes and townscapes.
Historic environment	0	0	0	0	#	#	0	*	*	Opt 9.3	No replacement housing is more likely going to result in better protection of the historic environment.
Sufficient & decent housing	*	*	*	**	**	**	0	#	##	Opt 9.2	Increased housing density will provide more dwellings and greater mix in housing choice.
Human health	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Education	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.

Reduce crime	0	0	*	0	#	#	0	0	0	Opt 9.1	Replacement of loss will assist in reducing crime.
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Accessibility to services	0	0	0	0	*	*	0	0	0	9.2	Higher density increases accessibility to services.
										Opt 9.3	Option 9.3 contributes positively to environmental objectives, which outweigh the negative social impacts.

Issue 10: Conversions														
HOUSING	Opt 10.1 - Allow conversions.			Opt 10.2 - Allow conversions only for houses that have a net floor space of 130sq.m or more.			Opt 10.3 - Allow conversions but require at least one family dwelling to be provided.			Opt 10.4 - Do not allow conversions.				Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	*	*	0	0	*	0	0	*	0	#	#	Opt 10.1	Additional dwellings from conversions will assist economic growth in the med - long term.
Employment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.
Minimise waste	0	*	*	0	0	*	0	0	*	0	#	#	Opt 10.1	Generally, allowing conversions will reduce the pressure to building new dwellings which in the medium - long term will assist water quality.
Water quality	0	*	*	0	0	*	0	0	*	0	#	#	Opt 10.1	Generally, allowing conversions will reduce the pressure to building new dwellings which in the medium - long term will assist water quality.
Biodiversity	0	*	*	0	0	*	0	0	*	0	#	#	Opt 10.1	Generally, allowing conversions will reduce the pressure to building new dwellings which in the medium - long term will assist biodiversity.
Air quality	*	*	*	0	*	*	0	*	*	0	#	#	Opt 10.1	Converting an existing house rather than the construction of new dwellings has minor positive effects on air quality.
Energy	*	*	*	0	*	*	0	*	*	0	#	#	Opt 10.1	Converting an existing house rather than the construction of new dwellings has minor positive effects on energy.
Landscapes and Townscapes	0	*	*	0	*	*	0	0	*	0	0	0	Opt 10.2	Conversions generally result in a building be maintained and restored - thereby enhancing the townscape.

Historic environment	0	0	0	0	0	0	0	0	0	0	*	*	*	Opt 10.4	Need to ensure historic assets are protected from conversion or do not have a negative impact on a building's exterior.
Sufficient & decent housing	*	*	**	*	**	**	*	*	**	#	#	##	Opt 10.2	Allowing conversions will provide additional housing - requiring a minimum floor space will ensure that more family housing is retained.	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.	
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.	
Accessibility to services	*	**	**	*	*	*	*	*	*	*	#	#	#	Opt 10.1	Increased housing in an area improves accessibility to services.
													Opt 10.1	Opt 10.1 achieves more conversions, however 10.2 stipulates a minimum floor space which will result in the provision of suitable family housing.	

Issue 1: Location & Accessibility																				
TRANSPORT & PARKING	Opt TR1 - Allow higher density development where there is good public transport			Opt TR2 - Require transport assessment/travel impact statements for all new developments			Opt TR3 - Set thresholds for development required to submit travel impact statements			Opt TR4 - Require green travel plans for large developments or those generating a 'significant' amount of movement			Opt TR5 - Require developer contributions to public transport where deficiencies are identified			Opt TR6 - Require developers to only meet immediate transport improvements related to the development			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects			Effects							
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	**	0	*	*	0	0	0	0	*	*	#	0	*	*	*	*	Opt TR6	The provision of high density housing in close proximity to good transport links will assist economic growth the greatest.

Employment	*	*	**	0	*	*	0	0	0	0	*	*	*	*	*	0	*	*	Opt TR1	Employment is greatly assisted by good transport links and Opt TR1 is positive in this regard.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Biodiversity	0	*	*	0	0	*	0	0	*	0	*	*	0	*	*	0	0	*	Opt TR4	Green travel plans reduce car travel, which assist biodiversity.
Air quality	*	**	**	0	*	*	0	0	*	0	*	**	0	*	*	0	0	*	Opt TR1	Air quality will be improved if more people are located closer to good transport links and are less likely to use vehicles.
Energy																				
Landscapes and Townscapes	0	*	**	0	0	*	0	0	*	0	*	*	0	*	*	0	0	*	Opt TR1	Townscapes will be greatly assisted by the reduction in traffic and movement of vehicles.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Sufficient & decent housing	0	*	*	0	0	*	0	0	*	0	0	*	0	*	*	0	0	0	Opt TR1	Housing located nearer to public transport links will provide better access for persons without vehicles.
Human health	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Accessibility to services	*	**	**	0	*	*	0	*	**	0	*	*	0	*	*	0	0	*	Opt TR1	High density developments near good transport facilities will assist in accessing services.
Most Sustainable Option:																			Opt TR1	The most sustainable option is to allow greater density around good transport nodes.

Issue 2: Traffic Management & Road Safety

TRANSPORT & PARKING	TR7 - Manage and distribute traffic in accordance with the road hierarchy in the Lewisham Unitary Development Plan.			TR8 - Introduce engineering, education and enforcement measures to improve road safety.			Most Sustainable Option	Comments (Effects)
	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	0	0	0	0	0	Neutral	Neutral impact.
Employment	0	0	0	0	0	0	Neutral	Neutral impact.
Minimise waste	0	0	0	0	0	0	Neutral	Neutral impact.
Water quality	0	0	0	0	0	0	Neutral	Neutral impact.
Biodiversity	0	0	0	0	0	0	Neutral	Neutral impact.
Air quality	0	0	0	0	0	0	Neutral	Neutral impact.
Energy								
Landscapes and Townscapes	*	*	*	*	**	**	TR8	Effective management and road safety will impact both townscapes.
Historic environment	0	0	0	0	0	0	Neutral	Neutral impact.
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Neutral impact.
Human health	0	0	0	0	*	*	TR8	Improved road safety will lead to less accidents and greater human health.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Neutral impact.
Education	0	0	0	*	*	*	TR8	Education measures to improve road safety are positive
Reduce crime	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not applicable.
Community welfare	0	0	0	0	0	0	Neutral	Neutral impact.
Accessibility to services	0	0	0	0	0	0	Neutral	Neutral impact.
Most Sustainable Option:							Opt TR8	A more positive option using a range of methods to improve road safety.

	Issue 3: Parking Control
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TRANSPORT & PARKING	Opt TR9 - Continue to use current UDP car parking standards			Opt TR10 - Use the car parking standards from the London Plan			Opt TR11 - Introduce other standards either locally derived or from national planning guidance			Opt TR12 - Require cycle parking provision in all new developments			Opt TR13 - Treat provision of cycle parking on an individual basis			Opt TR14 - Promote car free residential development where public transport is good			Opt TR15 - Insist on a minimum parking provision in all residential development			Opt TR16 - Extend the number of Controlled Parking Zones			Opt TR17 - Require developers to contribute towards the implementation of CPZs			Most Sustainable Option	Comments (Effects)
	Objectives			Effects			Effects			Effects			Effects			Effects			Effects			Effects							
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	0	0	#	#	#	#	#	0	0	0	0	0	0	#	#	0	0	*	*	#	#	0	#	#	0	Opt TR15	Minimum parking standard will increase parking which could promote economic growth.
Employment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Water quality	0	0	0	0	*	*	0	*	**	*	*	**	0	*	*	*	*	**	0	#	#	0	*	*	0	*	*	Opt TR14	Car free developments can assist in improving water quality by reducing hard areas allocated to parking.
Biodiversity	0	0	0	0	*	*	0	*	**	*	*	**	0	*	*	*	*	**	0	#	#	0	*	*	0	*	*	Op TR14	Car free developments can contribute to biodiversity

Sufficient & decent housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not applicable.
Human health	0	0	#	0	0	#	0	0	#	*	*	**	0	0	*	*	*	**	0	#	#	0	0	0	0	0	0	0	0	0	Opt TR12 / Opt TR14	Reducing car travel and the impact of vehicles can have a positive contribution on health.	
Reduce poverty & exclusion	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not applicable.
Education	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not applicable.	
Reduce crime	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not applicable.	
Community welfare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	*	*	*	N/A	N/A	N/A	*	*	*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Car free development and cycling can contribute to community cohesion as interaction is promoted.
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Public transport accessibility improves access to services.	
Most Sustainable Option:																											Opt TR14	Most sustainable option as vehicles are completely					

		restricted.
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Issue 4: Promotion of Public Transport Improvements					
TRANSPORT & PARKING	Opt TR18 - Encourage safeguarding of transport facilities through avoiding inappropriate development.			Most Sustainable Option	Comments (Effects)
	Objectives				
	Effects				
	S	M	L		
Economic Growth	*	**	**	TR18	Economic growth can be enhanced on the basis that transport facilities are safeguarded.
Employment	*	**	**	TR18	Employment relies heavily on public transport and its safeguarding is paramount.
Minimise waste	0	0	0	Neutral	Neutral impact.
Water quality	0	0	*	TR18	Minor positive benefit on waterways if less vehicles and public transport facilities are used and safeguarded.
Biodiversity	0	*	*	TR18	Minor positive benefit on biodiversity if less vehicles and public transport facilities are used and safeguarded.
Air quality	*	*	*	TR18	Safeguarding transport facilities will assist in reducing or maintaining car dependency and therefore provide a positive impact on air quality.
Energy	*	*	**	TR18	Energy use can be reduced through increased use of public transport.
Landscapes and Townscapes	*	*	*	TR18	Landscapes will benefit from the protection of transport facilities.
Historic environment	0	0	0	Neutral	Neutral impact.
Sufficient & decent housing	0	0	0	Neutral	Generally a neutral impact.

Human health	0	0	0	Neutral	Neutral impact.
Reduce poverty & exclusion	*	*	*	TR18	Safeguarding important transport facilities, can assist in reducing social exclusion.
Education	0	0	0	Neutral	Neutral impact.
Reduce crime	0	0	0	Neutral	Neutral impact.
Community welfare	0	0	0	Neutral	Neutral impact.
Accessibility to services	*	*	*	TR18	Safeguarding transport facilities will assist in providing access to services.
Most Sustainable Option:				TR18	Only option available.

Lewisham Town Centre								
RETAIL & TOWN CENTRES	Aim to achieve Metropolitan Status for the Lewisham Town Centre			Maintain & enhance Lewisham's current status as a Major Centre			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	**	**	**	*	*	*	Opt 1	To increase the floorspace in LTC would increase economic growth
Employment	**	**	**	*	*	*	Opt 1	To increase the floorspace in LTC is likely to increase employment
Minimise waste	0	0	0	0	0	0	Neutral	Limited impact on waste from either option
Water quality	0	0	0	0	0	0	Neutral	Limited impact on water quality
Biodiversity	0	0	0	0	0	0	Neutral	No impact on biodiversity
Air quality	0	0	0	0	0	0	Neutral	Limited impact on air quality
Landscapes and Townscapes	**	**	**	*	*	*	Opt 1	Increased investment could improve the Lewisham Town Centre
Historic environment	0	0	0	0	0	0	Neutral	There would be little impact on the historic environment
Sufficient & decent housing	*	*	*	0	0	0	Opt 1	Additional investment and development would provide additional housing in the LTC
Human health	0	0	0	0	0	0	Neutral	Little to no impact by either option on human health
Reduce poverty & exclusion	*	*	*	0	0	0	Opt 1	With the likelihood of increased employment, there is also the likelihood of reducing barriers to employment.
Education	0	0	0	0	0	0	Neutral	Limited to or no impact
Reduce crime	0	0	0	0	0	0	Neutral	Limited to or no impact
Community welfare	**	**	**	*	*	*	Opt 1	Additional investment could lead to improvements in community welfare and identity
Accessibility to services	**	**	**	*	*	*	Opt 1	Additional investment could improve accessibility to services
Most Sustainable Option:							Opt 1	Additional economic and employment growth opportunities that could provide improved housing and access to services

Catford Town Centre									
RETAIL & TOWN CENTRES	Maintain, protect and enhance Catford's status as a major town centre.			Secure the regeneration of Catford Town Centre by promoting high quality design in the built and natural environment.			Most Sustainable Option	Comments (Effects)	
	Objectives			Effects					
	S	M	L	S	M	L			
Economic Growth	**	**	**	**	**	**	All	To increase the floorspace in CTC would increase economic growth	
Employment	**	**	**	**	**	**	All	To increase the floorspace in CTC is likely to increase employment	
Minimise waste	#	#	#	#	#	*	Opt 2	Limited impact on waste from either option but over time and with major investment could implement sustainable waste measures into CTC.	
Water quality	0	0	0	0	*	*	Opt 2	Limited impact on water quality however with new development emerging, an opportunity for sustainable methods could occur.	
Biodiversity	0	0	0	*	**	**	Opt 2	Environmental enhancements from new developments offer new biodiversity opportunities in CTC	
Air quality	0	0	0	*/#	*/#	*	Opt 2	Limited impact on air quality but through good quality design and improvements could reduce the number of private vehicles on the road.	
Landscapes and Townscapes	**	**	**	**	**	**	Opt 1 & 2	Increased investment and good design could improve the CTC	
Historic environment	*	*	*	**	**	**	Opt 2	New developments would need to be in keeping with the historic environment. New development would be encouraged to be in character and as such would have little impact and great improvement on the historic environment	
Sufficient & decent housing	*	*	*	**	**	**	Opt 2	Additional investment and development could provide additional housing	
Human health	0	0	*	*	*	*	Opt 2	Little to no impact by either option on human health	
Reduce poverty & exclusion	*	*	*	**	**	**	Opt 2	With large investment offers opportunities for people working themselves out of poverty and exclusion. Opportunities may present themselves before, during and after completion of regeneration works.	
Education	0	0	0	0	0	0	Neutral	Limited to or no impact	
Reduce crime	*	*	*	**	**	**	Opt 2	Designing out crime would be incorporated into a high quality urban design scheme which would prove more effective.	
Community welfare	*	*	*	**	**	**	Opt 2	Additional investment could lead to improvements in community welfare and identity	

Accessibility to services	*	*	*	**	**	**	Opt 2	Additional investment could improve accessibility to services and reduce the need for private vehicles.
Most Sustainable Option:							Opt 2	Additional economic and employment growth opportunities that could provide improved housing and access to services

Blackheath - Role & Function											
RETAIL & TOWN CENTRES	Aim to maintain the current level of diversity offered within the Blackheath Town Centre			Enhance and further encourage the existing strength of the evening economy in Blackheath			Aim to increase the number of comparison stores, towards a balance of convenience and comparison outlets			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	**	**	**	**	**	**	Opt 2 & 3	Economic growth can occur in either of the options.
Employment	*	*	*	**	**	**	**	**	**	Opt 2 & 3	Employment can be improved in either of the options.
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	All	In different ways the 3 options all slightly improve the townscape through encouraging the full occupancy of Blackheath
Historic environment	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce poverty & exclusion	0	0	0	*	*	*	0	0	0	Opt 2	This option would open up opportunities for low skilled workers.
Education	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	*	*	*	0	0	0	Opt 2	This option could increase natural surveillance which would act as preventative measure for reducing crime.

Community welfare	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Most Sustainable Option:										Opt 2	Option 2 proves to be the most sustainable option with 5 positives. Alternatively a combination of the options could provide a more sustainable response.

Deptford - Role & Function													
RETAIL & TOWN CENTRES	Encourage and enhance the existing local convenience market within the Deptford Town Centre			Encourage a greater variety of shops to the Deptford Town Centre			Most Sustainable Option	Comments (Effects)					
	Objectives			Effects							Effects		
	S	M	L	S	M	L					S	M	L
Economic Growth	*	*	*	**	**	**	Opt 2	Benefits through expansion					
Employment	*	*	*	*	*	*	All	Some benefits to employment					
Minimise waste	0	0	0	0	0	0	Neutral	Limited to no impact					
Water quality	0	0	0	0	0	0	Neutral	Limited to no impact					
Biodiversity	0	0	0	0	0	0	Neutral	Limited to no impact					
Air quality	0	0	0	0	0	0	Neutral	Limited to no impact					
Landscapes and Townscapes	*	*	*	*	*	*	All	Improved townscapes through good patronage					
Historic environment	*	*	*	*	*	*	All	Improved townscapes through good patronage					
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited to no impact					
Human health	0	0	0	0	0	0	Neutral	Limited to no impact					
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited to no impact					

Education	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	0	0	0	0	0	Neutral	Limited to no impact
Most Sustainable Option:							Opt 2	The encouragement of a variety of shops would provide better employment benefits

		Downham - Role & Function								
RETAIL & TOWN CENTRES	Maintain and enhance the existing focus and strengths of the Downham centre			Diversify the existing Downham town centre			Most Sustainable Option	Comments (Effects)		
	Effects			Effects						
	S	M	L	S	M	L				
Objectives										
Economic Growth	*	*	*	**	**	**	Opt 2	Benefits through expansion		
Employment	*	*	*	*	*	*	All	Some benefits to employment		
Minimise waste	0	0	0	0	0	0	Neutral	Limited to no impact		
Water quality	0	0	0	0	0	0	Neutral	Limited to no impact		
Biodiversity	0	0	0	0	0	0	Neutral	Limited to no impact		
Air quality	0	0	0	0	0	0	Neutral	Limited to no impact		
Landscapes and Townscapes	*	*	*	*	*	*	All	Improved townscapes through good patronage		
Historic environment	*	*	*	*	*	*	All	Improved townscapes through good patronage		
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited to no impact		
Human health	0	0	0	0	0	0	Neutral	Limited to no impact		

Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited to no impact
Education	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	0	0	0	0	0	Neutral	Limited to no impact
Most Sustainable Option:							Opt 2	Diversification of the town centre may provide better employment benefits

Forest Hill - Role & Function											
RETAIL & TOWN CENTRES	Maintain the existing focus and strength of the role and function of the Forrest Hill District Centre.			Enhance the existing focus and strength of the role and function of the Forest Hill District Town Centre.			Aim to attract more national names to diversify the provision of goods and services at the Forest Hill District Centre.			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Objectives											
Economic Growth	*	*	*	**	**	**	**	**	**	Opt 2 & 3	Polices to increase or improve retail will benefit economic growth
Employment	*	*	*	*	*	*	*	*	*	All	Polices to increase retail are likely to benefit employment
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	All	These policies would all improve the townscape
Historic environment	*	*	*	*	*	*	*	*	*	All	These policies would all improve the historic townscape
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact

Human health	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce poverty & exclusion	0	0	0	*	*	*	0	0	0	Opt 2	This option would open up opportunities for low skilled workers.
Education	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Most Sustainable Option:										Opt 2	Option 2 would provide enhancements to the area whilst maintaining economic growth and reduce exclusion and poverty.

Lee Green - Role & Function														
RETAIL & TOWN CENTRES	Maintain the existing focus and strength of the role and function of the Lee Green district centre			Enhance the existing focus and strength of the role and function of the Lee Green district town centre			Aim to attract more national names to diversify the provision of goods and services at the Lee Green district centre.			Most Sustainable Option	Comments (Effects)			
	Objectives			Effects			Effects					Effects		
	S	M	L	S	M	L	S	M	L					
Economic Growth	*	*	*	**	**	**	**	**	**	Opt 2 & 3	Polices to increase or improve retail will benefit economic growth			
Employment	*	*	*	*	*	*	*	*	*	All	Policies to increase retail are likely to benefit employment			
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact			
Water quality	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact			
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact			
Air quality	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact			
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	All	These policies would all improve the townscape			
Historic environment	*	*	*	*	*	*	*	*	*	All	These policies would all improve the historic townscape			

Sufficient & decent housing	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce poverty & exclusion	0	0	0	*	*	*	0	0	0	Opt 2	This option would open up opportunities for low skilled workers.
Education	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Most Sustainable Option:										Opt 2	Option 2 would provide enhancements to the area whilst maintaining economic growth and reduce exclusion and poverty.

New Cross - Role & Function											
RETAIL & TOWN CENTRES	Maintain the existing focus and strength of a local service centre, catering for the student pop & evening economy.			Enhance the existing focus & strength of the local service centre, catering to the student pop & evening economy.			Aim to attract more national names to diversify the provision of goods and services at the New Cross centre.			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	**	**	**	**	**	**	Opt 2&3	Policies to increase or improve retail will benefit economic growth
Employment	*	*	*	*	*	*	*	*	*	All	Policies to increase retail are likely to benefit employment
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	All	These policies would all improve the townscape
Historic environment	*	*	*	*	*	*	*	*	*	All	These policies would all improve the historic townscape

Sufficient & decent housing	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce poverty & exclusion	0	0	0	*	*	*	0	0	0	Opt 2	This option would open up opportunities for low skilled workers.
Education	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Most Sustainable Option:										Opt 2	Option 2 would provide enhancements to the area whilst maintaining economic growth and reduce exclusion and poverty.

Sydenham - Role & Function														
RETAIL & TOWN CENTRES	Maintain the existing focus and strength of the Sydenham district centre of that of a local service centre.			Enhance the existing focus and strength of Sydenham as a local service centre.			Aim to increase the number of comparison stores, towards a balance of convenience and comparison outlets			Most Sustainable Option	Comments (Effects)			
	Objectives			Effects			Effects					Effects		
	S	M	L	S	M	L	S	M	L					
Economic Growth	*	*	*	**	**	**	**	**	**	Opt 2&3	Policies to increase or improve retail will benefit economic growth			
Employment	*	*	*	*	*	*	*	*	*	All	Policies to increase retail are likely to benefit employment			
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact			
Water quality	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact			
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact			
Air quality	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact			
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	All	These policies would all improve the townscape			
Historic environment	*	*	*	*	*	*	*	*	*	All	These policies would all improve the historic townscape			

Sufficient & decent housing	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce poverty & exclusion	0	0	0	*	*	*	0	0	0	Opt 2	This option would open up opportunities for low skilled workers.
Education	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Most Sustainable Option:										Opt 2	Option 2 would provide enhancements to the area whilst maintaining economic growth and reduce exclusion and poverty.

Blackheath - Vitality & Viability											
RETAIL & TOWN CENTRES	The use of designated core and secondary or non-core areas within the District Centre			Specialist areas or Quarters which have a focus on a particular or complementary use or activity			No restrictions on various uses within the designated centre boundary			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	*	*	*	All	Benefits from collective or market led location of Goods and Service providers
Employment	*	*	*	*	*	*	*	*	*	All	Could employ specialist with particular skills and allows business start ups and enterprises.
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	No impact on waste
Water quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on water quality
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	No impact on biodiversity
Air quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on air quality
Landscapes and Townscapes	*	*	*	*	*	*	#	#	#	1,2	Designated areas are likely to enhance character of areas and therefore benefit the townscape.

Historic environment	0	0	0	0	0	0	0	0	0	Neutral	No impact on the historic environment
Sufficient & decent housing	0	0	0	*	*	*	0	0	0	2	Live-Work schemes may provide decent housing.
Human health	0	0	0	0	0	0	0	0	0	Neutral	No impact on human health
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	Not applicable
Education	0	0	0	0	0	0	0	0	0	Neutral	No impact on education
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	No impact on crime
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	No impact on community welfare
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	No impact on the accessibility to services
Most Sustainable Option:										1 or 2	There are benefits of planning guidance for vitality and viability

Deptford - Vitality & Viability											
RETAIL & TOWN CENTRES	The use of designated core and secondary or non-core areas within the District Centre			Specialist areas or Quarters which have a focus on a particular or complementary use or activity			No restrictions on various uses within the designated centre boundary			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	*	*	*	All	Benefits from collective or market led location of Goods and Service providers
Employment	*	*	*	*	*	*	*	*	*	All	Could employ specialist with particular skills and allows business start ups and enterprises.
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	No impact on waste
Water quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on water quality
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	No impact on biodiversity
Air quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on air quality
Landscapes and Townscapes	*	*	*	*	*	*	#	#	#	1,2	Designated areas are likely to enhance character of areas and therefore benefit the townscape.

Historic environment	0	0	0	0	0	0	0	0	0	Neutral	No impact on the historic environment
Sufficient & decent housing	0	0	0	*	*	*	0	0	0	2	Live-Work schemes may provide decent housing.
Human health	0	0	0	0	0	0	0	0	0	Neutral	No impact on human health
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	Not applicable
Education	0	0	0	0	0	0	0	0	0	Neutral	No impact on education
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	No impact on crime
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	No impact on community welfare
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	No impact on the accessibility to services
Most Sustainable Option:										1 or 2	There are benefits of planning guidance for vitality and viability

Downham - Vitality & Viability											
RETAIL & TOWN CENTRES	The use of designated core and secondary or non-core areas within the District Centre			Specialist areas or Quarters which have a focus on a particular or complementary use or activity			No restrictions on various uses within the designated centre boundary			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	*	*	*	All	Benefits from collective or market led location of Goods and Service providers
Employment	*	*	*	*	*	*	*	*	*	All	Could employ specialist with particular skills and allows business start ups and enterprises.
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	No impact on waste
Water quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on water quality
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	No impact on biodiversity
Air quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on air quality
Landscapes and Townscapes	*	*	*	*	*	*	#	#	#	1,2	Designated areas are likely to enhance character of areas and therefore benefit the townscape.

Historic environment	0	0	0	0	0	0	0	0	0	Neutral	No impact on the historic environment
Sufficient & decent housing	0	0	0	*	*	*	0	0	0	2	Live-Work schemes may provide decent housing.
Human health	0	0	0	0	0	0	0	0	0	Neutral	No impact on human health
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	Not applicable
Education	0	0	0	0	0	0	0	0	0	Neutral	No impact on education
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	No impact on crime
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	No impact on community welfare
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	No impact on the accessibility to services
Most Sustainable Option:										1 or 2	There are benefits of planning guidance for vitality and viability

Forest Hill - Vitality & Viability											
RETAIL & TOWN CENTRES	The use of designated core and secondary or non-core areas within the District Centre			Specialist areas or Quarters which have a focus on a particular or complementary use or activity			No restrictions on various uses within the designated centre boundary			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	*	*	*	All	Benefits from collective or market led location of Goods and Service providers
Employment	*	*	*	*	*	*	*	*	*	All	Could employ specialist with particular skills and allows business start ups and enterprises.
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	No impact on waste
Water quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on water quality
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	No impact on biodiversity
Air quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on air quality
Landscapes and Townscapes	*	*	*	*	*	*	#	#	#	1,2	Designated areas are likely to enhance character of areas and therefore benefit the townscape.

Historic environment	0	0	0	0	0	0	0	0	0	Neutral	No impact on the historic environment
Sufficient & decent housing	0	0	0	*	*	*	0	0	0	2	Live-Work schemes may provide decent housing.
Human health	0	0	0	0	0	0	0	0	0	Neutral	No impact on human health
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	Not applicable
Education	0	0	0	0	0	0	0	0	0	Neutral	No impact on education
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	No impact on crime
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	No impact on community welfare
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	No impact on the accessibility to services
Most Sustainable Option:										1 or 2	There are benefits of planning guidance for vitality and viability

Lee Green - Vitality & Viability														
RETAIL & TOWN CENTRES	The use of designated core and secondary or non-core areas within the District Centre			Specialist areas or Quarters which have a focus on a particular or complementary use or activity			No restrictions on various uses within the designated centre boundary			Most Sustainable Option	Comments (Effects)			
	Objectives			Effects			Effects					Effects		
	S	M	L	S	M	L	S	M	L					
Economic Growth	*	*	*	*	*	*	*	*	*	All	Benefits from collective or market led location of Goods and Service providers			
Employment	*	*	*	*	*	*	*	*	*	All	Could employ specialist with particular skills and allows business start ups and enterprises.			
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	No impact on waste			
Water quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on water quality			
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	No impact on biodiversity			
Air quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on air quality			
Landscapes and Townscapes	*	*	*	*	*	*	#	#	#	1,2	Designated areas are likely to enhance character of areas and therefore benefit the townscape.			

Historic environment	0	0	0	0	0	0	0	0	0	Neutral	No impact on the historic environment
Sufficient & decent housing	0	0	0	*	*	*	0	0	0	2	Live-Work schemes may provide decent housing.
Human health	0	0	0	0	0	0	0	0	0	Neutral	No impact on human health
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	Not applicable
Education	0	0	0	0	0	0	0	0	0	Neutral	No impact on education
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	No impact on crime
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	No impact on community welfare
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	No impact on the accessibility to services
Most Sustainable Option:										1 or 2	There are benefits of planning guidance for vitality and viability

New Cross - Vitality & Viability														
RETAIL & TOWN CENTRES	The use of designated core and secondary or non-core areas within the District Centre			Specialist areas or Quarters which have a focus on a particular or complementary use or activity			No restrictions on various uses within the designated centre boundary			Most Sustainable Option	Comments (Effects)			
	Objectives			Effects			Effects					Effects		
	S	M	L	S	M	L	S	M	L					
Economic Growth	*	*	*	*	*	*	*	*	*	All	Benefits from collective or market led location of Goods and Service providers			
Employment	*	*	*	*	*	*	*	*	*	All	Could employ specialist with particular skills and allows business start ups and enterprises.			
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	No impact on waste			
Water quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on water quality			
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	No impact on biodiversity			
Air quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on air quality			
Landscapes and Townscapes	*	*	*	*	*	*	#	#	#	1,2	Designated areas are likely to enhance character of areas and therefore benefit the townscape.			

Historic environment	0	0	0	0	0	0	0	0	0	Neutral	No impact on the historic environment
Sufficient & decent housing	0	0	0	*	*	*	0	0	0	2	Live-Work schemes may provide decent housing.
Human health	0	0	0	0	0	0	0	0	0	Neutral	No impact on human health
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	Not applicable
Education	0	0	0	0	0	0	0	0	0	Neutral	No impact on education
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	No impact on crime
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	No impact on community welfare
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	No impact on the accessibility to services
Most Sustainable Option:										1 or 2	There are benefits of planning guidance for vitality and viability

Sydenham - Vitality & Viability											
RETAIL & TOWN CENTRES	The use of designated core and secondary or non-core areas within the District Centre			Specialist areas or Quarters which have a focus on a particular or complementary use or activity			No restrictions on various uses within the designated centre boundary			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	*	*	*	All	Benefits from collective or market led location of Goods and Service providers
Employment	*	*	*	*	*	*	*	*	*	All	Could employ specialist with particular skills and allows business start ups and enterprises.
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	No impact on waste
Water quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on water quality
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	No impact on biodiversity
Air quality	0	0	0	0	0	0	0	0	0	Neutral	No impact on air quality
Landscapes and Townscapes	*	*	*	*	*	*	#	#	#	1,2	Designated areas are likely to enhance character of areas and therefore benefit the townscape.

Historic environment	0	0	0	0	0	0	0	0	0	Neutral	No impact on the historic environment
Sufficient & decent housing	0	0	0	*	*	*	0	0	0	2	Live-Work schemes may provide decent housing.
Human health	0	0	0	0	0	0	0	0	0	Neutral	No impact on human health
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	Not applicable
Education	0	0	0	0	0	0	0	0	0	Neutral	No impact on education
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	No impact on crime
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	No impact on community welfare
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	No impact on the accessibility to services
Most Sustainable Option:										1 or 2	There are benefits of planning guidance for vitality and viability

Blackheath Town Centre - Accessibility & Car Parking					
RETAIL & TOWN CENTRES	Encourage greater accessibility by public transport			Most Sustainable Option	Comments (Effects)
	Effects				
	S	M	L		
Objectives					
Economic Growth	0	0	0	Neutral	Limited to no impact
Employment	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Minimise waste	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	Neutral	Limited to no impact
Air quality	**	**	**	Opt 1	Air quality is likely to improve due to less motorised vehicles being used
Energy	**	**	**	Opt 1	This is likely to reduce the amount of energy dissipated by private motor vehicles.
Landscapes and Townscapes	*	*	*	Opt 1	Less car parking and therefore greater areas for the public
Historic environment	0	0	0	Neutral	Limited to no impact

Sufficient & decent housing	0	0	0	Neutral	Limited to no impact
Human health	*	*	*	Opt 1	By using public transport, less emissions will be released
Reduce poverty & exclusion	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Education	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	Neutral	Limited to no impact
Accessibility to services	**	**	**	Opt 1	Many services are located along transport routes, this option will allow greater flexibility for those who travel on public transport
Most Sustainable Option:				Opt 1	There is only one option which has

Deptford Town Centre - Accessibility & Car Parking					
RETAIL & TOWN CENTRES	Encourage greater accessibility by public transport			Most Sustainable Option	Comments (Effects)
Objectives	Effects				
	S	M	L		
Economic Growth	0	0	0	Neutral	Limited to no impact
Employment	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Minimise waste	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	Neutral	Limited to no impact
Air quality	**	**	**	Opt 1	Air quality is likely to improve due to less motorised vehicles being used
Energy	**	**	**	Opt 1	This is likely to reduce the amount of energy dissipated by private motor vehicles.
Landscapes and Townscapes	*	*	*	Opt 1	Less car parking and therefore greater areas for the public
Historic environment	0	0	0	Neutral	Limited to no impact

Sufficient & decent housing	0	0	0	Neutral	Limited to no impact
Human health	*	*	*	Opt 1	By using public transport, less emissions will be released
Reduce poverty & exclusion	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Education	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	Neutral	Limited to no impact
Accessibility to services	**	**	**	Opt 1	Many services are located along transport routes, this option will allow greater flexibility for those who travel on public transport
Most Sustainable Option:				Opt 1	Only one option has been identified

Downham Town Centre - Accessibility & Car Parking					
RETAIL & TOWN CENTRES	Encourage greater accessibility by public transport			Most Sustainable Option	Comments (Effects)
Objectives	Effects				
	S	M	L		
Economic Growth	0	0	0	Neutral	Limited to no impact
Employment	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Minimise waste	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	Neutral	Limited to no impact
Air quality	**	**	**	Opt 1	Air quality is likely to improve due to less motorised vehicles being used
Energy	**	**	**	Opt 1	This is likely to reduce the amount of energy dissipated by private motor vehicles.
Landscapes and Townscapes	*	*	*	Opt 1	Less car parking and therefore greater areas for the public
Historic environment	0	0	0	Neutral	Limited to no impact
Sufficient & decent housing	0	0	0	Neutral	Limited to no impact

Human health	*	*	*	Opt 1	By using public transport, less emissions will be released
Reduce poverty & exclusion	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Education	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	Neutral	Limited to no impact
Accessibility to services	**	**	**	Opt 1	Many services are located along transport routes, this option will allow greater flexibility for those who travel on public transport
Most Sustainable Option:				Opt 1	Only one option has been identified

Forest Hill District Centre - Accessibility & Car Parking					
RETAIL & TOWN CENTRES	Encourage greater accessibility by public transport			Most Sustainable Option	Comments (Effects)
Objectives	Effects				
	S	M	L		
Economic Growth	0	0	0	Neutral	Limited to no impact
Employment	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Minimise waste	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	Neutral	Limited to no impact
Air quality	**	**	**	Opt 1	Air quality is likely to improve due to less motorised vehicles being used
Energy	**	**	**	Opt 1	This is likely to reduce the amount of energy dissipated by private motor vehicles.
Landscapes and Townscapes	*	*	*	Opt 1	Less car parking and therefore greater areas for the public
Historic environment	0	0	0	Neutral	Limited to no impact
Sufficient & decent housing	0	0	0	Neutral	Limited to no impact
Human health	*	*	*	Opt 1	By using public transport, less emissions will be released

Reduce poverty & exclusion	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Education	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	Neutral	Limited to no impact
Accessibility to services	**	**	**	Opt 1	Many services are located along transport routes, this option will allow greater flexibility for those who travel on public transport
Most Sustainable Option:				Opt 1	Only one option has been identified

Lee Green District Centre - Accessibility & Car Parking					
RETAIL & TOWN CENTRES	Encourage greater accessibility by public transport			Most Sustainable Option	Comments (Effects)
	Effects				
	S	M	L		
Objectives					
Economic Growth	0	0	0	Neutral	Limited to no impact
Employment	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Minimise waste	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	Neutral	Limited to no impact
Air quality	**	**	**	Opt 1	Air quality is likely to improve due to less motorised vehicles being used
Energy	**	**	**	Opt 1	This is likely to reduce the amount of energy dissipated by private motor vehicles.
Landscapes and Townscapes	*	*	*	Opt 1	Less car parking and therefore greater areas for the public
Historic environment	0	0	0	Neutral	Limited to no impact
Sufficient & decent housing	0	0	0	Neutral	Limited to no impact
Human health	*	*	*	Opt 1	By using public transport, less emissions will be released
Reduce poverty & exclusion	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Education	0	0	0	Neutral	Limited to no impact

Reduce crime	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	Neutral	Limited to no impact
Accessibility to services	**	**	**	Opt 1	Many services are located along transport routes, this option will allow greater flexibility for those who travel on public transport
Most Sustainable Option:				Opt 1	Only one option has been identified

New Cross District Centre - Accessibility & Car Parking					
RETAIL & TOWN CENTRES	Encourage greater accessibility by public transport			Most Sustainable Option	Comments (Effects)
	Effects				
Objectives	S	M	L		
Economic Growth	0	0	0	Neutral	Limited to no impact
Employment	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Minimise waste	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	Neutral	Limited to no impact
Air quality	**	**	**	Opt 1	Air quality is likely to improve due to less motorised vehicles being used
Energy	**	**	**	Opt 1	This is likely to reduce the amount of energy dissipated by private motor vehicles.
Landscapes and Townscapes	*	*	*	Opt 1	Less car parking and therefore greater areas for the public
Historic environment	0	0	0	Neutral	Limited to no impact
Sufficient & decent housing	0	0	0	Neutral	Limited to no impact
Human health	*	*	*	Opt 1	By using public transport, less emissions will be released
Reduce poverty & exclusion	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Education	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	Neutral	Limited to no impact

Accessibility to services	**	**	**	Opt 1	Many services are located along transport routes, this option will allow greater flexibility for those who travel on public transport
Most Sustainable Option:				Opt 1	Only one option has been identified

Sydenham District Centre - Accessibility & Car Parking					
RETAIL & TOWN CENTRES	Encourage greater accessibility by public transport			Most Sustainable Option	Comments (Effects)
Objectives	Effects				
	S	M	L		
Economic Growth	0	0	0	Neutral	Limited to no impact
Employment	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Minimise waste	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	Neutral	Limited to no impact
Air quality	**	**	**	Opt 1	Air quality is likely to improve due to less motorised vehicles being used
Energy	**	**	**	Opt 1	This is likely to reduce the amount of energy dissipated by private motor vehicles.
Landscapes and Townscapes	*	*	*	Opt 1	Less car parking and therefore greater areas for the public
Historic environment	0	0	0	Neutral	Limited to no impact
Sufficient & decent housing	0	0	0	Neutral	Limited to no impact
Human health	*	*	*	Opt 1	By using public transport, less emissions will be released
Reduce poverty & exclusion	0	*	*	Opt 1	Over the medium to long term this will help towards reducing barriers to employment for people who cannot afford private vehicles will help to create a more cost saving option.
Education	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	Neutral	Limited to no impact
Accessibility to services	**	**	**	Opt 1	Many services are located along transport routes, this option will allow greater flexibility for those who travel on public transport
Most Sustainable Option:				Opt 1	Only one option has been identified

Blackheath Town Centre - High Quality Environment & Design								
RETAIL & TOWN CENTRES	Policies which encourage good quality design and seek improvements to the existing retail environment			Developing a specific design guide for the Blackheath Town Centre			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	*	*	*	*	*	Both	Better growth in the area should provide more opportunities for improvements
Employment	0	0	0	0	0	0	Neutral	Limited to no impact
Minimise waste	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	Neutral	Limited to no impact
Landscapes and Townscapes	*	**	**	*	**	**	Both	Good quality design will help to improve the townscape
Historic environment	*	**	**	*	**	**	Both	Good quality design can improve the historic buildings in the town centre
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	*	*	0	*	*	Both	As the improvements to the townscape are made, this will encourage people to the town centres and improve its amenity role.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited to no impact
Education	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	Neutral	Designing out crime will help to reduce the fear of crime and create more accessible and safer town centres.
Community welfare	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	*	*	0	*	*	Both	Good quality designed buildings should factor in all kinds of mobility impaired customers which will further increase the retail environment for all.
Most Sustainable Option:							Either	Either option has sustainability benefits

Deptford Town Centre - High Quality Environment & Design								
RETAIL & TOWN CENTRES	Policies which encourage good quality design and seek improvements to the existing retail environment			Developing a specific design guide for the Deptford Town Centre			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	*	*	*	*	*	Both	Better growth in the area should provide more opportunities for improvements
Employment	0	0	0	0	0	0	Neutral	Limited to no impact
Minimise waste	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	Neutral	Limited to no impact
Landscapes and Townscapes	*	**	**	*	**	**	Both	Good quality design will help to improve the townscape
Historic environment	*	**	**	*	**	**	Both	Good quality design can improve the historic buildings in the town centre
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	*	*	0	*	*	Both	As the improvements to the townscape are made, this will encourage people to the town centres and improve its amenity role.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited to no impact
Education	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	Neutral	Designing out crime will help to reduce the fear of crime and create more accessible and safer town centres.
Community welfare	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	*	*	0	*	*	Both	Good quality designed buildings should factor in all kinds of mobility impaired customers which will further increase the retail environment for all.
Most Sustainable Option:							Either	Both option has sustainability benefits

Downham Town Centre - High Quality Environment & Design								
RETAIL & TOWN CENTRES	Policies which encourage good quality design and seek improvements to the existing retail environment			Developing a specific design guide for the Downham Town Centre			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	*	*	*	*	*	Both	Better growth in the area should provide more opportunities for improvements
Employment	0	0	0	0	0	0	Neutral	Limited to no impact
Minimise waste	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	Neutral	Limited to no impact
Landscapes and Townscapes	*	**	**	*	**	**	Both	Good quality design will help to improve the townscape
Historic environment	*	**	**	*	**	**	Both	Good quality design can improve the historic buildings in the town centre
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	*	*	0	*	*	Both	As the improvements to the townscape are made, this will encourage people to the town centres and improve its amenity role.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited to no impact
Education	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	Neutral	Designing out crime will help to reduce the fear of crime and create more accessible and safer town centres.
Community welfare	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	*	*	0	*	*	Both	Good quality designed buildings should factor in all kinds of mobility impaired customers which will further increase the retail environment for all.
Most Sustainable Option:							Either	Either option has sustainability benefits

Forest Hill Town Centre - High Quality Environment & Design								
RETAIL & TOWN CENTRES	Policies which encourage good quality design and seek improvements to the existing retail environment			Developing a specific design guide for the Forest Hill Town Centre			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	*	*	*	*	*	Both	Better growth in the area should provide more opportunities for improvements
Employment	0	0	0	0	0	0	Neutral	Limited to no impact
Minimise waste	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	Neutral	Limited to no impact
Landscapes and Townscapes	*	**	**	*	**	**	Both	Good quality design will help to improve the townscape
Historic environment	*	**	**	*	**	**	Both	Good quality design can improve the historic buildings in the town centre
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	*	*	0	*	*	Both	As the improvements to the townscape are made, this will encourage people to the town centres and improve its amenity role.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited to no impact
Education	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	Neutral	Designing out crime will help to reduce the fear of crime and create more accessible and safer town centres.
Community welfare	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	*	*	0	*	*	Both	Good quality designed buildings should factor in all kinds of mobility impaired customers which will further increase the retail environment for all.
Most Sustainable Option:							Either	Either option has sustainability benefits

Lee Green Town Centre - High Quality Environment & Design								
RETAIL & TOWN CENTRES	Policies which encourage good quality design and seek improvements to the existing retail environment			Developing a specific design guide for the Lee Green Town Centre			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	*	*	*	*	*	Both	Better growth in the area should provide more opportunities for improvements
Employment	0	0	0	0	0	0	Neutral	Limited to no impact
Minimise waste	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	Neutral	Limited to no impact
Landscapes and Townscapes	*	**	**	*	**	**	Both	Good quality design will help to improve the townscape
Historic environment	*	**	**	*	**	**	Both	Good quality design can improve the historic buildings in the town centre
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	*	*	0	*	*	Both	As the improvements to the townscape are made, this will encourage people to the town centres and improve its amenity role.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited to no impact
Education	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	Neutral	Designing out crime will help to reduce the fear of crime and create more accessible and safer town centres.
Community welfare	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	*	*	0	*	*	Both	Good quality designed buildings should factor in all kinds of mobility impaired customers which will further increase the retail environment for all.
Most Sustainable Option:							Either	Either option has sustainability benefits

New Cross Town Centre - High Quality Environment & Design								
RETAIL & TOWN CENTRES	Policies which encourage good quality design and seek improvements to the existing retail environment			Developing a specific design guide for the New Cross Town Centre			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	*	*	*	*	*	Both	Better growth in the area should provide more opportunities for improvements
Employment	0	0	0	0	0	0	Neutral	Limited to no impact
Minimise waste	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	Neutral	Limited to no impact
Landscapes and Townscapes	*	**	**	*	**	**	Both	Good quality design will help to improve the townscape
Historic environment	*	**	**	*	**	**	Both	Good quality design can improve the historic buildings in the town centre
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	*	*	0	*	*	Both	As the improvements to the townscape are made, this will encourage people to the town centres and improve its amenity role.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited to no impact
Education	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	Neutral	Designing out crime will help to reduce the fear of crime and create more accessible and safer town centres.
Community welfare	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	*	*	0	*	*	Both	Good quality designed buildings should factor in all kinds of mobility impaired customers which will further increase the retail environment for all.
Most Sustainable Option:							Either	Either option has sustainability benefits

Sydenham Town Centre - High Quality Environment & Design								
RETAIL & TOWN CENTRES	Policies which encourage good quality design and seek improvements to the existing retail environment			Developing a specific design guide for the Sydenham Town Centre			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	*	*	*	*	*	Both	Better growth in the area should provide more opportunities for improvements
Employment	0	0	0	0	0	0	Neutral	Limited to no impact
Minimise waste	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	Neutral	Limited to no impact
Landscapes and Townscapes	*	**	**	*	**	**	Both	Good quality design will help to improve the townscape
Historic environment	*	**	**	*	**	**	Both	Good quality design can improve the historic buildings in the town centre
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited to no impact
Human health	0	*	*	0	*	*	Both	As the improvements to the townscape are made, this will encourage people to the town centres and improve its amenity role.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited to no impact
Education	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	Neutral	Designing out crime will help to reduce the fear of crime and create more accessible and safer town centres.
Community welfare	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	*	*	0	*	*	Both	Good quality designed buildings should factor in all kinds of mobility impaired customers which will further increase the retail environment for all.
Most Sustainable Option:							Either	Either option has sustainability benefits

Blackheath Town Centre - Boundary Modifications									
RETAIL & TOWN CENTRES	Retain the boundaries as currently indication in the UDP for the Blackheath district			Modify the district centre boundary for Blackheath			Most Sustainable Option	Comments (Effects)	
	Effects			Effects					
	S	M	L	S	M	L			
Economic Growth	*	*	*	*	*	*	Both	By extending the boundary would enable more business/enterprise start ups through the availability of uses would allow the town centre generate more income.	
Employment	*	*	*	*	*	*	Both	With more enterprise business start ups being encouraged in Town Centres, this will inevitably lead to more people being employed.	
Minimise waste	0	0	0	0	0	0	Neutral	Limited or no impact	
Water quality	0	0	0	0	0	0	Neutral	Limited or no impact	
Biodiversity	0	0	0	0	0	0	Neutral	Limited or no impact	
Air quality	0	0	0	0	0	0	Neutral	Limited or no impact	
Energy	0	0	0	0	0	0	Neutral	Limited or no impact	
Landscapes and Townscapes	*	*	+/-	+/-	+/-	+/-	Opt 1	At present the current UDP has enabled Blackheath town centre to thrive, although this may change in future years the best option may be to retain the existing boundary	
Historic environment	*	*	+/-	+/-	+/-	+/-	Opt 1	For the survival of Lewisham's historic environment, it will be necessary to ensure that any boundary change would respect and be in synergy with historic boundaries.	
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited or no impact	
Human health	0	0	0	0	0	0	Neutral	Limited or no impact	
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited or no impact	
Education	0	0	0	0	0	0	Neutral	Limited or no impact	
Reduce crime	0	0	0	0	0	0	Neutral	Limited or no impact	
Community welfare	0	0	0	0	0	0	Neutral	Limited or no impact	
Accessibility to services	0	0	0	0	*	*	Opt 2	Increasing the boundary will ensure nearby residents are within easy reach of their local centre.	

Most Sustainable Option:	Opt 1	Blackheath currently functions as a prosperous town centre. It may prove undesirable to make changes to the boundary at this time.
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Deptford Town Centre – Boundary Modifications									
RETAIL & TOWN CENTRES	Retain the boundaries as currently indication in the UDP for the Deptford district			Modify the district centre boundary for Deptford			Most Sustainable Option	Comments (Effects)	
	Effects			Effects					
	S	M	L	S	M	L			
Economic Growth	*	*	*	*	*	*	Both	By extending the boundary would enable more business/enterprise start ups through the availability of uses would allow the town centre generate more income.	
Employment	*	*	*	*	*	*	Both	With more enterprise business start ups being encouraged in Town Centres, this will inevitably lead to more people being employed.	
Minimise waste	0	0	0	0	0	0	Neutral	Limited or no impact	
Water quality	0	0	0	0	0	0	Neutral	Limited or no impact	
Biodiversity	0	0	0	0	0	0	Neutral	Limited or no impact	
Air quality	0	0	0	0	0	0	Neutral	Limited or no impact	
Energy	0	0	0	0	0	0	Neutral	Limited or no impact	
Landscapes and Townscapes	#	#	#	+/-	+/-	+/-	Opt 2	At present Deptford town centre is undergoing major regeneration. In this instance it may prove advantageous to alter its boundary to compliment this growth.	
Historic environment	*	*	+/-	+/-	+/-	+/-	Opt 1	For the survival of Lewisham's historic environment, it will be necessary to ensure that any boundary change would respect and be in synergy with historic boundaries.	
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited or no impact	
Human health	0	0	0	0	0	0	Neutral	Limited or no impact	
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited or no impact	
Education	0	0	0	0	0	0	Neutral	Limited or no impact	

Reduce crime	0	0	0	0	0	0	Neutral	Limited or no impact
Community welfare	0	0	0	0	0	0	Neutral	Limited or no impact
Accessibility to services	0	0	0	0	*	*	Opt 2	Increasing the boundary will ensure nearby residents are within easy reach of their local centre.
Most Sustainable Option:							Opt 2	Major investment in Deptford will strengthen the North and South of the Town Centre. In this case the most sustainable option would be to adopt Option 2 and alter the boundary to allow new development to benefit from this designation.

Downham Town Centre - Boundary Modifications								
RETAIL & TOWN CENTRES	Retain the boundaries as currently indication in the UDP for the Downham district			Modify the district centre boundary for Downham			Most Sustainable Option	Comments (Effects)
	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	Both	By extending the boundary would enable more business/enterprise start ups through the availability of uses would allow the town centre generate more income.
Employment	*	*	*	*	*	*	Both	With more enterprise business start ups being encouraged in Town Centres, this will inevitably lead to more people being employed.
Minimise waste	0	0	0	0	0	0	Neutral	Limited or no impact
Water quality	0	0	0	0	0	0	Neutral	Limited or no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited or no impact
Air quality	0	0	0	0	0	0	Neutral	Limited or no impact
Energy	0	0	0	0	0	0	Neutral	Limited or no impact
Landscapes and Townscapes	*	*	+/-	+/-	+/-	+/-	Opt 1	At present the current UDP has enabled Downham town centre to thrive, although this may change in future years the best option may be to retain the existing boundary
Historic environment	*	*	+/-	+/-	+/-	+/-	Opt 1	For the survival of Lewisham's historic environment, it will be necessary to ensure that any boundary change would respect and be in synergy with historic boundaries.
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited or no impact

Human health	0	0	0	0	0	0	Neutral	Limited or no impact
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited or no impact
Education	0	0	0	0	0	0	Neutral	Limited or no impact
Reduce crime	0	0	0	0	0	0	Neutral	Limited or no impact
Community welfare	0	0	0	0	0	0	Neutral	Limited or no impact
Accessibility to services	0	0	0	0	*	*	Opt 2	Increasing the boundary will ensure nearby residents are within easy reach of their local centre.
Most Sustainable Option:							Opt 1	Downham currently functions as a prosperous town centre. It may prove undesirable to make changes to the boundary at this time.

Forest Hill Town Centre - Boundary Modifications								
RETAIL & TOWN CENTRES	Retain the boundaries as currently indication in the UDP for the Forest Hill district			Modify the district centre boundary for Forest Hill			Most Sustainable Option	Comments (Effects)
	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	Both	By extending the boundary would enable more business/enterprise start ups through the availability of uses would allow the town centre generate more income.
Employment	*	*	*	*	*	*	Both	With more enterprise business start ups being encouraged in Town Centres, this will inevitably lead to more people being employed.
Minimise waste	0	0	0	0	0	0	Neutral	Limited or no impact
Water quality	0	0	0	0	0	0	Neutral	Limited or no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited or no impact
Air quality	0	0	0	0	0	0	Neutral	Limited or no impact
Energy	0	0	0	0	0	0	Neutral	Limited or no impact
Landscapes and Townscapes	*	*	+/-	+/-	+/-	+/-	Opt 1	At present the current UDP has enabled Forest Hill town centre to thrive, although this may change in future years the best option may be to retain the existing boundary

Historic environment	*	*	+/-	+/-	+/-	+/-	Opt 1	For the survival of Lewisham's historic environment, it will be necessary to ensure that any boundary change would respect and be in synergy with historic boundaries.
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited or no impact
Human health	0	0	0	0	0	0	Neutral	Limited or no impact
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited or no impact
Education	0	0	0	0	0	0	Neutral	Limited or no impact
Reduce crime	0	0	0	0	0	0	Neutral	Limited or no impact
Community welfare	0	0	0	0	0	0	Neutral	Limited or no impact
Accessibility to services	0	0	0	0	*	*	Opt 2	Increasing the boundary will ensure nearby residents are within easy reach of their local centre.
Most Sustainable Option:							Opt 1	Forest Hill currently functions as a prosperous town centre. It may prove undesirable to make changes to the boundary at this time.

Lee Green Town Centre - Boundary Modifications									
RETAIL & TOWN CENTRES	Retain the boundaries as currently indication in the UDP for the Lee Green district			Modify the district centre boundary for Lee Green			Most Sustainable Option	Comments (Effects)	
	Effects			Effects					
	S	M	L	S	M	L			
Objectives									
Economic Growth	*	*	*	*	*	*	Both	By extending the boundary would enable more business/enterprise start ups through the availability of uses would allow the town centre generate more income.	
Employment	*	*	*	*	*	*	Both	With more enterprise business start ups being encouraged in Town Centres, this will inevitably lead to more people being employed.	
Minimise waste	0	0	0	0	0	0	Neutral	Limited or no impact	
Water quality	0	0	0	0	0	0	Neutral	Limited or no impact	
Biodiversity	0	0	0	0	0	0	Neutral	Limited or no impact	
Air quality	0	0	0	0	0	0	Neutral	Limited or no impact	
Energy	0	0	0	0	0	0	Neutral	Limited or no impact	

Landscapes and Townscapes	*	*	+/-	+/-	+/-	+/-	Opt 1	At present the current UDP has enabled Lee Green town centre to thrive, although this may change in future years the best option may be to retain the existing boundary
Historic environment	*	*	+/-	+/-	+/-	+/-	Opt 1	For the survival of Lewisham's historic environment, it will be necessary to ensure that any boundary change would respect and be in synergy with historic boundaries.
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited or no impact
Human health	0	0	0	0	0	0	Neutral	Limited or no impact
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited or no impact
Education	0	0	0	0	0	0	Neutral	Limited or no impact
Reduce crime	0	0	0	0	0	0	Neutral	Limited or no impact
Community welfare	0	0	0	0	0	0	Neutral	Limited or no impact
Accessibility to services	0	0	0	0	*	*	Opt 2	Increasing the boundary will ensure nearby residents are within easy reach of their local centre.
Most Sustainable Option:							Opt 1	Lee Green currently functions as a prosperous town centre. It may prove undesirable to make changes to the boundary at this time.

New Cross Town Centre - Boundary Modifications								
RETAIL & TOWN CENTRES	Retain the boundaries as currently indication in the UDP for the New Cross district			Modify the district centre boundary for New Cross			Most Sustainable Option	Comments (Effects)
	Effects			Effects				
	S	M	L	S	M	L		
Objectives								
Economic Growth	*	*	*	*	*	*	Both	By extending the boundary would enable more business/enterprise start ups through the availability of uses would allow the town centre generate more income.
Employment	*	*	*	*	*	*	Both	With more enterprise business start ups being encouraged in Town Centres, this will inevitably lead to more people being employed.
Minimise waste	0	0	0	0	0	0	Neutral	Limited or no impact
Water quality	0	0	0	0	0	0	Neutral	Limited or no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited or no impact

Air quality	0	0	0	0	0	0	Neutral	Limited or no impact
Energy	0	0	0	0	0	0	Neutral	Limited or no impact
Landscapes and Townscapes	#	#	#	+/-	+/-	+/-	Opt 2	At present the current UDP has not created a viable New Cross town centre. The centre currently operates down one side of the street. In this instance it may prove advantageous to alter its boundary to indicate a town centre with more purpose.
Historic environment	*	*	+/-	+/-	+/-	+/-	Opt 1	For the survival of Lewisham's historic environment, it will be necessary to ensure that any boundary change would respect and be in synergy with historic boundaries.
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited or no impact
Human health	0	0	0	0	0	0	Neutral	Limited or no impact
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited or no impact
Education	0	0	0	0	0	0	Neutral	Limited or no impact
Reduce crime	0	0	0	0	0	0	Neutral	Limited or no impact
Community welfare	0	0	0	0	0	0	Neutral	Limited or no impact
Accessibility to services	0	0	0	0	*	*	Opt 2	Increasing the boundary will ensure nearby residents are within easy reach of their local centre.
Most Sustainable Option:							Opt 2	New Cross is currently experiencing problems as a town centre. It may prove desirable to merge New Cross with New Cross gate to reinforce its position as a district town centre.

Sydenham Town Centre - Boundary Modifications								
RETAIL & TOWN CENTRES	Retain the boundaries as currently indication in the UDP for the Sydenham district			Modify the district centre boundary for Sydenham			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	Both	By extending the boundary would enable more business/enterprise start ups through the availability of uses would allow the town centre generate more income.
Employment	*	*	*	*	*	*	Both	With more enterprise business start ups being encouraged in Town Centres, this will inevitably lead to more people being employed.
Minimise waste	0	0	0	0	0	0	Neutral	Limited or no impact

Water quality	0	0	0	0	0	0	Neutral	Limited or no impact
Biodiversity	0	0	0	0	0	0	Neutral	Limited or no impact
Air quality	0	0	0	0	0	0	Neutral	Limited or no impact
Energy	0	0	0	0	0	0	Neutral	Limited or no impact
Landscapes and Townscapes	*	*	+/-	+/-	+/-	+/-	Opt 1	At present the current UDP has enabled Sydenham town centre to thrive, although this may change in future years the best option may be to retain the existing boundary
Historic environment	*	*	+/-	+/-	+/-	+/-	Opt 1	For the survival of Lewisham's historic environment, it will be necessary to ensure that any boundary change would respect and be in synergy with historic boundaries.
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Limited or no impact
Human health	0	0	0	0	0	0	Neutral	Limited or no impact
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited or no impact
Education	0	0	0	0	0	0	Neutral	Limited or no impact
Reduce crime	0	0	0	0	0	0	Neutral	Limited or no impact
Community welfare	0	0	0	0	0	0	Neutral	Limited or no impact
Accessibility to services	0	0	0	0	*	*	Opt 2	Increasing the boundary will ensure nearby residents are within easy reach of their local centre.
Most Sustainable Option:							Opt 1	Sydenham currently functions as a prosperous town centre. It may prove undesirable to make changes to the boundary at this time.

Neighbourhood Centres												
RETAIL & TOWN CENTRES	Maintain, enhance and where possible further encourage the local role and function of Neighbourhood Centre		Plan for decline in unsuccessful centres		Incorporating the use of designated boundaries for the neighbourhood centres within the proposals map		Encouraging a safe, clean and inviting shopping environment		Seeking to maintain a health supply of local shops providing the necessary		Most Sustainable Option	Comments (Effects)
Objectives	Effects		Effects		Effects		Effects		Effects			
	S	M	L	S	M	L	S	M	L	S		

Economic Growth	*	*	*	#	#	#	*	*	*	*	*	*	*	*	*	*	1,3,4,5	The selected options offer scope for neighbourhood centres to draw in more consumers.
Employment	*	*	*	#	#	#	*	*	*	0	0	0	0	0	0	0	1,3	Employment benefits from growth, not decline therefore with an option to increase the boundary of the centre will enable more businesses to locate within these centres.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Energy	*	*	*	0	0	0	*/#	*/#	*/#	#	#	#	0	0	0	0	1,3	By encouraging safe, clean and more vibrant centres this will also mean that more energy is likely to be dissipated in pursuant to this.
Landscapes and Townscapes	*	*	*	#	#	#	0	0	0	*	*	*	*	*	*	*	1,4,5	Disadvantages from decline
Historic environment	*	*	*	#	#	#	0	0	0	*	*	*	0	0	0	0	1,4	Historic benefits from growth and imp
Sufficient & decent housing	0	0	0	*	*	*	0	0	0	0	0	0	0	0	0	0	2	Option 2 would enable redevelopment to provide residential close to amenities.
Human health	0	*	*	0	0	0	0	*	*	*	*	*	*	*	*	*	1,3,4,5	People encouraged to walk to the centre and redirection of centre boundaries should decrease the amount of pollution created by localised traffic.
Reduce poverty & exclusion	0	0	0	#	#	#	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Community welfare	*	*	*	#	#	#	0	0	0	0	0	0	*	*	*	*	1,5	Better community pride of centres
Accessibility to services	*	*	*	#	#	#	0	0	0	*	*	*	*	*	*	*	1,4,5	Attractive places attract more use and therefore better access to services
Most Sustainable Option:																	1	Although a combination of options could be used, the most sustainable option proved to be option 1 due to its encouragement of economic growth, employment opportunities, energy consumption, the built environment,

		human health, community welfare and access to services
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Local Parades														
RETAIL & TOWN CENTRES	Maintain, enhance and where possible further encourage the local role and function of Local Parades			Plan for decline in unsuccessful centres			Encouraging a safe, clean and inviting shopping environment			Seeking to maintain a health supply of local shops providing the necessary			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	#	#	#	*	*	*	*	*	*	1,3,4	The selected policies offer scope for neighbourhood centres to draw in more consumers.
Employment	*	*	*	#	#	#	0	0	0	0	0	0	1	Employment benefits from growth, not decline
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Energy	0	0	0	0	0	0	0	0	*	#	#	#	3	The selected option over time could enable energy consumption buy shops owners become more efficient over time.
Landscapes and Townscapes	*	*	*	#	#	#	*	*	*	0	0	0	1,3	Enhancing the landscape will benefit the public realm and encourage more consumers.
Historic environment	*	*	*	#	#	#	*	*	*	0	0	0	1,3	Historic benefits from growth and imps
Sufficient & decent housing	#	#	#	*	*	*	0	0	0	0	0	0	2	Option 2 would enable redevelopment to provide residential close to amenities.
Human health	*	*	*	#	#	#	*	*	*	*	*	*	1,3,4	People encouraged to walk to the centre
Reduce poverty & exclusion	0	0	0	#	#	#	0	0	0	0	0	0	Neutral	Limited to no impact

Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to no impact
Community welfare	*	*	*	#	#	#	*	*	*	*	*	*	1,3,4	Better community pride of centres
Accessibility to services	*	*	*	#	#	#	0	0	0	*	*	*	1,4	Attractive places attract more use and therefore better access to services
Most Sustainable Option:													1 OR 3	Combination option of 1 or 3 could be the direction to follow as both options proving equally sustainable.

Out of Town Centres													
RETAIL & TOWN CENTRES	Sequential test can be used to guide the location of any out-of-centre development			A threshold greater than 1000 m2 of gross floorspace			Most Sustainable Option	Comments (Effects)					
	Effects			Effects									
	S	M	L	S	M	L							
Economic Growth	*	*	*	*	*	*	1,2	Both options allow a significant amount of economic growth					
Employment	*	*	*	*	*	*	Neutral	Both options allow a significant amount of economic growth					
Minimise waste	0	0	0	0	0	0	Neutral	Limited to no impact					
Water quality	0	0	0	0	0	0	Neutral	Limited to no impact					
Biodiversity	0	*	*	0	*	*	1,2	Large scale structures can be havens for protected birds or bats as well as provide shelter for badgers, foxes and other mammals.					
Air quality	*	*	*	#	#	#	1	Option 1 would seek development to be sited so as to reduce the number and length of car journeys, whereas option 2 only addresses floorspace.					
Energy	#	#	#	#	#	#	0	It is assumed that both options would create large structures and be less efficient at minimising energy					
Landscapes and Townscapes	#	#	#	#	#	#	0	Out of town centres tend to house large bulky goods and may not contribute to the enhancement of the townscape					
Historic environment	0	0	0	0	0	0	Neutral	Limited to no impact					
Sufficient & decent housing	0	0	0	0	0	0	0	Limited to no impact					
Human health	0	0	0	0	0	0	Neutral	Limited to no impact					
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Limited to no impact					

Education	0	0	0	0	0	0	Neutral	Limited to no impact
Reduce crime	0	0	0	0	0	0	Neutral	Limited to no impact
Community welfare	0	0	0	0	0	0	Neutral	Limited to no impact
Accessibility to services	0	0	0	0	0	0	Neutral	Limited to no impact
Most Sustainable Option:							Opt 1	Compliance with PPS 6 and a threshold set down in the current UDP indicates the direction for this issue. The benefits of carrying out a sequential outweigh that of specifically prescribing a threshold of floorspace.

Issue 1: Open Space Provision - Dealing with Deficiencies														
OPEN SPACE	CS Opt 1.1- Protect existing and set target for open space provision at 1.7h/1000			Opt 1.1 - Set target for 1.7ha/1000 by 2006 and increase to 1.75ha/1000 by 2010			Opt 1.2 - Maintain current provision of 1.67h/1000 with no aim to increase			Opt 1.3 - Set a target of 1.7/1000 in the areas of open space deficiency (UDP)			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	#	0	#	#	0	0	0	0	0	#	1.2	Doesn't put extra pressure on the land
Employment	0	0	0	0	0	#	0	0	0	0	0	0	1.2	Least amount of change
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Water quality	0	*	*	*	*	*	0	0	0	0	*	*	1.1	Improved, increase in permeable surfaces
Biodiversity	*	**	**	**	**	**	*	*	*	*	**	**	1.1	Provides greater area for biodiversity
Air quality	*	**	**	**	**	**	*	*	*	*	**	**	1.1	Provides more trees for filtering pollutants
Energy	*	*	*	*	*	**	0	0	0	*	*	**	1.1 or 1.3	Any option which seeks to provide more open space will help offset the amount of energy released by the built form.
Landscapes and Townscapes	*	*	*	*	*	**	0	0	0	*	*	*	1.1	As it provides more open space
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No impact, therefore no option better than others
Sufficient & decent housing	*	*	*	*	*	*	*	*	*	*	*	*	All	It is widely known that access to decent quality open space adds value to the health of its occupiers.

Human health	*	*	*	*	*	*	0	0	0	*	*	**	1.1 or 1.3	Increasing in areas where its needed or across the Borough
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No impact, therefore no option better than others
Education	0	0	*	0	*	*	0	0	0	0	*	*	1.1	More open space will mean better education options
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Community welfare	0	0	*	*	*	*	0	0	0	*	*	*	1.1 or 1.3	more opportunities for sports and outdoor activities
Accessibility to services	0	*	*	*	*	*	0	0	0	*	*	*	1.1 or 1.3	More open space means better access for all
Most Sustainable Option:													1.1	While the most sustainable option is to provide the most open space the implications of this mean that other objectives are not met. A more moderate approach is likely to be more achievable.

Issue 2: Protection and Enhancement of Open Space and Avoiding Inappropriate Development												
OPEN SPACE	CS Opt 2.1 Protect and enhance existing open space	CS Opt 2.2 Also create new open space in identified priority areas	Opt 2.1: Refuse planning permission that would have adverse effect on qualities of open space	Opt 2.2: Refuse planning permission on sites adjacent to any open space that would have adverse effect on qualities of open space	Opt 2.3: Refuse planning permission on sites adjacent to MOL that would have an adverse effect on MOL	Opt 2.4: Continue to protect MOL and POS, but adopt more permissive stance on UGS (private open space) based on a set of criteria	Opt 2.5: Require new development to set aside 1.7h/1000 head of population.	Opt 2.6: Require developers to make contributions to acquire land for open space relative to increase in pop numbers	Opt 2.7: Council to negotiate with landowners to allow access to private open space	Opt 2.8: Assess availability of brownfield sites for use as open space	Most Sust. Opt	Comments (Effects)
	Objectives	Effects	Effects	Effects	Effects	Effects	Effects	Effects	Effects	Effects		
	S M L	S M L	S M L	S M L	S M L	S M L	S M L	S M L	S M L	S M L	S M L	

Economic Growth	0	0	0	0	0	0	0	0	0	#	0	0	#	0	0	#	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#	2.4,2.5,2.6 &2.7	Minimal pressure on available land for development
Employment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#	#	Neutral	There is little correlation between employment and Open Space	
Minimise waste	0	0	0	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0	*	*	*	**	**	**	0	0	0	**	**	**	2.6 & 2.8	Utilising brownfield land would free up areas deficient in open space for use			
Water quality	0	*	*	**	**	**	*	*	*	*	*	*	*	*	*	*	*	*	**	**	**	*	*	*	0	0	0	*	*	*	2.5	There are benefits of acquiring extra open space with regard to ensure water quality stays at a high level.			
Biodiversity	*	*	*	**	**	**	*	*	*	*	*	*	*	*	*	0	0	0	**	**	**	*	*	*	0	0	0	*	*	*	2.5	Benefits of acquiring extra pos			
Air quality	*	*	*	**	**	**	*	*	*	*	*	*	*	*	*	0	0	0	**	**	**	*	*	*	0	0	0	*	*	*	2.5	Benefits of acquiring extra pos			
Energy	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	All	Any option which seeks to provide, maintain and prevent the loss of more open space will help offset the amount of energy released by the built form.

Landscapes and Townscapes	*	*	*	**	**	**	*	*	*	*	*	*	*	*	*	0	0	0	**	**	**	*	*	*	0	0	0	*	*	*	2.5	Improve landscape by increasing amount of pos
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No preferred	No impact
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#	0	0	#	0	0	0	0	0	0	Neutral	Any increase in pos would decrease land available for housing
Human health	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	**	**	**	**	**	**	*	*	*	*	*	*	2.5 & 2.6	Better quality and quantity of os available for people to use.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to or no impact	
Education	0	0	*	0	*	*	0	0	0	0	0	0	0	0	0	0	0	0	*	*	*	*	*	*	0	0	*	0	*	2.5 & 2.6	The opportunity to provide more open space provides schools a choice to increase childrens knowledge about the natural environment.	
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Limited to or no impact	
Community welfare	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	All	Open space aid community well being as it allows different communities to merge together.

Accessibility to services	0	0	*	0	*	*	0	0	0	0	0	0	0	0	0	0	0	*	*	*	*	*	*	*	*	*	*	*	*	0	*	*	2.5,2.6, 2.7 & 2.8	Creating high quality open spaces will also improve access both within and outside the site
Most Sustainable Option:																												Opt 2.5	A combination of the options is likely to ensure a robust approach is taken for protecting and enhancing the boroughs open space.					

Issue 3: Open Space Provision - Quality & Maintenance																		
OPEN SPACE	CS Opt 3.1: Improve quality and maximise use of Open Space.	Opt 3.1: Adopt actions set in the open Space Strategy for Lewisham	Opt 3.2: Set quality standards and criteria with ongoing public consultation.	Opt 3.3: Refuse permission for development that would inhibit access to Public Open Space in deficiency areas.	Opt 3.4: Seek planning contributions to improve Open Space in deficiency areas.	Most Sustainable Option	Comments (Effects)											
Objectives	Effects			Effects				Effects			Effects							
	S	M	L	S	M			L	S	M	L	S	M	L	S	M	L	
Economic Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.	
Employment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.	
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	**	**	**	3.4	The reclamation of browfield sites is a good way to incorporate new open space.	
Water quality	*	*	*	*	*	*	*	*	*	0	0	0	0	*	*	3.1 & 3.2	Quality improvements would improve water quality.	
Biodiversity	*	*	*	*	*	*	*	*	*	0	0	0	*	*	*	3.1,3.2 & 3.4	Quality improvements would improve biodiversity.	

Air quality	*	*	*	*	*	*	*	*	*	*	0	0	0	*	*	*	3.1,3.2 & 3.4	Quality improvements would improve air quality
Energy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	*	0	0	0	*	*	*	3.1,3.2 & 3.4	Quality Improvements would benefit landscapes
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	There is no impact on the historic environment
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	There is no impact on sufficient and decent housing
Human health	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	All	Good quality which encourages exercise has benefits
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Education	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	All	Better quality would encourage greater educational use
Reduce crime	0	0	*	0	0	*	0	0	*	0	0	*	0	0	*	All	Limited improvements on reducing crime	
Community welfare	0	0	*	0	0	*	0	0	*	0	0	*	0	0	*	All	Limited improvements on community welfare	
Accessibility to services	*	*	*	**	**	**	0	0	0	**	**	**	*	*	*	Neutral	Quality improvements would be able to provide bus routes close to existing open spaces have no impact on accessibility	
Most Sustainable Option:																	3.1 and/or 3.2 and or 3.4	It could be that a combination of the three options may be achievable to link all options together.

Issue 4: Protection and Enhancement of Natural Habitats & Biodiversity

OPEN SPACE	CS Opt 4.1: Protect, enhance and create natural habitats especially in areas of deficiency			Opt 4.1: Set target to increase amount of Public Open Space actively managed as natural habitat			Opt 4.2: Permit developments that enhance biodiversity and geological conservation interests			Opt 4.3: Encourage naturalisation of waterways and esplanade areas			Opt 4.4: Support developments using green building methods			Opt 4.5: Development that harms nature conservation interests should only be granted where adequate mitigations measures are put in place			Opt 4.6: Council will need to be satisfied that any reasonable alternative sites for development have been satisfied			Most Sustainable Option/s	Comments (Effects)			
	Objectives			Effects			Effects			Effects			Effects			Effects										
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L					
Economic Growth	0	0	0	0	0	0	0	0	0	0	0	0	*	*	*	0	0	0	0	0	0	4.4	Support for green industries.			
Employment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No direct benefit to any one option.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No direct benefit to any one option.
Water quality	*	*	*	**	**	**	*	*	*	**	**	**	0	0	0	0	0	0	0	0	0	0	0	0	4.3	Direct benefit from improving waterways.
Biodiversity	*	*	*	**	**	**	**	**	**	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0	4.1 & 4.2	Aims to increase biodiversity.
Air quality	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0	4.1,4.2 & 4.3	Protected or enhanced pos improves air quality.

Energy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*	0	0	0	0	0	0	4.4	Green and living roofs can compensate the effects of climate change by installing green roofs. As well as climate change benefits, there are opportunities for new habitats to form.	
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	All	All have a benefit to the townscape.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	All	No direct benefit to any one option.	
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0	*	*	*	0	0	0	0	0	0	0	4.4	Green building methods could provide a variety of building types.	
Human health	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0	0	0	0	0	0	0	0	4.1,4.2 &4.3	Health is improved through good space for physical activities.	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No direct benefit to any one option.	

Education	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	All	Improved open space has education benefits for people of all ages.
Reduce crime	0	0	*	0	0	*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4.1	Over time improved open spaces would reduce crime (and the fear of crime).
Community welfare	0	*	*	*	*	*	*	*	*	0	0	0	0	0	*	0	0	0	0	0	0	0	4.1 & 4.2	Improved open space has community benefits.
Accessibility to services	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0	0	0	0	0	0	0	0	4.1, 4.2 & 4.3	Open space can provide benefits for access to services.
Most Sustainable Option:																						4.1	However, a combination of the above options is most likely to be the most sustainable option.	

Issue 5: Protection and Enhancement of Open Space Links & Corridors

OPEN SPACE	CS Opt 5.1: Protect ecological links and corridors			Opt 5.1: Development that harms any links should only be granted where adequate mitigations measures are put in place			Opt 5.2: Development in Green Chain area or Waterlink Way only granted permission if biodiversity enhanced			Opt 5.3:Encourage proposals for naturalisation of waterways			Most Sustainable Option/s	Comments (Effects)			
	Objectives			Effects			Effects			Effects					Effects		
	S	M	L	S	M	L	S	M	L	S	M	L					
Economic Growth	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.			
Employment	0	0	0	0	#	#	0	#	#	0	0	0	Neutral	Though the options are slightly different and deal with different circumstances.			
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.			
Water quality	*	*	*	0	0	0	*	*	*	**	**	**	5.3	This option would improve the water quality			
Biodiversity	*	*	*	*	*	*	**	**	**	*	*	*	5.2	As it specifically addresses biodiversity.			
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.			
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.			
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	*	*	*	All	Protection and enhancement of open space links and corridors can improve the landscape and townscape			
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.			
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.			
Human health	*	*	*	*	*	*	*	*	*	*	*	*	All	All options provide a benefit for human health.			
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.			
Education	*	*	*	*	*	*	*	*	*	*	*	*	All	There are benefits to education in the implementation of all these options			
Reduce crime	*	*	*	0	0	0	0	0	0	0	0	0	Neutral	These options are unlikely to reduce crime.			
Community welfare	*	*	*	0	0	0	0	0	0	0	0	0	Neutral	These options are unlikely to improve community welfare.			
Accessibility to services	*	*	*	*	*	*	*	*	*	*	*	*	All	All options will have a positive impact on accessibility to services.			

Most Sustainable Option:	Combination	As the options are slightly different a combination of options would be better.
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Issue 1 - Improving the Use of Energy														
SUSTAINABLE ENVIRONMENT	Opt 1.1 - Encourage improved energy efficiency and reduce carbon dioxide levels.			Opt 1.2 - Improve energy efficiency through criteria for assessment of new building developments (criteria listed).			Opt 1.3 - Require an assessment of energy demand for major developments (floor space 1000m2 or >10 res. units applying the energy hierarchy			Most Sustainable Option	Comments (Effects)			
	Objectives			Effects			Effects					Effects		
	S	M	L	S	M	L	S	M	L					
Economic Growth	#	0	*	#	0	*	#	0	*	All	Neutral impact in relation to Economic growth. Upfront costs to Energy Efficiency in new homes will be countered by reduction of costs of utilities over time.			
Employment	0	0	0	0	0	0	0	0	0	Neutral	Neutral Employment impact overall.			
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	Neutral Waste impact overall.			
Water quality	0	0	*	0	0	*	0	0	*	All	Marginal improvement to water quality over time. Opt 1.1 does not have to rely on criteria.			
Biodiversity	0	*/-	*/-	0	*/-	*/-	0	*/-	*/-	Neutral	Difficult to determine as biodiversity likely to be affected by climate change in both a positive and negative way. The effect is hence neutral			
Air quality	0	*	*	0	*	*	0	*	*	Opt 1.1	Improvement to air quality by reduction in Carbon dioxide levels. Opt 1.1 does not have to rely on criteria.			
Energy	*	*	*	**	**	*	**	**	**	Opt 1.1	Opt 1 has some positive impacts as it encourages energy efficiency. Opt 2 is criteria based which can change with time. Opt 3 however is a requirement and will thus be the most effective measure over time			
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact in relation to landscapes & townscapes.			
Historic environment	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact in relation to the historic environment.			
Sufficient & decent housing	*	*	*	*	*	*	*	*	*	Neutral	Improved energy efficiency in housing developments can help reduce fuel poverty. With rising energy prices over time this will become increasingly important			

Human health	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact in relation to human health.
Reduce poverty & exclusion	*	*	*	*	*	*	*	*	*	N/A	Improved energy efficiency in housing developments can help reduce fuel poverty. With rising energy prices above the rate of inflation the effect of energy efficient housing will gain importance over time
Education	0	0	0	0	0	0	0	0	0	Neutral	Although some positive education impacts may occur from awareness raising about Energy Efficiency, these are only marginal and therefore result in an overall neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	Energy Efficiency not applicable to the reduction of crime.
Community welfare	*	*	*	*	*	*	*	*	*	All	Improved energy efficiency measures in community buildings will improve the overall comfort of the building and reduce fuel bills
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	Energy Efficiency not applicable to access to services.

All the options are compatible. Option 1.1 does not rely on a specific criteria and is hence more sustainable in the long term. However, Opt 1.1 can be implemented by either Options 1.2 or 1.3.

Issue 2 - Providing for Renewable Energy											
SUSTAINABLE ENVIRONMENT	Opt 2.1 - All new res. and non-res. developments with 1000m2 or ten+ units provide at least 10% energy requirements from renewable.			Opt 2.2 - As with Option 2.1, but where feasible.			Opt 2.3 - Support stand alone and roof mounted renewable energy schemes, where site conditions make them feasible (criteria for assessment provided)			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Objectives											
Economic Growth	0	*	*	0	*	*	0	*	*	All	Potential medium and long term positive impacts for all options as they all promote new technology which has the potential to encourage the establishment of new enterprises
Employment	0	*	*	0	*	*	0	*	*	All	Potential medium and long term positive impacts for all options as they all promote new technology which has the potential to encourage the establishment of new enterprises and hence new employment opportunities
Minimise waste	0	0	0	0	0	0	0	0	0	Neutral	Neutral Waste impact overall.

Water quality	0	0	*	0	0	*	0	0	*	Opt 2.1	Potential improvement to water quality over time by the use of cleaner energy. Opt 2.1 will capture more proposals.
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	Difficult to determine as biodiversity likely to be affected by climate change in both a positive and negative way. The effect is hence neutral
Air quality	0	*	**	0	*	*	0	*	*	Opt 2.1	Improvement to air quality by reduction in use of energy resources and Carbon dioxide levels. Opt 2.1 will capture more proposals.
Energy	*	**	**	*	*	*	*	*	**?	Opt 2.1	The installation of renewables in major developments would provide a definite reduction in energy consumption. Opt 2.3 could bring about substantial energy reductions depending on affordability and planning restrictions
Landscapes and Townscapes	*/-	*/-	*/-	*/-	*/-	*/-	*/-	*/-	*/-	Neutral	Positive and negative impacts depending on how well the renewable energy technology is integrated into the design of development
Historic environment	0	0	0	0	0	0	0	#	#	Opt 2.1 and 2.2.	The provision of stand alone and roof mounted renewable energy schemes may impact upon the boroughs conservation areas.
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	Neutral	No identified effect
Human health	0	0	0	0	0	0	0	0	0	Neutral	No identified health effect
Reduce poverty & exclusion	*	*	*	*	*	*	*	*	*	All	The inclusion of renewable energy technologies can bring energy bills down and help reduce fuel poverty.
Education	0	0	0	0	0	0	0	0	0	All	Although some marginal positive education impacts may occur from using Renewable Energy demonstrations, these are only secondary and therefore result in an overall neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	Renewable Energy not applicable to the reduction of crime.
Community welfare	*	*	*	*	*	*	*	*	*	All	Improved energy efficiency measures in community buildings will improve the overall comfort of the building and reduce fuel bills
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	Renewable Energy not applicable to access to services.

All options generally make a positive impact on the SA objective. Opt 2.1 is however making the most positive contribution as it is a requirement covering large developments which can integrate these considerations at the design stage

Issue 3 - Flood Risk

SUSTAINABLE ENVIRONMENT	Opt 3.1 - Consider development in line with the sequential test (PPG25). Flood risk will be determined from the most up to date information. Local flood risk assessments required.			Opt 3.2 - Planning applications for minor extensions within identified flood hazard areas should not raise significant issues unless (criteria provided).			Opt 3.3 - Take a risk based approach to assessing proposals for developments in line with criteria in PPG25.			Opt 3.4 - Employ the principle of 'balanced management' (social / econ. needs vs. flood risk mitigation.)			Opt 3.5 - The Council may require flood protection and mitigation measures in developments including works, or contributions to provide, improve and maintain defences.			Opt 3.6 - Unsustainable flood hazard solutions (culverting and other engineering solutions) will be scrutinised, in favour of environmentally sustainable alternatives.			Opt 3.7 - Require developers to manage surface water run-off as close to its source as possible. Sustainable urban drainage systems will be encouraged for all developments.			Most Sustainable Option	Comments (Effects)	
	Objectives	Effects			Effects			Effects			Effects			Effects			Effects							
		S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M			L
Economic Growth	0	#	#	0	0	0	0	#	#	0	0	*	#	0	*	#	0	*	#	0	*	Opt 3.4	Opt 3.1 and 3.3. may hinder development and hence economic growth in north Lewisham which is in a flood risk area but also the main growth area in the borough.	
Employment	0	*/-	*/-	0	0	0	0	*/-	*/-	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Opt 3.1 and 3.3. can make certain types of employment locations desirable in flood risk

																									hence avoid damage to historical buildings.
Sufficient & decent housing	*	*	**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		By locating housing in low flood risk areas will reduce risk to occupiers and cost of insurance policies	
Human health	*	**	**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	The sequential test ensures that vulnerable members of the public (e.g. hospitals) are protected from flood risk		
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.		
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.		
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.		
Community welfare	0	0	**	0	0	0	0	0	**	0	0	0	0	0	*	0	0	*	0	0	*	Neutral	All options provide some level of flood protection which can help reduce fear of possible		

Energy	0	0	0	0	0	0	Neutral	Neutral impact in relation to energy consumption
Landscapes and Townscapes	0	0	*	0	0	*	Opt 4.1	Deterioration to the build environment due to acid rain and soot from exhaust fumes will be a long term benefit of both options
Historic environment	0	0	0	0	0	0	Neutral	Neutral impact in relation to the historic environment.
Sufficient & decent housing	0	*	*	0	*	*		Ensuring that development is not located in areas of high air pollution will reduce exposure and hence negative health impacts caused by noise and traffic emissions
Human health	0	*	*	0	*	*		Ensuring that development is not located in areas of high air pollution will reduce exposure and hence negative health impacts caused by noise and traffic emissions
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Air quality not applicable to the reduction of poverty & exclusion
Education	0	0	0	0	0	0	Neutral	Neutral impact in relation to education.
Reduce crime	0	0	0	0	0	0	Neutral	Air quality not applicable to the reduction of crime.
Community welfare	0	*	*	0	*	*	Neutral	A reduction in air pollutants which are often traffic related will have reduction in noise. This is will help create a more pleasant environment for the local community
Accessibility to services	0	0	0	0	0	0	Neutral	Air quality not applicable to access to services.
<p>Both options are compatible. Option 4.2 is more specific and stronger option as this could lead to major developments that generate detrimental air quality to be refused or altered.</p>								

Issue 5: Contaminated Land & Hazardous Substances											
SUSTAINABLE ENVIRONMENT	Opt 5.1 - Development on land suspected of being contaminated, will require developers to investigate and identify remedial measures, using best practice mechanisms.			Opt 5.2 - Criteria for assessment of applications for a potentially polluting use (listed).			Opt 5.3 - Require any proposed or existing development containing hazardous substances to be stored to meet National Regulations.			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		

Economic Growth	0	*/-	*/-	0	*/-	*/-	0	*/-	*/-	Opt 5.1	The options show positive and negative effects as the cost of remediation can hinder development, however the potential gains from increases in land value due after remediation may counter balance the associated costs and increase development potential around previous vacant and derelict land.
Employment	0	*	*	0	0	0	0	0	0	Neutral	Some positive impacts as the process of identifying and remediating land will provide some employment opportunities
Minimise waste	0	0	*	0	*	*	*	**	**	Opt 5.3	Opt 5.3 will result in the reduction of hazardous substances which will result in a significant positive impact.
Water quality	0	**	**	0	*	**	*	**	**	Opt 5.3	All options propose reduces the risk of pollutants being present in or exposed to the environment and hence protect our water courses from contamination
Biodiversity	0	*	**	0	*	*	*	*	**	Opt 5.1/5.3	All options propose reduces the risk of pollutants being present or exposed to the environment and hence protect biodiversity from harmful substances
Air quality	0	*	*	*	**	**	*	*	*	Opt 5.2	Opt 5.2 includes traffic related pollutants and therefore results in the most positive impacts.
Energy	#	0	0	*	*	*	#	0	0	Opt 5.2	Opt 5.2 suggests the siting of polluting developments to include the use of sustainable modes of transport and waste minimisation which both reduce energy consumption
Landscapes and Townscapes	*	**	**	0	*	*	0	*	*	Opt 5.1	Opt 5.1 will result in the reduction and amount of derelict, degraded and underused land.
Historic environment	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact in relation to the historic environment.
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact in relation to sufficient and decent housing.
Human health	0	0	*	0	0	*	0	*	*	Opt 5.3	Opt 5.3 will result in the reduction of hazardous substances which will result in the most positive impact on human health.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	Contaminated land & hazardous substances not applicable to the reduction of crime.
Education	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	Contaminated land & hazardous substances not applicable to the reduction of crime.
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact in relation to education.
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact in relation to education.

All the options are compatible. Opt 5.1 is positive, however only requires an investigation. Option 5.3 applies to existing buildings and therefore covers more development and can be applied more quickly in the short term.

Issue 6: River Water Quality, Water Resources and Infrastructure														
SUSTAINABLE ENVIRONMENT	Opt 6.1 - Seek to protect and improve the water quality to ensure healthy natural habitats. Ensure adequate sewerage infrastructure capacity and use of SUDS.			Opt 6.2 - Developments should consider impact of proposals on water demand and existing capacity. Protect & conserve supplies in order to secure long term needs.			Opt 6.3 - Criteria for development which increases the demand for off-site service infrastructure (water supply, sewer drainage and treatment).			Opt 6.4 - The expansion of water supply or waste water facilities will be permitted provided that the need outweighs any adverse land use or environmental impact.			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	*	0	*	*	0	0	*	0	*	**	Opt 6.4	Ensuring a pleasant river environment will aid development opportunities along the river network. Expansion of water supply and waste facilities will allow for increased development and economic growth.
Employment	0	0	0	0	*	*	0	0	0	0	*	*	Opt 6.4	Expansion of water supply and waste facilities will allow for increased development and therefore employment.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact in relation to minimising waste.
Water quality	*	**	**	0	*	*	*	*	**	0	#	#	Opt 6.1	Opt 6.4 can lead to a long term increase in water usage the potential for contamination by sewage
Biodiversity	0	*	*	0	0	*	0	*	*	0	#	#	Opt 6.1	Opt 6.4 requires development of facilities that may have a negative impact on existing natural habitats
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact in relation to air quality.
Energy	#	*	*	#	*	**	#	0	0	#	0	0	Positive/Neutral	Any development of infrastructure will increase energy consumption in the short term, though the conservation of water will have a positive effect in the medium and long term.
Landscapes and Townscapes	0	*	**	0	0	0	0	0	0	0	0	0	Opt 6.1	The protection and improvement of water quality as required by Opt 6.1 will improve the landscape & townscape.

Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No impact
Sufficient & decent housing	0	0	0	0	0	*	0	0	0	0	*	*	Opt 6.4	Increasing water supply and waste facilities will result in a minor positive impact in allowing for sufficient and decent housing.
Human health	0	*	*	0	0	0	0	0	0	0	0	0	Opt 6.1	The protection and improvement of the riverine environment, Opt 6.1, improves the landscape and provide a sense of wellbeing for people. It also makes the river network a desirable place for recreational purposes
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No impact
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No impact
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No impact
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No impact
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No impact
The options are compatible to some degree as they cover a range of issues. The negative impacts are minor enough for not to warrant mitigation measures. Opt 6.4 should however be considered carefully with regards to determining the significance of any negative environmental impacts														

Issue 7: Noise & Light Effects										
SUSTAINABLE ENVIRONMENT	Opt 7.1 - Seek to minimise the adverse impacts of noise, separate new noise sensitive development from major noise sources wherever practicable.			Opt 7.2 - Proposals for light-generating development, floodlights or otherwise obtrusive light may require a detailed light-impact survey			Most Sustainable Option	Comments (Effects)		
	Effects			Effects						
	S	M	L	S	M	L				
Economic Growth	#	#	#	0	0	0	Neutral	Potential minor negative impact on economic growth if development that generates noise (which are usually employment related) are relocated or not allowed to proceed.		

Employment	0	0	0	0	0	0	Neutral	Potential minor negative impact if development that generate noise (which are usually employment related) are located to far away from services.
Minimise waste	0	0	0	0	0	0	Neutral	Noise and light effects are not applicable to minimising waste.
Water quality	0	0	0	0	0	0	Neutral	Noise and light effects are not applicable to water quality.
Biodiversity	*	*	*	*	*	*	N/A	Light and Noise control will have a minor positive impact on biodiversity, as there will less disturbance in particular to fauna habitats.
Air quality	0	0	0	0	0	0	N/A	Noise and light effects are not applicable to air quality.
Energy	0	0	0	0	0	0	Neutral	No significant impacts
Landscapes and Townscapes	0	0	0	0	*	*	N/A	Positive medium to long term impacts on townscapes if light pollution is controlled.
Historic environment	0	0	0	0	*	*	N/A	Positive long term impacts on the historic environment if light pollution is appropriately controlled.
Sufficient & decent housing	0	*	*	0	*	*	N/A	Noise control can lead to minor positive impact in relation to sufficient and decent housing.
Human health	*	**	**	*	*	*	Opt 7.1, 7.2	Noise can lead to stress related symptoms hence opt 7.1 shows a significant positive impact
Reduce poverty & exclusion	0	0	0	0	0	0	N/A	Noise and light effects are not applicable to reducing poverty and social exclusion.
Education	0	0	0	0	0	0	Neutral	No significant impacts
Reduce crime	0	0	0	0	0	0	Neutral	No significant impacts
Community welfare	*	*	*	*	*	*	Neutral	No significant impacts
Accessibility to services	0	0	0	0	0	0	Neutral	No significant impacts
Both options do not relate to each other as they control to separate issues (noise and light). Both options generally show positive impacts								

Issue 8: Sustainable Use of Building Materials & Aggregates

SUSTAINABLE ENVIRONMENT	Opt 8.1 - New developments will be encouraged to demonstrate an efficient use of building materials, including appropriate use of high quality materials and recycled aggregates, where appropriate.			Most Sustainable Option	Comments (Effects)	
	Objectives	Effects				
		S	M			L
Economic Growth	#	0	*	N/A	Short term impact will suffer from upfront costs of high quality materials and recycled aggregates, which will in the longer term result in higher yield and savings.	
Employment	0	0	0	N/A	Neutral impact.	
Minimise waste	*	**	**	N/A	The reduction in the use of materials by using aggregates and re-use will result in a significant reduction in waste.	
Water quality	0	*	*	N/A	Water quality will be marginally improved by the use of aggregate materials.	
Biodiversity	0	*	*	N/A	Biodiversity will be marginally improved by the use of aggregate materials.	
Air quality	0	*	*	N/A	Less energy demand by re-using materials will result in less emissions. Recycling aggregates could however create excess dust emissions and mitigation should hence include criteria for handling, storage and transportation of waste materials to the Council's Code of construction	
Energy	*	**	**	N/A	The reduction in the use of materials by using aggregates and re-use will result in a significant reduction energy used to produce new materials	
Landscapes and Townscapes	*	**	**	N/A	Landscape and especially townscape can be significantly benefited by the use of high quality materials.	
Historic environment	0	*	**	N/A	Use of high quality materials can have a positive impact on the historic environment. More importantly the re-use of existing materials can greatly enhance an historic environment.	
Sufficient & decent housing	0	*	*	N/A	The use of high quality materials will improve the overall quality of the building stock	
Human health	0	0	0	N/A	Not applicable.	
Reduce poverty & exclusion	0	0	0	N/A	Not applicable.	
Education	0	0	0	N/A	Neutral impact.	

Reduce crime	0	0	0	N/A	Not applicable.
Community welfare	0	0	0	N/A	Neutral impact.
Accessibility to services	0	0	0	N/A	Not applicable.
Only one option has been presented. The option shows positive impacts on a number of objectives and only a minor negative impact for short term economic growth. The option is hence considered to be sustainable					

Issue 1: Development in Context									
URBAN DESIGN & CONSERVATION	Maximise intensity of use compatible with local context			Higher density development around existing centres and public transport nodes.			Most Sustainable Option	Comments (Effects)	
	Effects			Effects					
	S	M	L	S	M	L			
Economic Growth	**	**	**	*	**	**	Opt 1.1	Maximising use, just not limited to town centres and public transport nodes would assist economic growth more greatly.	
Employment	0	*	*	*	*	**	Opt 1.2	Employment generation would be assisted greatly by high density development around employment sites and public transport nodes, providing improved access to employment.	
Minimise waste	#	0	0	#	0	0	Neutral	All development has an impact on waste generation in the short term due to demolition and reconstruction.	
Water quality	0	0	0	0	0	0	Neutral	The high density uses would result in less low density developments that could affect water quality. However this is countered by the impact from high densities and therefore more people.	
Biodiversity	0	0	0	0	*	*	Neutral	High density developments focused around major town centres would be more beneficial to biodiversity than developing on less densely developed sites	
Air quality	0	0	0	*	**	**	Opt 1.2	Air quality would be greatly improved by concentrating high density developments around public transport nodes, thus removing car dependency and improving traffic.	
Energy	#	#	#	#	#	#	Neutral	All development has negative effects on energy consumption	

Landscapes and Townscapes	*	**	**	*	*	*	Opt 1.1	Townscapes borough wide, not just within town centres would be improved if all developments were developed in a way that maximised use according to local context but this requires strong urban design policies.
Historic environment	*	*	**	*	*	*	Opt 1.1	The historic environment borough wide would be improved with any development that occurred were compatible with the local context.
Sufficient & decent housing	*	*	**	*	**	**	Opt 1.2	The provision of decent housing is more achievable and attractive to developers with high density development located where services and transport are already provided.
Human health	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Neutral impact.
Education	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce crime	*	*	*	*	*	*	Neutral	Both options will tend to reduce fear of crime in varied locations.
Community welfare	0	0	0	0	0	0	Neutral	Neutral impact.
Accessibility to services	0	*	*	*	**	**	Opt 1.2	Access to services can be assisted by high density development located in close proximity.
Most Sustainable Option:							Opt 1.2	The setting of high density development around town centres and transport modes has slightly more positive effects

Issue 2: The Historic Environment															
URBAN DESIGN & CONSERVATION	Opt 2.1 - The Council will continue to protect and where possible enhance the historic environment of the borough.			Do Nothing'			Most Sustainable Option			Comments (Effects)					
	Objectives			Effects									Effects		
	S	M	L	S	M	L									
Economic Growth	*	*	*	*	*	*	Opt 2.1	The protection of the historic environment will have a positive effect on the economy of the Borough by making it an attractive place for businesses to							

								invest in.
Employment	0	0	0	0	0	0	Neutral	Neutral effect
Minimise waste	*	*	**	#	#	#	Opt 2.1	The retention and re-use of buildings will result in a reduction in building waste.
Water quality	0	0	#	?	?	?	Do Nothing?	Older buildings might not have water saving measures. However the effect of doing nothing is uncertain.
Biodiversity	**	**	**	#	#	#	Opt 2.1	Policies also include the protection of historic landscapes and ancient woodland in the Borough.
Air quality	*	*	**	*	*	**	Opt 2.1	Minor positive effect on air quality.
Energy	0	0	#	#	0	*	Opt 2.1	The retention and re-use of older buildings which are less energy efficient may have a long term negative effect on energy consumption. Redevelopment costs will have a short term negative effect.
Landscapes and Townscapes	**	**	**	##	##	##	Opt 2.1	Townscapes will benefit significantly from the protection and enhancement of the historic environment.
Historic environment	**	**	**	##	##	##	Opt 2.1	Protection and enhancement of historic environment is required by legislation
Sufficient & decent housing	*	*	*	#	*	*	Opt 2.1	Older style housing in attractive buildings is often at a relatively high density. The effect of redevelopment would have a positive effect in the longer term
Human health	*	*	*	0	0	#	Opt 2.1	A reduction in the quality of the historic environment and the sense of place and community it often provides might result in a long term indirect negative effect on human health
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Neutral effect
Education	0	0	0	0	0	0	Neutral	Neutral effect
Reduce crime	0	0	0	0	0	0	Neutral	Neutral effect
Community welfare	0	0	0	0	0	0	Neutral	Neutral effect
Accessibility to services	0	0	0	0	0	0	Neutral	

Most Sustainable Option:	Option 2.1	Only option. Main positive impacts are on the physical environment, rather than social or economic.
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Issue 3: River Thames and Frontage and the River Network									
URBAN DESIGN & CONSERVATION	Opt 3.1 - Development should respect and enhance the character of the River Thames and the Ravensbourne River/Deptford Creek Network.			Do Nothing			Most Sustainable Option	Comments (Effects)	
	Objectives			Effects					
	S	M	L	S	M	L			
Economic Growth	0	*	*	0	*	*	Opt 3.1	Economic growth will be maintained by respecting and enhancing any character, especially the Boroughs waterways.	
Employment	0	0	0	0	0	0	Neutral	Neutral impact on employment.	
Minimise waste	0	0	0	0	0	0	Neutral	Neutral impact on waste generation	
Water quality	*	**	**	#	#	#	Opt 3.1	Significant positive impact on water quality by developments that respect and enhance the Boroughs waterways.	
Biodiversity	**	**	**	#	#	#	Opt 3.1	Development that respects the important biological diversity and qualities of the Thames and River networks	
Air quality	0	0	0	0	0	0	Neutral	Neutral impact on air quality	
Energy	0	0	0	0	0	0	Neutral	Neutral	
Landscapes and Townscapes	*	**	**	#	#	#	Opt 3.1	Townscapes, where respecting or enhancing the Boroughs Waterways will result in a positive impact by this option.	
Historic environment	*	*	*	#	#	#	Opt 3.1	A number of historic areas are located adjacent to the Boroughs Waterways and these areas will be enhanced by this option.	
Sufficient & decent housing	0	*	*	0	*	*	Neutral	A similar amount of housing could be provided by both options	

Human health	*	*	*	0	0	#	Opt 3.1	Enhancing the quality of development by the river and enabling public access will have a minor indirect positive effect on public health	
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	No impact on social exclusion	
Education	0	0	0	0	0	0	Neutral	Neutral effect	
Reduce crime	*	*	*	#	#	#	Opt 3.1	A lively and enhanced riverfront would reduce the fear of crime.	
Community welfare	0	0	0	0	0	0	Neutral	Neutral	
Accessibility to services	0	0	0	0	0	0	Neutral	Neutral	
Most Sustainable Option:				Opt 3.1			Option to enhance the Thames has the larger number of positive effects		

Issue 4: High Buildings														
URBAN DESIGN & CONSERVATION	Opt 4.1 - High buildings should be welcomed in locations identified by borough wide context studies			Opt 4.2 - High buildings ruled out in certain locations (context studies), & directed to major town centres.			Opt 4.3 - Allow high buildings subject to general location, height, massing and context standards.			Opt 4.4 - Include general criteria policy for judging the design quality of high buildings.			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
Objectives	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	*	*	0	*	*	0	*	*	0	*	*	All	All will provide similar positive effects on economic growth.
Employment	0	*	*	*	*	*	0	0	*	0	0	0	Opt 4.2	This option will result in more high buildings located in major town centres where employment is generated.
Minimise waste	#	0	0	#	0	0	#	0	0	#	0	0	Neutral	Allowing high buildings will have short term indirect negative impacts by construction waste generation.
Water quality	#	#	#	#	#	#	#	#	#	#	#	#	Neutral	Increased occupancy and usage will mean a greater drain on water resources which can be minimised by water efficient buildings.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Generally neutral impact.

Air quality	0	0	0	*	*	*	0	0	0	0	0	0	Neutral	Impact on air quality is likely to be minimised if high traffic generating developments are located in town centres.
Energy	##	#	#	##	#	#	##	#	#	##	#	#	None	All options for high building construction will have a negative impact in the short term due to construction costs. Increase occupancy and use arising from tall buildings will inevitably lead to increase energy consumption but this can be minimised by energy efficient buildings.
Landscapes and Townscapes	*	*	*	*	*	*	**	**	**	**	**	**	Opt 4.3 & 4.4	Both Options 4.3 & 4.4 will result in being positive for both landscapes and townscapes as 4.3 will control location, height, massing and context while 4.4 will assist in achieving high quality design outcomes.
Historic environment	*	*	*	0	*	*	*	**	**	*	*	*	Opt 4.3	Effects on the historic environment will be minimised by this option 4.3.
Sufficient & decent housing	*	*	*	*	*	**	0	*	*	0	*	*	Opt 4.2	This option will most beneficially assist providing sufficient and decent housing by providing such housing in major town centres where services and transport are provided.
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact on human health.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact on education.
Reduce crime	*	*	*	*	*	*	*	*	*	*	*	*	Neutral	All options are likely to have an effect on reducing crime - by providing a more lively environment in town centres for instance and by providing design standards that reduce the fear of crime.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Accessibility to services	*	*	*	*	**	**	0	*	*	0	0	0	Opt 4.2	High buildings directed to major town centres will assist in improving access to services.

Most Sustainable Option:	Opt 4.2	High buildings ruled out in certain locations and located in major town centres close to public has the most positive effects. This option will most likely need to be amalgamated with Options 4.3 & 4.4 because these options mainly relate to the design of the building.
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Issue 5: Views and Landmarks												
URBAN DESIGN & CONSERVATION	Opt 5.1 - Maintain current set of views and landmarks			Opt 5.2 - Modify the criteria for selection of local views by changing criteria to include significant local 'vistas'.			Most Sustainable Option	Comments (Effects)				
	Objectives			Effects						Effects		
	S	M	L	S	M	L						
Economic Growth	0	0	0	0	0	#	Opt 5.1	Economic growth may potentially be negatively affected by this additional constraint on high buildings, by limiting the provision of higher density buildings. This effect would however be long term and be expected to be very minor				
Employment	0	0	0	0	0	0	Neutral	Views are not directly applicable to employment.				
Minimise waste	0	0	0	0	0	0	Neutral	Neutral impact.				
Water quality	0	0	0	0	0	0	Neutral	Neutral impact.				
Biodiversity	0	0	0	0	0	0	Neutral	Neutral impact.				
Air quality	0	0	0	0	0	0	Neutral	Neutral impact.				
Energy	0	0	0	0	0	0	Neutral	Neutral impact.				
Landscapes and Townscapes	*	*	*	**	**	**	Opt 5.2	Both townscapes and landscapes would be positively enhanced by including significant local vistas as a selection of local views.				
Historic environment	*	*	*	*	**	**	Opt 5.2	The historic environment and historic vistas would be positively affected.				
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Neutral impact.				
Human health	0	0	0	0	0	0	Neutral	Neutral impact.				

Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Neutral impact.
Education	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce crime	0	0	0	0	0	0	Neutral	Neutral impact.
Community welfare	0	0	0	0	0	0	Neutral	Neutral impact.
Accessibility to services	0	0	0	0	0	0	Neutral	Neutral impact.
Most Sustainable Option:							Opt 5.2	The inclusion of significant local vistas to the selection of local views will result in a positive enhancement of landscapes and townscapes as well as minor affect for the historic environment. This in outweighs any negative impact on economic growth.

Issue 6: Areas of Special Character														
URBAN DESIGN & CONSERVATION	Opt 6.1 - Retain Protection for all current Areas of Special Character			Opt 6.2 - Remove protection for Thames Area of SC			Opt 6.3 - Remove protection for Sydenham Ridge ASC			Opt 6.4 - Remove protection for the Blackheath ASC			Most Sustainable Option	Comments (effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	#	0	0	#	0	0	#	0	0	#	Neutral	All the options would result in some sort of negative impact on economic growth due to restrictions in the nature of some development. This would be in the longer term and be expected to be very minor.
Employment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	General impact on air quality is neutral.
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.

Landscapes and Townscapes	**	**	**	#	##	##	#	##	##	#	##	##	Opt 6.1	Opt 6.1 seeks to include significant local vistas which is positive for both landscapes and townscapes, while Options 6.2,6,3 & 6,4 seek to remove protection which would create a negative impact.
Historic environment	**	**	**	#	##	##	#	##	##	#	##	##	Opt 6.1	The removal of protection of areas of special character would have a negative effect, where the inclusion of significant local vistas would be very positive.
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	General impact on sufficient and decent housing is neutral.
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Most Sustainable Option:													Opt 6.1	Option 6.1 is the option with the most positive benefits. Options to remove ASC protection from other areas show negative impacts on the appearance of landscapes, townscapes and the historic environment. This protection would need to come from other policy designations.

Issue 7: Improving the Image of the Borough - Reducing Crime and Fear of Crime - Inclusive & Accessible Environment														
URBAN DESIGN & CONSERVATION	Opt 7.1 - Carry forward current Lewisham Unitary Development Plan policies to meet these aims.						Do Nothing'						Comments (Effects)	
	Objectives			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	#	#	#	#	#	#	#	#	#	Opt 7.1	Reducing crime will assist economic growth as will improving the image of the Borough
Employment	*	*	*	#	#	#	#	#	#	#	#	#	Opt 7.1	Reducing crime will assist employment as will improving the image of the Borough.

Minimise waste	*	*	*	#	#	#	Opt 7.1	The Unitary Development Plan policies have a positive effect on waste reduction as there is some encouragement for the reuse of buildings, and the preservation of older buildings of merit.
Water quality	0	0	*	0	0	#	Opt 7.1	The current policies in the Unitary Development Plan would have a positive long term effect on water quality by encouraging SUDS. The aim would be to have a more positive effect. These policies are being reviewed elsewhere in the process.
Biodiversity	*	*	*	#	#	#	Opt 7.1	The Unitary Development Plan policies have a positive effect on biodiversity as they ensure appropriate landscaping, and protection of trees.
Air quality	0	0	0	0	0	0	Neutral	The urban design policies do not directly refer to location of development, and therefore have a neutral effect on air quality
Energy	#	#	#	#	#	#	Neutral	Both options would have negative effects as the current Unitary Development Plan policies only encourage energy efficiency. The specific policies are to be reviewed and assessed elsewhere in the Sustainability Appraisal.
Landscapes and Townscapes	**	**	**	##	##	##	Option 7.1	The policies would have a positive impact. Not to control development in this way would have a very negative impact.
Historic environment	*	*	*	##	##	##	Option 7.1	As above in respect of the historic environment
Sufficient & decent housing	*	**	**	#	#	#	Opt 7.1	An inclusive and accessible environment will assist decent housing.
Human health	*	*	*	#	#	#	Opt 7.1	Not carrying out these policies will have a negative indirect impact on human health
Reduce poverty & exclusion	*	*	*	#	#	#	Opt 7.1	An inclusive and accessible environment will assist in reducing social exclusion.
Education	0	0	0	0	0	0	Neutral	Neutral impact - carrying forward current policy.
Reduce crime	**	**	**	#	#	#	Opt 7.1	Significant positive impact on reducing the fear of crime
Community	*	*	*	0	0	0	Opt 7.1	Assists community welfare.

welfare																					
Accessibility to services	*	*	**	#	#	#	Opt 7.1										Access to services will be improved by this option by ensuring that the environment is designed to enable accessibility.				
Most Sustainable Option:				Opt 7.1			These policies designed to improve overall environment and amenity will have a positive impact. They will require review and being up-dated to be brought into line with new government guidance and London Plan standards.														

Issue 1																							
EDUCATION , HEALTH & COMMUNITY FACILITIES	Opt 1 - Protect existing sites used (or previously used) for health, education and community facilities from redevelopment to other uses			Opt 2 - Ensure that health, education and community service needs arising from a development are provided			Opt 3 - Require major developments undertake a social impact assessment			Opt 4 - Encourage the provision of health, education and community facilities to locate in areas with good public transport			Opt 5 - Provide flexibility for health, education and community uses serving a very local area to locate in residential areas			Opt 6 - Facilitate the upgrade/redevelopment/improvement of existing facilities			Opt 7 - Ensure community facilities are located in appropriate places that both contribute to sustainability objectives and provide access for users			Most Sustainable Option(s)	Comments (Effects)
	Objectives	Effects			Effects			Effects			Effects			Effects			Effects						
		S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M		
Economic Growth	0	0	0	0	*	**	0	*	*	0	*	*	0	0	*	0	*	*	0	*	*		
Employment	0	0	0	0	*	**	0	0	0	0	0	*	0	0	*	0	*	*	0	*	*		
	Opt 2,4,5,6 & 7																				Opt 2,4,5,6 & 7	Options 2 shows long term positive impacts as a growth in housing provision will result in an increase in HEC facilities which contributes to economic growth	
	Opt 2,4,5,6 & 7																				Opt 2,4,5,6 & 7	An increase in the HEC facilities will provide employment opportunities in the borough	

Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#	0	0	0	0	0	Neutral	Minor negative impact for opt 6 as redevelopment creates additional waste
Water quality	0	0	0	0	0	0	0	0	0	0	0	*	0	0	*	0	0	0	0	0	*	Opt 4, 5 & 7	Water quality will be marginally improved in the long term should these facilities be located closer to public transport and less vehicle movements will result.
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	neutral	no significant effect
Air quality	0	0	0	0	0	0	0	0	0	0	*	*	0	*	*	#	0	0	0	*	*	Opt 4, 5 and 7	Location of facilities near good public transport facilitates will result in less car travel and improved air quality.
Energy	0	0	0	0	0	0	0	0	0	0	*	*	0	*	*	#	*	*	0	*	*	Opt 4 and 5	The location of services to local areas will reduce fossil fuel emissions from vehicles. Opt 6 will reduce energy usage with improvements to built fabric with changes in building regulations part L.
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*	0	0	0	Opt 6	Improvements to the built fabric will improve the townscape
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Opt 6 can be positive and negative as some of the older schools buildings have some local historic value. If protected this will be positive but if redeveloped to change character then negative

																							impact.
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Human health	*	*	#	0	*	*	0	*	*	0	*	*	*	**	*	**	**	*	**	**	Opt 2, 3, 4, 5, 6 & 7	Opt1 will not be adequate in the long term with growing demand for facilities. All other options have some positive impact as they all assume a current provision or addition of health facilities	
Reduce poverty & exclusion	*	*	#	*	*	**	0	*	*	*	*	*	*	**	**	*	*	*	*	*	*	Opt 5	This option allows flexibility and location in residential areas which will assist in providing affordability to essential services to the home.
Education	*	*	#	*	*	**	0	*	*	*	*	*	0	*	*	*	**	**	*	**	**	Options 2,6 & 7	These options increase the no. of educational facilities and bring about improvements to the educational environment.
Reduce crime	0	0	*	0	0	*	0	0	*	0	0	0	0	0	*	0	0	*	0	0	*	Opt 1,2,3,5,6,7	Access to good HEC facilities can help reduce anti social behaviour
Community welfare	*	*	#	*	*	**	0	*	**	*	*	*	*	*	*	*	**	**	**	**	**	Opt 7	HEC facilities are a basic necessity for community welfare. Opt 1 shows a negative impact as long term needs will not be provided

Accessibility to services	*	*	#	*	*	**	*	*	*	*	**	*	*	*	*	*	**	**	*	**	**	Options 2, 4, 6 & 7	Direct positive impacts. Opt 1 shows negative impacts as long term needs will not be provided
Options 2, 3, 4, 5,6 & 7 show significantly positive impacts for some of the objectives. Option 1 takes a status quo stance and showed the most negative impacts on a long term basis.																							

Issue 2 - New School Sites and Improvement of Existing School Sites														
EDUCATION, HEALTH & COMMUNITY FACILITIES	EHCF 8 - New Secondary School on site of Lady well Leisure Centre			EHCF 9 - Identify temporary sites for schools while improvement programme is underway			EHCF 10 - Include criteria based policy to help determine planning applications for temporary school buildings			EHCF 11 - Protect historic schools from demolition			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Employment	0	*	*	0	0	*	0	0	*	0	0	*	Opt 8	New school will assist employment in the medium to long term.
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Water quality	0	0	0	0	0	0	0	0	0	*	*	*	Opt 11	Reduces the need for using natural resources
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.

Energy	#	0	0	0	0	0	0	0	0	0	*	*	*	Opt 11	Reduces the need for using natural resources
Landscapes and Townscapes	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Historic environment	0	0	0	0	0	0	0	0	0	0	*	**	**	Opt 11	
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Human health	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce poverty & exclusion	0	*	*	0	*	*	0	0	0	0	0	0	0	Opt 8/9	The provision of improved educational establishments will assist the reduction of poverty & social exclusion over the long term.
Education	*	**	**	*	*	**	*	*	*	*	**	**	**	Opt 8	New school rather than temporary schools will assist more positively to greater education, regardless of the location.
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.
Community welfare	0	#	##	0	0	*	0	0	*	0	0	*	*	Opt 9/10/11	Option 8 will result in the loss of a community facility and therefore the options are more positive.
Accessibility to services	#	#	##	*	**	*	0	0	*	0	*	*	*	Opt 9	Locating the new school on a recreational site will restrict access to these key services. The identification of temporary sites will assist in the short to medium term.
Most Sustainable Option:														Opt 9	Most sustainable option as Option 8 will result in the loss of a community facility.

		Protecting Employment Land														
EMPLOYMENT LAND	E1 - Maintain current Strategic Employment Location Boundaries	E2A - Remove sites from Strategic Employment Locations			E2B - Add sites to Strategic Employment Locations			Most Sustainable Option	Comments (Effects)							
	Objectives	Effects			Effects									Effects		
		S	M	L	S	M	L	S	M	L						

Economic Growth	*	*	*	*	*	*	*	*	*	*	Opt E1 & E2A and E2B	Difficult to predict whether the removal or addition of sites or the maintenance of the existing boundaries will contribute to economic growth. This would depend on the nature of replacement uses. In the absence of further information it is considered all three options could contribute to economic growth.
Employment	*	*	*	#	#	#	*	*	*	Opt E1 & E2B	Difficult to predict whether the removal or addition of sites or the maintenance of the existing boundaries will contribute to the availability of jobs. This would depend on the nature of replacement uses. In the absence of further information it is considered all three options could contribute to job availability.	
Minimise waste	*	*	*	0	#	##	*	**	**	Opt E2B	It is considered that the removal of sites from the Strategic Employment Locations might reduce the borough's capacity to handle the waste stream from the borough.	
Water quality	#	#	#	*	*	*	#	0	*	E2A	Industrial sites generally have a lot of hard standing areas, and cause water run off. They do not therefore generally improve water quality. Industrial users are sometimes large consumers of water and therefore do not conserve water. The removal of sites from these locations, and consequently their redevelopment might improve water quality by increasing the amount of soft landscaping and improving natural drainage. Whether the amount of water conserved would be improved is uncertain in the absence of information on any proposed new development.	
Biodiversity	#	#	#	*	*	*	#	#	#	Opt E2A	There will be some positive effects on biodiversity depending on the nature of the alternative uses on the sites.	
Air quality	*	*	*	*	#	#	*	*	**	Opt E2B	The removal of sites from the Strategic Employment Location will result in a reduced capacity to deal with the transport and treatment of waste locally, and might result in people having to travel longer distances to access services such as car repairs and other local business services. A reduction in air quality might be the result.	
Energy	?	?	?	#	0	*	?	?	?	Opt E2A	It is difficult to judge the effect on energy of release of maintenance of sites - it is possible that sites in the SEL could be used for energy regeneration or recycling which has an effect on energy reduction. Removal of sites and associated redevelopment for other uses will have an energy cost associated with redevelopment but may have a longer term beneficial impact due to new energy efficient buildings.	
Landscapes and Townscapes	#	#	#	*	*	**	#	#	#	Opt E2A	The addition and/or removal of sites from the Strategic Employment Locations is likely to have an effect on the overall landscape and townscapes of the Borough.	
Historic environment	0	0	0	0	0	0	0	0	0	Neutral	These options are not relevant to the historic environment.	
Sufficient & decent housing	#	#	#	*	*	*	#	#	#	Opt E2A	The removal of Employment Sites from the Strategic Employment Locations could result in the redevelopment of some sites for housing.	
Human health	0	0	0	0	0	0	0	0	0	Neutral	These options are not relevant to health.	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	These options are not relevant to reduction in poverty and social exclusion.	

Education	0	0	*	0	0	*	0	0	*	All options have long term beneficial impact	All these options involve some commercial use (including where sites are removed from SELs). Jobs provided on sites and thereby the opportunities for further training this might represent will have a beneficial impact.
Reduce crime	#	#	#	*	*	*	#	#	#	Opt E2A	Industrial sites often are not welcoming places and can act to increase the fear of crime. Redevelopment of sites removed from SELs would result in well designed locations that would reduce the fear of crime/
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	These options are not relevant to community welfare.
Accessibility to services	0	0	0	*	*	*	0	#	#	Opt E2A	The removal of sites from the SELs will result in an increase in the availability of community services as it is possible that parts of the sites could be developed for community uses.
Most Sustainable Option: Combination											All the options score well as the removal, maintenance and adding of SELs all have variable advantages and disadvantages. Option E2A scores the most highly in terms of beneficial impacts.

Defined Employment Land																							
EMPLOYMENT LAND	DEA 1 - Retain all the current Defined Employment Areas and refuse planning permission for changes of use away from business uses			DEA 2 - Remove protection for business/industrial uses in Defined Employment Areas			DEA 3 - Review appropriateness of retaining DEA , with a view to removing protection for business, industrial and commercial uses from a number of sites			DEA 4 - Allow for 100% residential development in Defined Employment Areas			DEA 5 - Allow 'mixed use' commercial and residential with an element of affordable housing (suggest 50%) in DEA. Also consider community facilities			DEA 6 - New development in Defined Employment Areas should be 100% affordable housing where possible			DEA 7 - Create new affordable employment floorspace by requesting contributions from large new developments			Most Sustainable Option	Comments (Effects)
	Objectives	Effects			Effects			Effects			Effects			Effects			Effects						
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		

Economic Growth	*	*	*	#	#	##	#	#	#	#	##	##	0	**	***	#	##	##	*	*	**	Opt DEA5 and DEA 7	The option that is likely to make the greatest impact on economic growth is Option DEA 5, especially on some under-used employment land in the borough which has low levels of economic activity. New mixed use development is likely to be at a higher density and provide a greater variety of premises of better quality that will be attractive to new firms or provide space for smaller local firms to move into. Simple removal of protection of employment land status is not likely to result in economic growth as 100% housing development would be the likely result. There would be a small cumulative impact on the economy dependent on the number of homes built but this would be small in comparison with mixed use development. Option DEA 7 could be used to ensure that any new development would contribute to economic activity
Employment	0	0	*	#	##	##	#	#	##	#	##	##	0	**	***	0	0	#	*	*	*	Option DEA 5 And DEA 7	Option DEA 5 will create more employment opportunities if mixed use employment and housing development is allowed to occur on some poorly used employment areas in the borough with a low employment density and poorer quality buildings. Removing employment land protection from these sites without a policy promoting mixed use development in its place will likely result in developments largely

																								Landscaping on redevelopment will improve biodiversity.
Air quality	0	0	0	0	0	*	0	*	*	*	*	*	0	*	*	0	0	*	0	0	0	0	Opt DEA 4	Residential development that results in the removal of lorries and other heavy vehicles will improve air quality though the effect is likely to be small if residential development results in increased car movements.
Energy	0	0	#	#	0	*	#	0	*	#	0	*	#	0	*	#	0	*	#	0	*	Opts DEA 2 - 6	All options that potentially allow for redevelopment to occur will mean a short term negative impact on energy consumption and a long term beneficial impact arising from the construction of more energy efficient buildings.	
Landscapes and Townscapes	#	#	#	*	**	**	*	*	**	*	**	**	*	**	**	*	**	**	*	*	*	Opt DEA 4,5 & 6	Options that allow residential development are considered the most sustainable for landscapes & townscapes.	
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Not applicable.	
Sufficient & decent housing	#	#	#	*	**	**	0	#	#	*	**	**	0	**	**	**	**	**	0	0	0	Opt DEA 6	Options DEA 4 DEA 6 would result in the greatest amount of housing whether affordable or otherwise. It is possible that DEA 5 will also produce a large amount of housing	
Human health	0	0	0	0	0	0	0	0	0	0	*	*	0	*	*	0	*	*	0	0	0	Options DEA 4,5,6	Housing development will have a minor indirect effect on improving human health	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	*	0	0	*	*	**	**	0	0	*	DEA 6	DEA 6 involving affordable housing is likely to have the greatest effect in reducing poverty and exclusion	
Education	*	*	*	#	#	#	0	0	#	#	#	#	0	*	#	#	#	*	*	*	Opt DEA 1	Options involving business and industrial premises will allow the possibility of training as part of employment.		

Reduce crime	0	0	0	*	*	*	0	0	*	*	*	*	**	**	**	*	*	*	0	0	0	Opt DEA 5	Options allowing for mixed use development will be most beneficial in reducing crime. Housing involving single uses will be less beneficial. Industrial/business area in single uses often do not provide unthreatening environments.
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*	0	0	0	0	0	0	Opt DEA 5	Mixed Use developments are most likely to attract development of associated community facilities
Accessibility to services	0	0	0	0	0	0	0	0	*	0	*	*	*	*	*	0	*	*	0	0	0	Opt DEA 5	Provision of mixed use development would provide increased access to services
Most Sustainable Option:																					Opt DEA 4	This option along with option DEA 5 scores well as industrial uses will be removed and environmental gain as well as social housing will be achieved. However this could have negative impact on employment, services and could hinder economic growth.	

		Other Employment Land																		
EMPLOYMENT LAND	OTH 1 - Preserve all these sites in business/industrial use	OTH 2 - Remove protection from and allow redevelopment for mixed use commercial and housing or 100% housing			OTH 3 - Assess applications for the redevelopment of these sites flexibly on the basis of criteria			Most Sustainable Option	Comments (Effects)											
	Objectives	Effects			Effects															Effects
	S	M	L	S	M	L	S	M	L											

Economic Growth	*	*	**	*	*	**	0	0	0	Opt OTH 1 & 2	Both preservation and removal of protection of these sites would be beneficial for economic growth for different reasons. This would depend on the nature of the uses in the redevelopment - housing development would possibly have a negative impact by reducing the vitality and variety of the local economy. Mixed use development could have a positive impact by renewing local business uses.
Employment	*	*	**	#	##	##	0	*	*	Opt OTH 1	Removal of protection will represent a significant negative impact on employment, as it is likely that due to land values redevelopment proposals would be 100% housing .
Minimise waste	#	#	#	*	*	*	0	0	*	Opt OTH 2	Waste minimisation could be assisted by removing 'dirty' industries that generate more waste than mixed use or 100% housing developments.
Water quality	0	#	#	0	*	*	0	0	*	Opt OTH 2	Removing industrial uses should generally result in improved water quality and conservation, although the introduction of residential uses may result in increased water usage . Many Industrial sites are hard surfaced with little landscaping, and redevelopment to modern standards would improve natural drainage and reduce surface water runoff.
Biodiversity	0	0	0	0	*	*	0	0	*	Opt OTH 2	Potential minor improvement for biodiversity by removing protection and allowing redevelopment for other uses which would allow for more landscaping using native species.
Air quality	0	#	#	0	*	*	0	0	*	Opt OTH 2	Potential minor improvement for air quality by removing protection and allowing redevelopment.
Energy	0	0	#	#	0	*	#	?	?	Opt OTH 2/3	There would be a short term negative effect on energy consumption arising from the energy costs of new development, which would in the long term be cancelled out by a saving in energy from new energy efficient developments. Option OTH 3 - results would depend on the nature of the redevelopment
Landscapes and Townscapes	#	#	#	*	*	**	0	*	*	Opt OTH 2	Townscapes, specifically will be improved by the removal of medium and heavy industries and replacement with mixed use developments.
Historic environment	0	#	#	*	*	*	0	0	*	Opt OTH 2	The historic environment would be more enhancement where located in close proximity to industrial sites that are redevelopment for mixed use purposes.
Sufficient & decent housing	0	#	#	0	*	**	0	*	*	Opt OTH 2	Redevelopment including residential uses will provide additional decent housing opportunities.
Human health	0	0	0	0	0	0	0	0	*	OPT 3	It is possible that in the longer term some of these sites might be redeveloped for health services which would have a positive indirect impact on human health.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact on reducing poverty & social exclusion.
Education	*	*	*	*	*	*	0	0	0	Neutral	Provision of local job opportunities would present opportunities for training if local people are able to take advantage of them
Reduce crime	0	0	0	0	*	*	?	?	?	OTH 1/2	Mixed use developments which are more intensively used over more hours of the day would result in more natural surveillance and a more lively environment and therefore reduce the fear of crime.
Community	0	0	0	0	0	0	0	0	0	Neutral	Neutral impact.

welfare														
Accessibility to services	0	*	*	0	#	#	0	0	*	Opt OTH 1	Business that provide services that are not protected could be negatively affected. Redevelopment for a use that provided a local service would improve community services.			
Most Sustainable Option:											Opt OTH 2	Opt OTH 2 scores strongly for environmental reasons as redevelopment of land for mixed use schemes will generally result in an improvement. However the economic and more important employment impacts from removing these protected areas could be significant.		

Office Development												
EMPLOYMENT LAND	OFF 1 - Direct larger office development to the Major Town Centres of Lewisham & Catford. Smaller office developments elsewhere			OFF2 - 'Do nothing' - allow office development in all locations			Most Sustainable Option	Comments (Effects)				
	Effects			Effects								
	S	M	L	S	M	L						
Economic Growth	*	**	**	#	#	##	Opt OFF 1	The borough has not succeeded in attracting office development to its major town centres in the past. It is considered that these locations however would have the most beneficial impact on economic growth by locating them in clusters of other supportive uses such as retail and leisure facilities.				
Employment	*	**	**	#	##	##	Opt OFF 1	As above for employment				
Minimise waste	#	##	##	#	#	#	Opt OFF 2	Office development is usually responsible for waste production.				
Water quality	#	#	#	#	#	#	Neutral	Water quality is likely to be affected by office development in whatever location				
Biodiversity	#	#	#	#	#	#	Neutral	Office development involving intensive use of land is likely to have negative impacts on biodiversity				

Air quality	*	*	*	#	#	#	Opt OFF 1	Air Quality could be assisted by office development locating in the borough, and providing jobs closer to Lewisham residents. Development in town centres where public transport is good will have more of a beneficial effect by reducing traffic movements.
Energy	#	#	#	#	#	#	Neutral	All office development is a consumer of energy
Landscapes and Townscapes	0	*	*	#	#	#	OFF1	Town centre office development can enhance the townscape and commercial character of these places.
Historic environment	0	0	0	0	0	0	Neutral	Not applicable.
Sufficient & decent housing	0	0	0	0	0	0	Neutral	Neutral impact.
Human health	0	0	0	0	0	0	Neutral	Neutral impact.
Reduce poverty & exclusion	*	*	*	*	*	*	Both options	By providing local job opportunities office development can indirectly reduce poverty and exclusion
Education	*	*	*	*	*	*	Both options	By providing local job opportunities office development can indirectly improve education by providing training opportunities
Reduce crime	*	*	*	0	0	0	Opt OFF 1	This option will present a minor positive effect for reducing crime.
Community welfare	0	0	0	0	0	0	Neutral	Neutral impact.
Accessibility to services	*	*	*	#	#	#	Opt OFF 1	Access to services would be enhanced by directing larger office developments closer to services in Major Town Centres,
Most Sustainable Option:							OFF1	This option was put forward as it was considered to be the only sustainable option to accommodate office development in the borough. Large office development would be directed to those places with good transport links and able to provide local facilities to office staff, and to increase the economic viability of the larger town centres in the borough, with a variety of smaller premises to meet local demand.

	Employment Clusters & Creative Industries
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EMPLOYMENT LAND	CRE 1 - Identify 'Creative Quarters' where the Council will encourage development of creative enterprises			2 - Do not identify Creative Quarters			Most Sustainable Option	Comments (Effects)
	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	*	*	#	#	#	Opt CRE 1	The creation of a creative quarter will assist in economic growth over the short - long term by providing greater variety in the local economy, and therefore attract other businesses.
Employment	*	*	**	0	0	0	Opt CRE 1	Encouraging the development of creative industries will provide an increase in the range of employment opportunities for local people in the longer term.
Minimise waste	?	?	?	?	?	?	?	It is difficult to identify whether creative industries or different industries would generate different amounts of waste.
Water quality	0	0	0	?	?	?	?	It is highly likely that creative industries will reuse older buildings. The effect on water quality overall is uncertain.
Biodiversity	0	0	0	0	0	0	Neutral effect	Assuming the same buildings are retained then the effect on biodiversity will be neutral.
Air quality	0	0	0	0	0	0	Neutral effect	Assuming the same buildings are retained then the effect on air quality will be neutral.
Energy	0	0	0	0	0	0	Neutral effect	Assuming the same buildings are retained then the effect on energy will be neutral
Landscapes and Townscapes	*	*	*	0	0	0	Opt CRE 1	The identification of creative quarters by providing vitality and viability to the urban landscape and possibly reusing older industrial buildings will have a positive effect.
Historic environment	*	*	*	0	0	0	Opt CRE 1	As above especially in relation to the re use of older buildings.

Sufficient & decent housing	0	0	#	0	0	0	Opt CRE 2	Retention of buildings for the creative industries will possibly have a negative effect on providing sites for housing.	
Human health	0	0	0	0	0	0	Neutral effect	Neutral impact.	
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Neutral impact.	
Education	0	0	*	0	0	0	Opt CRE 1	The creation of creative clusters will increase a range of job opportunities which might lead to more training opportunities for local people providing they are able to access them.	
Reduce crime	0	0	0	0	0	0	Neutral	Neutral impact.	
Community welfare	*	*	*	0	0	0	Opt CRE 1	The creation of a creative quarter will add to a sense of identity and a sense of place which will indirectly promote community activities and welfare.	
Accessibility to services	0	0	0	0	0	0	Neutral effect	Neutral impact.	
Most Sustainable Option:				Opt CRE 1			The option to identify and retain creative quarters or clusters builds on the Creative Lewisham Strategy adopted by the Council. The only direct negative effect identified is one concerning the provision of housing sites. This could be mitigated by the provision of sufficient housing sites elsewhere in the borough to meet targets.		

Live/Work Units											
EMPLOYMENT LAND	LW1 - Live-work developments should be welcome in Defined Town Centres, and locations associated with Local Shopping Parades where the use does not conflict with residential amenity			LW2 - Live-work developments should only be allowed in attractive older workshop/warehouse buildings as a way of ensuring their continued use			LW3 - Live-work developments should be refused planning permission in favour of mixed use commercial and residential development or 100% residential development			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Objectives											
Economic Growth	0	*	*	0	*	*	*	*	**	Opt LW3	Mixed use commercial and residential developments would most greatly assist economic growth over live-work units.

Employment	*	*	0	*	*	*	#	0	*	Opt LW2	For employment purposes, only allowing live-work units in attractive older workshops/warehouse buildings will assist in ensuring their continued use and will benefit these types of employment uses more greatly.
Minimise waste	#	0	0	*	*	*	0	0	0	Opt LW2	It is difficult to gauge the precise sustainability effects of options LW1 and LW3 as the options do not specify whether the new development would reuse older buildings. LW2 is clearly the most sustainable option as it specifically relates to the re-use of buildings.
Water quality	0	0	0	0	0	0	0	0	0	Neutral	These options appear to all have a neutral effect on water quality
Biodiversity	0	0	0	0	0	0	0	0	0	Neutral	These options appear to all have a neutral effect on biodiversity
Air quality	*	*	*	*	*	*	0	0	#	Option LW1 or LW2	It is likely that granting permission for live/work developments would have a minor positive impact on air quality by reducing the need to travel to work
Energy	#	0	0	0	0	#	#	0	#	Option LW1 or LW2	Redevelopment options always involve an energy expense involved with construction costs. Re use of older less energy efficient buildings may have an energy cost in the longer term. Option LW3 most likely involves higher intensity development which may also have higher energy costs.
Landscapes and Townscapes	*	*	*	*	**	**	0	0	*	Opt LW2	Workshops and warehouses can be restored and their use maintained by allowing this flexible employment and residential use, which will most greatly assist townscapes.
Historic environment	0	0	0	*	*	**	#	#	#	Opt LW2	The historic environment will mostly be enhanced and protected by allowing live-work developments in older workshops and warehouses.
Sufficient & decent housing	0	*	*	0	*	*	*	**	**	Opt LW3	Opt LW3 will result in the most amount of housing which will provide the greatest amount of sufficient and decent housing.
Human health	0	0	0	0	0	0	0	0	0	Neutral	Neutral
Reduce poverty & exclusion	0	0	*	0	*	*	*	*	*	Opt LW3	Option LW3 is most likely to assist in reducing social exclusion by being able to provide associated social facilities
Education	0	0	0	0	0	0	0	*	*	Opt LW3	Option LW3 is most likely to have indirect effects in promoting education by providing more job opportunities
Reduce crime	*	*	*	*	*	*	*	*	**	Opt LW3	Most sustainable for reducing crime.
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	Neutral

Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	Neutral
Most Sustainable Option										Opt LW2 & LW3	Both these options are considered to be more sustainable than option LW1, which is the current practice.

SURREY CANAL STRATEGIC EMPLOYMENT LOCATION

Sites for Retention in Surrey Canal Strategic Employment location - Waste Transfer sites at Landmann Way, British Wharf, Gemini Industrial estate, Elizabeth, Juno Way Industrial Estates, Lewisham Vehicle Pound and Railway lands Juno Way/Coldharbour Lane, Bolina Road Industrial Estates, Apollo Business Centre and other premises on Trundleys Road, Deptford Trading Estate and premises on Blackhorse Road and Grinstead Road								
EMPLOYMENT LAND	Retention in SEL			Release from SEL			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	**	**	*	*	*	Retention in SEL	These sites comprise functions considered to performs a strategic function of the whole of London by providing sites where heavier industrial process, 24 hour working and waste uses may be located. In London terms which requires these sites to function the most sustainable option is the retention of sites within the SEL.
Employment	*	*	*	*	*	**	Release from SEL	Many of the uses in the SEL are low density in terms of the amount of employment generated. Release for example mixed use development might be more productive of job creation.
Minimise waste	**	**	**	#	#	#	Retention in SEL	The SEL comprises Lewisham's most important waste processing and handling sites. Redevelopment would involve generation of construction waste in the short term, an increase in waste generated by probably more intensive development, and a long term reduction in the Borough's waste handling capacity.
Water quality	#	#	#	0	*	**	Release from SEL	Industrial sites have large amounts of hard surfacing which does not improve water quality. Release for other uses would enable the introduction of green landscaping elements which would contribute to water quality.
Biodiversity	0	0	0	0	*	**	Release from SEL	Release from SEL and possible redevelopment for other uses would allow the introduction of green landscaping elements and an associated increase in biodiversity

Air quality	0	#	#	0	#	##	Retention in SEL	Redevelopment for higher density uses and an increase in the overall number of car trips might result in an overall decrease in air quality.
Energy	0	0	0	0	#	##	Retention in SEL	Higher density development might result in an increase in overall energy usage. The Combined Heat and Power Station is capable of generating energy that would compensate for some of the energy usage at the SEL.
Landscapes and Townscapes	#	#	#	*	**	**	Release from SEL	Release for other forms of development would result in improved townscape and landscape quality.
Historic environment	n/a	n/a	n/a	n/a	n/a	n/a	Neutral result	
Sufficient & decent housing	#	#	#	*	**	**	Release from SEL	The maintenance of the SEL means that these protected sites are not available for housing development.
Human health	n/a	n/a	n/a	n/a	n/a	n/a	Neutral result	
Reduce poverty & exclusion	n/a	n/a	n/a	n/a	n/a	n/a	Neutral result	
Education	n/a	n/a	n/a	n/a	n/a	n/a	Neutral result	
Reduce crime	#	#	#	*	**	**	Release from SEL	Industrial areas in single use are deserted at night, and do not provide an environment with passive surveillance. They can be unfriendly places that result in a far of crime. Release and development for other uses would increase the mix of uses, increase footfall and the overall design quality would lead to a reduction in crime and of the fear of crime
Community welfare	n/a	n/a	n/a	n/a	n/a	n/a	Neutral result	
Accessibility to services	n/a	n/a	n/a	n/a	n/a	n/a	Neutral result	
Comments: The retention of sites within the SEL is considered to be of strategic economic importance for the whole of London. Release of sites from SEL performs better on sustainability indicators.								

Railway Lands at Coldblow Lane/Juno Way								
EMPLOYMENT LAND	Retention in SEL			Housing Development			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	?	?	?	0	0	*	Housing Development	Long term cumulative effect of development of a number of housing sites might result in an increase in economic growth as an indirect effect. The site will be required for the East London Line extension in the short to middle term so will not be available for employment or other development. However the construction of the East London Line extension will have economic benefits to Lewisham
Employment	0	0	0	0	*	0	Housing Development	Housing development will provide short term employment.
Minimise waste	0	0	0	0	#	#	Retention in SEL	Housing development will increase waste generation.
Water quality	0	0	0	0	0	0	Neutral Result	the site is currently vacant. Housing development could also act to improve water quality overall
Biodiversity	*	*	?	0	0	*	Retention in SEL	
Air quality	0	0	?	0	#	#	Retention in SEL	Housing development would generate more car journeys
Energy	0	0	?	0	#	#	Retention in SEL	Housing development would use more energy
Landscapes and Townscapes	#	#	?	0	0	*	Housing Development	Housing development would be of benefit in the long term
Historic environment	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable	
Sufficient & decent housing	#	#	#	0	0	*	Housing Development	Would help to meet housing targets in the long term
Human health	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable	
Reduce poverty & exclusion	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable	
Education	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable	
Reduce crime	0	0	0	0	0	*	Housing Development	Housing development in the long term would result in an environment less susceptible to crime and the fear of crime. The site at the moment is empty.
Community welfare	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable	

Accessibility to services	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable	
BOLINA ROAD WASTE TRANSFER SITE								
EMPLOYMENT LAND	Addition to SEL			Status Quo			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	No difference between options	No difference between options
Employment	*	*	*	*	*	*		
Minimise waste	**	**	**	**	**	**		
Water quality	0	0	0	0	0	0		
Biodiversity	0	0	0	0	0	0		
Air quality	0	0	#	0	0	#		
Energy	0	0	#	0	0	#		
Landscapes and Townscapes	0	0	0	0	0	0		
Historic environment	0	0	0	0	0	0		
Sufficient & decent housing	0	0	0	0	0	0		
Human health	0	0	0	0	0	0		
Reduce poverty & exclusion	0	0	0	0	0	0		
Education	0	0	0	0	0	0		
Reduce crime	0	0	0	0	0	0		
Community welfare	0	0	0	0	0	0		
Accessibility to services	0	0	0	0	0	0		
These options concern whether a waster transfer site should be brought within the SEL. The uses remain identical therefore the environmental effects are identical. The site is well located behind railway viaducts with minimal effects on the townscape.								

BROMLEY ROAD STRATEGIC EMPLOYMENT LOCATIONS

Catford Bus Garage															
EMPLOYMENT LAND	1. Employment			2. Waste Processing			3A. 100% Housing			3B Mixed use Commercial and Housing			Most Sustainable Option	Adverse Effect	Comments (Effects)
	Effects			Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L	S	M	L			
Economic Growth	*	*	*	*	*	*	#	#	#	#	0	*	Option 1 or 2	Option 3A. Option 3B in the short term	
Employment	*	*	*	*	**	**	##	##	##	#	0	*	Option 2	Option 3A . Option 3B in the short term	
Minimise waste	*	*	*	**	**	***	0	0	0	#	*	*	Option 2	*	
Water quality	#	#	#	#	#	#	*	*	*	0	0	0	Option 3A	Options 1 and 2	
Biodiversity	0	0	0	0	0	0	0	*	*	0	*	*	Neutral Result		
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	Neutral Result	Option 2	
Energy															
Landscapes and Townscapes	0	0	0	#	#	#	*	*	*	*	*	*	Option 3A or 3B	Option 2	
Historic environment	0	0	0	#	#	#	*	*	*	*	*	*	Option 3A and 3B	Option 2	
Sufficient & decent housing	#	#	#	#	#	#	*	*	**	*	*	*	Option 3A	Options 1 and 2	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result		
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result		
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result		
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B		
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result		
Accessibility to services	**	**	**	#	#	#	#	#	#	#	#	#	Option 1	Options 2, 3, 4	

Bellingham Trading Estate Fran Thorne Way															
EMPLOYMENT LAND	1. Employment Use			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Adverse Effects	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L	S	M	L			
Economic Growth	*	**	**	*	**	**	0	0	0	*	*	*	Option 2 Waste Processing		Option 2 is the most sustainable on the assumption that waste processing will be a growth area and make a stronger contribution to the economy. This might not be the case. Dependent on the uses chosen for the development of Options 1 and 3.
Employment	*	**	**	*	**	**	##	##	##	*	*	*	Option 1 Employment or Option 2 Waste Processing	Option 3A Housing	
Minimise waste	0	0	0	**	**	**	#	0	0	#	0	0	Option 2 Waste Processing	Short term effects of Options 3A and 3B	
Water quality	#	#	#	#	#	#	**	**	**	*	*	*	Option 3A Housing	Option 1 Employment and Option 2 Waste Processing	
Biodiversity	0	0	0	#	#	#	*	**	**	*	*	*	Option 3A Housing	Option 2 Waste Processing	
Air quality	0	0	0	#	#	#	0	0	0	0	0	0		Option 2 Waste Processing	
Energy															
Landscapes and Townscapes	#	#	#	##	##	##	*	*	**	*	*	*	Option 3A Housing	Option 1 Employment Use and Option 2 Waste Processing	
Historic environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Not relevant		
Sufficient & decent housing	0	0	0	0	0	0	**	**	**	*	**	**	Option 3A Housing		
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect		
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect		
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect		

Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B Mixed Use Commercial and Housing	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	

Comments: The most sustainable option is Option 3B with the largest number of positive effects and the least number of adverse effects. Waste processing, although with strongly positive effects has the highest number of adverse effects in this location.

EMPLOYMENT LAND Objectives	Initial Laundry Site												Most Sustainable Option	Comments (Effects)
	1. Employment Use			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	**	**	**	*	**	**	0	0	0	#	*	*	Option 1 or 2	
Employment	**	**	**	*	**	**	##	##	##	#	*	*	Option 2	
Minimise waste	0	0	0	*	**	**	0	0	0	0	0	0	Option 2	
Water quality	#	#	#	#	#	#	*	*	*	0	0	0	Neutral Result	
Biodiversity	0	0	0	#	#	#	*	*	**	*	*	*	Option 3	
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	Neutral Result	
Energy														
Landscapes and Townscapes	0	0	0	##	##	##	**	**	**	**	**	**	Option 3B	
Historic environment	0	0	0	##	##	##	**	**	**	**	**	**	Option 3A or 3B	
Sufficient & decent housing	0	0	0	0	0	0	**	**	**	*	*	*	Option 3A	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B Mixed Use Commercial and Housing	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	

Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
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Police Garage Aitken Road																	
EMPLOYMENT LAND	1. Employment			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			3C other Use			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	**	*	**	**	0	0	0	0	*	*	*	*	*	Option 2 Waste Processing	Waste processing is considered to present the best prospects for economic growth, as this area will assume greater importance in the London economy as the need for these facilities increase and the sophistication of the methods and types of goods that may be recycled (and re-manufactured) increases. However this is a subjective judgement. If newer higher density employment uses were to be attracted to the site then the difference between Options 1 and 2 would be marginal.
Employment	*	*	**	*	**	***	0	0	0	0	*	*	*	*	*	Option 2 Waste Processing	Same comments as above
Minimise waste	0	0	0	*	**	***	#	0	0	#	0	0	#	0	0	Option 2 Waste Processing	
Water quality	0	0	0	0	0	0	*	*	*	*	*	*	0	0	0	Options 3A/3B	These options are most likely to improve water quality by increasing the amount of garden space and improving sustainable urban drainage.
Biodiversity	0	0	0	#	#	#	*	*	**	0	*	*	0	*	*	Option 3A Housing	Housing with gardens is considered to be the best prospect to improve biodiversity
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	0	0	0		Most options considered to have neutral effect. Waste processing considered to have most deleterious effect due to likely increase in lorry movements.
Energy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Options considered to be neutral. Difficult to gauge. Waste processing use might be intensive in energy but save energy

																		elsewhere
Landscapes and Townscapes	0	0	0	#	#	#	*	*	*	*	*	*	*	*	*	*	Options 3A, 3B, 3C	Residential and mixed use developments are considered most likely to make a Positive contribution to the landscape and townscape
Historic environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable	The character of the local environment is not historic
Sufficient & decent housing	0	0	0	0	0	0	*	**	**	*	*	*	0	0	0	Option 3A Housing	This option will provide the greatest amount of housing	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No direct effects identifiable	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No direct effects identifiable	
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	No direct effects identifiable	
Reduce crime	0	0	0	0	0	0	0	0	0	**	**	**	0	0	0	Option 3B Mixed Use Development	A mix of uses to ensure as much surveillance as possible is likely to be most effective at reducing crime.	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral		
Accessibility to services	0	0	0	0	0	0	0	0	0	*	*	*	*	*	*	Neutral	Options 3B and 3C are most likely to improve accessibility to local services. But this would depend on the nature of the use proposed.	

Comments: The outcome of this sustainability assessment is not clear cut. Waste processing is the most common best sustainable option but also has possible deleterious impacts. The options involving some form of housing development area also identified as the best sustainable options against some indicators and have fewer identified negative impacts. The assessment has considered that economic growth and jobs would be better served by a waste processing use rather than a more 'standard 'employment' option.. However this is a judgement to be made and may not be correct dependent on the nature of the employment use, which might be encouraged to intensify on site.

Corner Site Randlesdown Road and Bromley Road														
EMPLOYMENT LAND	1. Employment			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	**	**	*	**	**	0	0	0	*	*	*	Option 2	Option 2 is chosen on the basis that Waste Uses will increase, become more sophisticated and contribute to the local economy. Dependent on the nature of uses if redeveloped for employment use Option 1 could be equivalent.
Employment	*	**	**	*	**	**	0	0	0	*	*	*	Option 1 or Option 2	Option 2 is chosen on the basis that Waste Uses will increase, become more sophisticated and produce a good quantity of jobs of various skills levels. Dependent on the nature of uses if redeveloped for employment use Option 1 could be equivalent.
Minimise waste	*	*	*	*	**	***	#	0	0	#	0	0	Option 2	Option 2 which deals directly with waste is the most sustainable option
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	All options will need to ensure that the water is dealt with in a reasonable way. The site is in the Flood Risk area from the River Ravensbourne and will therefore come within the remit for policies for attenuation of flood risk and surface water run-off
Biodiversity	0	0	0	0	0	0	0	*	*	0	*	*	Option 3A or 3B	Development involving gardens will improve biodiversity.
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	Neutral Effect	Development involving waste processing is likely to involve more traffic and lorry movements

Energy	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	Probably neutral effect
Landscapes and Townscapes	0	0	0	##	##	##	*	**	**	*	**	**	Option 3A or 3B	Waste processing at this location is likely to have a negative effect on the townscape and landscape	
Historic environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable		
Sufficient & decent housing	0	0	0	0	0	0	**	**	**	*	*	*	Option 3A		
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect		
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect		
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect		
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B	A mixed use development is likely to increase activity at the site and therefore reduce crime.	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect		
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect		

Comments: The location of this site may be visually sensitive to some uses, as it is in a prominent corner location on a major through route. Small business units or offices in respect of Option 1 is likely to be the most sustainable option. Residential uses are not considered suitable at this location due to surrounding business and industrial uses.

Depot Fordmill Road														
EMPLOYMENT LAND	1. Employment			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	*	**	**	0	0	0	*	*	*	Option 1	
Employment	*	*	**	*	**	***	0	0	0	*	*	*	Option 2	
Minimise waste	*	*	*	*	**	***	#	0	0	#	0	0	Option 2	
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Biodiversity	0	0	0	#	#	#	*	*	*	0	*	*	Option 3	
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	Neutral Effect	
Energy														
Landscapes and Townscapes	#	#	#	##	##	##	*	**	**	*	**	**	Option 3A or 3B	
Historic environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable	
Sufficient & decent housing	0	0	0	0	0	0	**	***	***	*	*	**	Option 3A	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Reduce crime	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	

Comments: Option 2 Waste Processing has the greatest number of positive effects, but in this location a substantial number of negative effects as the site, although divided from residential uses by various physical barriers is visible from these area. Option 1 for employment is likely to be the most sustainable option overall.

EMPLOYMENT LAND	1. Employment			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Identified Adverse Effect	Comments (Effects)
	Effects			Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L	S	M	L			
Economic Growth	*	*	**	*	*	**	0	0	0	*	**	**	Option 1 or Option 2	No Adverse Effect	No data is available to judge the contribution waste processing and the current employment uses on the site would contribute to the local economy. If business uses were to intensify on site then Option 1 might be more sustainable.
Employment	*	*	**	*	*	**	#	#	#	*	*	*	Option 1 or Option 2	Option 3A Housing	No data is available to judge the contribution waste processing and the current employment uses on the site would contribute to job numbers. If business uses were to intensify on site then Option 1 might be more sustainable.
Minimise waste	0	0	0	**	**	**	0	0	0	0	0	0	Option 2	No Adverse Effect	
Water quality	#	#	#	#	#	#	*	*	*	0	0	0	Option 3A	Option 2 Waste Processing	Options for Employment and Waste might have an adverse effect on water quality as these developments tend to have less soft landscaping and might have more water run off.
Biodiversity	0	0	0	0	0	0	*	*	*	0	0	0	Option 3A	No Adverse Effect	

Air quality	0	0	0	#	#	#	0	0	0	0	0	0		Option 2 Waste Processing	Option 2 Waste Processing could have an adverse effect on air quality due to increased lorry movements
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Landscapes and Townscapes	0	0	0	#	#	#	*	*	*	*	*	*	Option 3A or 3B	Option 2 Waste Processing	Options for housing and mixed use development will benefit the townscape. Waste processing could potentially have an adverse effect at this location.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	Development on this site would be unlikely to affect Blackheath Conservation Area. Core strategy policies would prevent this.
Sufficient & decent housing	0	0	0	0	0	0	*	*	*	*	*	*	Option 3A or 3B	No Adverse Effect	Options for Housing or mixed use and housing would make a contribution to housing figures
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B	No Adverse Effect	A mixed use development is likely to reduce crime due to increased usage of the site
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	

Comment: Option 1 (Employment) has strongly positive effects on 2 indicators and an adverse effect on one indicator. Option 2 (Waste) has strongly positive effects on three indicators and possible adverse effects also on three indicators. Option 3 A Housing positive effects on 4 indicators and an adverse effect on one indicator. Option 3B has positive effects on 4 indicators and no adverse effects identified.

EVELYN STREET

EMPLOYMENT LAND	1. Employment			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Identified Adverse Effect	Comments (Effects)
	Effects			Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L	S	M	L			
Economic Growth	*	*	**	*	*	**	0	0	0	*	*	*	Option 1 or Option 2	No Adverse Effect	No data is available to judge the contribution waste processing and the current employment uses on the site would contribute to the local economy. If business uses were to intensify on site then Option 1 might be more sustainable.
Employment	*	*	**	*	*	**	#	#	#	*	*	*	Option 1 or Option 2	Option 3A Housing	No data is available to judge the contribution waste processing and the current employment uses on the site would contribute to job numbers. If business uses were to intensify on site then Option 1 might be more sustainable.
Minimise waste	0	0	0	**	**	**	0	0	0	0	0	0	Option 2	No Adverse Effect	

Water quality	#	#	#	#	#	#	*	*	*	0	0	0	Option 3A	Option 2 Waste Processing	Options for Employment and Waste might have an adverse effect on water quality as these developments tend to have less soft landscaping and might have more water run off.
Biodiversity	0	0	0	0	0	0	*	*	*	0	0	0	Option 3A	No Adverse Effect	
Air quality	0	0	0	#	#	#	0	0	0	0	0	0		Option 2 Waste Processing	Option 2 Waste Processing could have an adverse effect on air quality due to increased lorry movements
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Landscapes and Townscapes	0	0	0	#	#	#	*	*	*	*	*	*	Option 3A or 3B	Option 2 Waste Processing	Options for housing and mixed use development will benefit the townscape. Waste processing could potentially have an adverse effect at this location.

Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	Development on this site would be unlikely to affect Blackheath Conservation Area. Core strategy policies would prevent this.
Sufficient & decent housing	0	0	0	0	0	0	**	**	**	*	*	*	*	Option 3A or 3B	No Adverse Effect	Options for Housing or mixed use and housing would make a contribution to housing figures
Human health	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	*	Option 3B	No Adverse Effect	A mixed use development is likely to reduce crime due to increased usage of the site
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	

Comment: Option 1 (Employment) has strongly positive effects on 2 indicators and an adverse effect on one indicator. Option 2 (Waste) has strongly positive effects on three indicators and possible adverse effects also on three indicators. Option 3 A Housing positive effects on 4 indicators and an adverse effect on one indicator. Option 3B has positive effects on 4 indicators and no adverse effects identified.

Creekside Locally Defined Employment Area														
EMPLOYMENT LAND	1. Employment Use			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	**	**	*	*	*	*	0	0	*	**	**	1 or 3B	It is difficult to judge which of these options will make the greatest contribution to economic growth. Waste Processing in comparison although likely to be a growth industry is considered unlikely to make such a diverse and sustainable contribution due to the varied nature of the creative and cultural industries currently located at Creekside
Employment	*	**	**	*	*	**	##	##	##	*	*	**	1	The current employment uses on Creekside are quite intensive as the major floorspace is multi occupied buildings in a variety of uses.
Minimise waste	0	0	0	**	**	**	#	0	0	#	0	0	2	
Water quality	0	0	0	0	0	0	0	*	*	0	*	*	3A or 3B	New development is likely to be built with less hard surfacing and more sustainable drainage which will improve water quality
Biodiversity	0	0	0	#	0	0	*	**	**	*	*	*	3A	Housing is likely to have more soft landscaping and opportunities to improve biodiversity. There might also be opportunities to improve the quality of the Creek area which is a site of nature conservation importance
Air quality	0	0	0	0	#	#	#	0	*	#	0	*	3A or 3B	A reduction in industrial activity and new energy efficient buildings with fewer vehicle movements is likely to result in a long term increase in air quality, through in the short term due to building activity an adverse impact might occur.

Energy	0	0	0	0	0	0	#	0	*	#	0	*	3A or 3B	Energy efficient new buildings will result in a long term improvement in energy usage although redevelopment costs will have a short term negative effect
Landscapes and Townscapes	*	*	*	##	##	##	*	*	*	*	*	*	1, 3A or 3B	The judgement on which is the most sustainable option is a value judgement in this location. Creekside has an identified character with some older industrial buildings contributing to a maritime/industrial character, although it has not been formally identified as a Conservation Area. New development might provide a different equally high quality character.
Historic environment	*	*	*	##	##	##	#	#	#	#	#	#	1	Retention of the employment uses which represent the historic character of Creekside is likely to make a positive contribution to the historic environment.
Sufficient & decent housing	0	0	0	0	0	0	**	**	**	*	*	*	3A	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	3B	A mixed use development is likely to result in greater use of the site which will result in a reduction in crime
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Comments: Options 3A and 3b have an equal number of positive effects across the range of objectives. Option 1 has no negative identified effects														

Endwell Road														
EMPLOYMENT LAND	1. Employment Use			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	**	**	**	*	*	**	#	#	#	#	*	*	Option 1	The business centre is well used and provides variety to the local economy. It's loss to housing would provide a negative impact, as would other uses such as waste management or mixed use
Employment	*	**	**	*	*	**	#	#	#	#	*	*	Option1 or 2	It is likely that the varied offer provided by the current uses
Minimise waste	0	0	0	*	**	**	0	0	0	0	0	0	Option 2	
Water quality	0	0	0	0	0	0	*	*	*	0	0	0	Option 3A	
Biodiversity	0	0	0	#	#	#	*	*	*	*	*	*	Option 3	
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	Neutral Result	
Energy	0	0	0	*	*	*	#	0	*	#	0	*		
Landscapes and Townscapes	*	*	*	##	##	##	**	**	**	**	**	**	Option 3B	
Historic environment	0	0	0	##	##	##	**	**	**	**	**	**	Option 3A or 3B	
Sufficient & decent housing	0	0	0	0	0	0	**	**	**	*	*	*	Option 3A	
Human health	0	0	0	0	0	0	0	0	*	0	0	*	Neutral Result	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	

Reduce crime	0	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B Mixed Use Commercial and Housing	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	

Blackheath Hill Locally Defined Employment Area															
EMPLOYMENT LAND	1. Employment			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Identified Adverse Effect	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L	S	M	L			
Economic Growth	*	*	**	*	*	**	0	0	0	*	*	*	Option 1 or Option 2	No Adverse Effect	No data is available to judge the contribution waste processing and the current employment uses on the site would contribute to the local economy. If business uses were to intensify on site then Option 1 might be more sustainable.
Employment	*	*	**	*	*	**	#	#	#	*	*	*	Option 1 or Option 2	Option 3A Housing	No data is available to judge the contribution waste processing and the current employment uses on the site would contribute to job numbers. If business uses were to intensify on site then Option 1 might be more sustainable.
Minimise waste	0	0	0	**	**	**	0	0	0	0	0	0	Option 2	No Adverse Effect	
Water quality	#	#	#	#	#	#	*	*	*	0	0	0	Option 2 Waste Processing	Option 2 Waste Processing	Options for Employment and Waste might have an adverse effect on water quality as these developments tend to have less soft landscaping and might have more water run off.
Biodiversity	0	0	0	0	0	0	*	*	*	0	0	0	Option 3A	Option 3A	No Adverse Effect
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	Option 2 Waste Processing	Option 2 Waste Processing	Option 2 Waste Processing could have an adverse effect on air quality due to increased lorry movements
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	

Landscapes and Townscapes	0	0	0	#	#	#	*	*	*	*	*	*	Option 3A or 3B	Option 2 Waste Processing	Options for housing and mixed use development will benefit the townscape. Waste processing could potentially have an adverse effect at this location.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	Development on this site would be unlikely to affect Blackheath Conservation Area. Core strategy policies would prevent this.
Sufficient & decent housing	0	0	0	0	0	0	*	*	*	*	*	*	Option 3A or 3B	No Adverse Effect	Options for Housing or mixed use and housing would make a contribution to housing figures
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B	No Adverse Effect	A mixed use development is likely to reduce crime due to increased usage of the site
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	

Comment: Option 1 (Employment) has strongly positive effects on 2 indicators and an adverse effect on one indicator. Option 2 (Waste) has strongly positive effects on three indicators and possible adverse effects also on three indicators. Option 3 A Housing positive effects on 4 indicators and an adverse effect on one indicator. Option 3B has positive effects on 4 indicators and no adverse effects identified.

Clyde Vale/Perry Vale Locally Defined Employment Area															
EMPLOYMENT LAND	1. Employment			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Identified Adverse Effect	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L	S	M	L			
Economic Growth	*	*	**	*	*	**	0	0	0	*	*	*	Option 1 Employment or 2 Waste Processing	No identified adverse effect	No data to choose between employment and waste processing as most sustainable options
Employment	*	*	**	*	*	**	#	#	#	*	*	*	Option 1 Employment or 2 Waste Processing	Option 3A Housing	No data to choose between employment and waste processing as most sustainable options. Housing would have an adverse effect on employment
Minimise waste	0	0	0	**	**	**	0	0	0	0	0	0	Option 2 Waste Processing	No identified adverse effect	
Water quality	#	#	#	#	#	#	*	*	*	0	0	0	Option 3 Housing	Option 1 Employment and Option 2 Waste processing	Options for Employment and Waste Processing are likely to cause greater water run off. Housing developments are likely to have greater amounts of soft landscaping
Biodiversity	0	0	0	0	0	0	*	*	*	0	0	0	Option 3A Housing	No identified adverse effect	Housing developments may have more gardens although high density on a town centre location may preclude this.
Air quality	0	0	0	#	#	#	0	0	0	0	0	0		Option 2 Waste Processing	Waste processing may have an adverse effect due to increased lorry movements.
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No identified adverse effect	
Landscapes and Townscapes	0	0	0	##	##	##	*	*	*	**	**	**	Option 3B Mixed Use Commercial and Housing	Option 2 Waste Processing	Waste processing in these town centre locations would be very likely to have an adverse impact. The town centre character of these estates means that mixed use redevelopment would be more in keeping with the character of the area and would make a greater contribution than 100% housing

Historic environment	0	0	0	##	##	##	*	*	*	**	**	**	Option 3B Mixed Use Commercial and Housing	Option 2 Waste Processing	These sites are adjacent to Conservation Areas. It is likely that waste processing uses would therefore have a negative impact. Mixed Use commercial and housing is likely to be the most suitable use to enhance the conservation area.
Sufficient & decent housing	0	0	0	0	0	0	**	**	**	*	*	*	Option 3A Housing	No identified adverse effect	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No identified adverse effect	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No identified adverse effect	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No identified adverse effect	
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B Mixed Use Commercial and Housing	No identified adverse effect	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No identified adverse effect	
Accessibility to services	**	**	**	#	#	#	#	#	#	#	#	#	Option 1 Employment	Options 2 Waste Processing, 3A Housing and 3B Mixed Use Development	The loss of one of the employment sites would mean the loss of the local postal sorting office and would therefore have a negative impact on accessibility to services.
<p>Comments: waste processing is identified as the least sustainable potential use for these sites, having the highest number of potential adverse impacts. Mixed Use development appears to be the most sustainable option for these sites.</p>															

Lewisham Way Locally Defined Employment Area														
EMPLOYMENT LAND	1. Employment			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	*	**	**	#	#	#	#	*	*	Option 1	
Employment	*	*	**	*	**	***	#	#	#	#	*	*	Option 2	
Minimise waste	*	*	*	*	**	***	#	0	0	#	0	0	Option 2	
Water quality	0	0	0	0	0	0	*	*	*	0	*	*	Neutral Effect	
Biodiversity	0	0	0	#	#	#	*	*	*	0	*	*	Option 3	
Air quality	#	#	#	#	#	#	*	*	*	0	0	0	Neutral Effect	
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Landscapes and Townscapes	#	#	#	##	##	##	*	**	**	*	**	**	Option 3A or 3B	
Historic environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable	
Sufficient & decent housing	0	0	0	0	0	0	0	*	*	0	*	*	Option 3A	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Neutral Effect	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	

Comments: Option 2 Waste Processing has the greatest number of positive effects, but in this location a substantial number of negative effects as the site, is directly visible from a main through route in the Borough. Option 1 for employment is likely to be the most sustainable option overall.

Manor Lane Locally Defined Employment Area															
EMPLOYMENT LAND	1. Employment Use			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Identified Adverse Effect	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L	S	M	L			
Economic Growth	*	*	**	*	**	**	0	0	0	#	*	*	Option 1 or 2	No identified adverse effect	
Employment	*	**	**	*	**	**	#	#	#	#	*	*	Option 2	Option 3A Housing	
Minimise waste	0	0	0	*	**	**	0	0	0	0	0	0	Option 2	No identified adverse effect	
Water quality	#	#	#	#	#	#	*	*	*	0	0	0	Neutral Result	Option 1 Employment and Option 2 Waste processing	
Biodiversity	0	0	0	#	#	#	*	*	**	*	*	*	Option 3	No identified adverse effect	
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	Neutral Result	Option 2 Waste Processing	
Energy	0	0	0	0	0	0	0	0	0	0	0	0		No identified adverse effect	
Landscapes and Townscapes	0	0	0	#	#	#	**	**	**	**	**	**	Option 3B	Option 2 Waste Processing	
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	No identified adverse effect	
Sufficient & decent housing	0	0	0	0	0	0	*	**	**	*	*	*	Option 3A	No identified adverse effect	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	No identified adverse effect	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	No identified adverse effect	

Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	No identified adverse effect
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B Mixed Use Commercial and Housing	No identified adverse effect
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	No identified adverse effect
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	Options 2 Waste Processing, 3A Housing and 3B Mixed Use Development

Stanton Square														
EMPLOYMENT LAND	1. Employment Use			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	**	*	**	**	0	0	0	#	*	*	Option 1 or 2	
Employment	*	**	**	*	**	***	#	#	#	#	*	*	Option 2	
Minimise waste	0	0	0	*	**	**	0	0	0	0	0	0	Option 2	
Water quality	0	0	0	0	0	0	*	*	*	0	0	0	Neutral Result	
Biodiversity	0	0	0	#	#	#	*	*	**	*	*	*	Option 3	
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	Neutral Result	
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral result	
Landscapes and Townscapes	0	0	0	#	#	#	**	**	**	**	**	**	Option 3B	
Historic environment	0	0	0	#	#	#	**	**	**	**	**	**	Option 3A or 3B	
Sufficient & decent housing	0	0	0	0	0	0	*	***	***	*	**	**	Option 3A	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	

Reduce crime	0	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B Mixed Use Commercial and Housing	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	

Endwell Road														
EMPLOYMENT LAND	1. Employment Use			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	**	*	**	**	0	0	0	#	*	*	Option 1 or 2	
Employment	*	**	**	*	**	**	#	#	#	#	*	*	Option 2	
Minimise waste	0	0	0	*	**	**	0	0	0	0	0	0	Option 2	
Water quality	0	0	0	#	#	#	*	*	*	0	0	0	Neutral Result	
Biodiversity	0	0	0	#	#	#	*	*	**	*	*	*	Option 3	
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	Neutral Result	
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral result	
Landscapes and Townscapes	0	0	0	##	##	##	**	**	**	**	**	**	Option 3B	This site is adjacent to a Conservation Area. Waste Management uses would most likely impact on the visual environment
Historic environment	0	0	0	##	##	##	**	**	**	**	**	**	Option 3A or 3B	This site is adjacent to a Conservation Area. Waste Management uses would most likely impact on the visual environment
Sufficient & decent housing	0	0	0	0	0	0	*	***	***	*	**	**	Option 3A	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B Mixed Use Commercial and Housing	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	

Malham Road														
EMPLOYMENT LAND	1. Employment Use			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	**	*	**	**	0	0	0	#	*	*	Option 1 or 2	
Employment	*	**	**	*	**	***	#	#	#	#	*	*	Option 2	
Minimise waste	0	0	0	*	**	**	0	0	0	0	0	0	Option 2	
Water quality	0	0	0	0	0	0	*	*	*	0	0	0	Neutral Result	
Biodiversity	0	0	0	#	#	#	*	*	**	*	*	*	Option 3	
Air quality	0	0	0	#	#	#	0	0	0	0	0	0	Neutral Result	
Energy														
Landscapes and Townscapes	0	0	0	#	#	#	**	**	**	**	**	**	Option 3B	
Historic environment	0	0	0	#	#	#	**	**	**	**	**	**	Option 3A or 3B	
Sufficient & decent housing	0	0	0	0	0	0	*	***	***	*	**	**	Option 3A	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B Mixed Use Commercial and Housing	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	

Goodwood Road															
EMPLOYMENT LAND	1. Employment			2. Waste Processing			3A 100% Housing			3B Mixed Use Commercial and Housing			Most Sustainable Option	Identified Adverse Effect	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L	S	M	L			
Economic Growth	*	**	**	*	*	**	0	0	0	*	*	*	Option 1 or Option 2	No Adverse Effect	No data is available to judge the contribution waste processing and the current employment uses on the site would contribute to the local economy. If business uses were to intensify on site then Option 1 might be more sustainable.
Employment	*	**	**	*	*	**	#	#	#	*	*	*	Option 1 or Option 2	Option 3A Housing	No data is available to judge the contribution waste processing and the current employment uses on the site would contribute to job numbers. If business uses were to intensify on site then Option 1 might be more sustainable.
Minimise waste	0	0	0	**	**	**	0	0	0	0	0	0	Option 2	No Adverse Effect	

Water quality	#	#	#	#	#	#	*	*	*	0	0	0	Option 3A	Option 1 and Option 2	Options for Employment and Waste might have an adverse effect on water quality as these developments tend to have less soft landscaping and might have more water run off.
Biodiversity	0	0	0	0	0	0	*	*	*	0	0	0	Option 3A	No Adverse Effect	
Air quality	0	0	0	#	#	#	0	0	0	0	0	0		Option 2 Waste Processing	Option 2 Waste Processing could have an adverse effect on air quality due to increased lorry movements
Energy	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Landscapes and Townscapes	0	0	0	##	##	##							Option 3A or 3B	Option 2 Waste Processing	Options for housing and mixed use development will benefit the townscape. Waste processing could have an adverse effect at this town centre location adjacent to a Conservation Area.
Historic environment	0	0	0	##	##	##	*	*	*	*	*	*	Option 3A or 3B	Option 2 Waste Processing	Options for housing and mixed use development will benefit the townscape. Waste processing could have an adverse effect at this town centre location adjacent to a Conservation Area.

Sufficient & decent housing	0	0	0	0	0	0	*	*	*	*	*	*	Option 3A or 3B	No Adverse Effect	Options for Housing or mixed use and housing would make a contribution to housing figures
Human health	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Reduce crime	0	0	0	0	0	0	0	0	0	*	*	*	Option 3B	No Adverse Effect	A mixed use development is likely to reduce crime due to increased usage of the site
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Effect	No Adverse Effect	
<p>Comment: Option 1 (Employment) has strongly positive effects on 2 indicators and an adverse effect on one indicator. Option 2 (Waste) has strongly positive effects on three indicators and possible adverse effects also on three indicators. Option 3 A Housing positive effects on 4 indicators and an adverse effect on one indicator. Option 3B has positive effects on 4 indicators and no adverse effects identified.</p>															

MIXED USE EMPLOYMENT LOCATIONS

ARKLOW ROAD																	
EMPLOYMENT LAND	ARK 1 - EMPLOYMENT			ARK 2 - HOUSING & COMMUNITY FACILITY			ARK 3 - MIXED USE - EMPLOYMENT, HOUSING & COMMUNITY USE			ARK 4 - WASTE MANAGEMENT			ARK 5 - MIXED USE B1 LIVE/WORK AND MIXED TENURE HOUSING			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	#	##	##	#	*	**	#	*	*	#	*	**	ARK 3 & ARK 5	This estate is well used by the current occupiers. Employment figures for specific buildings are not known, but there is a significant printing firm and other warehousing uses. Replacement of these by housing and a community facility would result in a loss to the economy and a significant adverse impact. Replacement mixed use development of whatever description is likely to replace these low density uses at a higher density and result in a greater contribution to the economy.
Employment	*	*	*	#	##	##	#	*	*	#	*	*	#	*	*	ARK 1,3,4,5	Remarks above apply, redevelopment for housing and a community use would cause a significant adverse impact on employment numbers. It is difficult to judge from the three most sustainable options which one would provide the most benefit to employment figures
Minimise waste	0	0	0	#	0	*	#	0	*	#	**	**	#	0	*	ARK 4	All the options involving redevelopment involve an initial adverse impact on waste generation. The most sustainable option here is waste management
Water quality	0	0	0	0	*	*	0	*	*	0	0	0	0	*	*	Neutral	Redevelopment of sites to new building and landscape standards is likely to result in long term positive impacts on water quality.

Biodiversity	0	0	0	0	*	*	0	*	*	#	#	#	0	*	*	ARK 2 ARK 3 ARK 5	Redevelopment options which would include landscaping where there is non e currently would have a minor positive impact on biodiversity
Air quality	0	0	0	0	*	*	0	0	*	#	#	#	0	0	*	ARK 2	Housing redevelopment which will probably involve fewer traffic movements will be likely to have a positive impact on air quality. Air Quality is considered to be badly affected by waste management on this particular site as waste would need to be transported by road past residential development.
Energy	0	0	0	#	0	*	#	0	*	#	*	*	#	0	*	ARK 2,3,5	All options for redevelopment may have long term impacts resulting in less energy use due to energy efficient new buildings
Landscapes and Townscapes	0	0	0	*	*	*	*	*	*	#	#	#	*	*	*	ARK 2 ARK 3 ARK 5	All redevelopment options are likely to have a positive impact at this location.
Historic environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Not Applicable	
Sufficient & decent housing	#	#	#	*	**	**	*	*	*	#	#	#	*	*	*	ARK 2	
Human health	0	0	0	0	0	*	0	0	*	0	0	0	0	0	*	ARK 2/ ARK 3/ ARK 5	Redevelopment options which would improve the environment are likely to have a long term positive impact on health
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	
Reduce crime	0	0	0	0	0	0	*	*	*	0	0	0	*	*	*	ARK 3/ARK 5	Mixed use development options which increase the intensity uses throughout the day are most likely to reduce crime
Community welfare	0	0	0	0	*	*	0	0	0	0	0	0	0	0	0	ARK 2	The provision of a community facility would improve community welfare

Accessibility to services	0	0	0	0	*	*	0	0	0	0	0	0	0	0	0	0	ARK 2	The provision of a community facility would improve accessibility to services
Comments: ARK 2 has the most number of positive effects across the range of indicators but in this location a strong negative impact on the economy and employment. ARK 3 has nearly as many positive effects over indicators with fewer long term negative effects																		

CHILDERS STREET														
EMPLOYMENT LAND	CHI 1 - EMPLOYMENT			CHI 2 - HOUSING			CHI 3 - MIXED USE EMPLOYMENT/HOUSING			CHI 4 - MIXED USE EMPLOYMENT/LIVE WORK UNITS, HOUSING			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	#	#	#	#	*	**	#	*	*	CHI 3	The current occupiers of these older style premises are artistic studios, a paper bag manufacturer and a high tech mail fulfilment house. The premises are becoming outdated for the major commercial user. Retention of the premises is likely to result in static economic growth. Redevelopment of the premises or new uses would have negative short term effects, but longer term a positive effect on economic growth
Employment	*	*	*	#	#	#	#	*	**	#	*	*	CHI 3	Similar comments to above
Minimise waste	0	0	0	#	0	0	#	0	0	#	0	0	CHI 1	
Water quality	0	0	0	*	*	*	*	*	*	*	*	*	CHI 2,3,4	Redevelopment to new standards would result in better handling of rain water run off
Biodiversity	0	0	0	0	*	*	0	*	*	0	*	*	CHI 2,3,4	The current buildings occupy the whole site, and there is nor green space. Redevelopment is likely to have a minor positive impact on biodiversity by providing new green space.
Air quality	0	0	#	0	0	*	0	0	*	0	0	*	CHI 2,3,4	The current main user relies heavily on heavy goods vehicle delivery. It is possible that a change of use would result in a minor positive impact on air quality.
Energy	0	0	#	#	0	*	#	0	*	#	0	*	CHI 2,3,4	The current main user is a possible a high consumer of energy due to the nature of the business. Other uses although making a short term negative impact on energy consumption would have a long term positive impact due to more energy efficient buildings and work practices.

Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	*	*	*	*	OPTIONS 1, 2, 3 & 4	The current buildings which are old former railway buildings are a positive feature in the urban landscape. New development which would need to be of a high quality would also have a positive impact.
Historic environment	*	*	*	#	#	#	#	#	#	*	*	*	OPTIONS CHI 1 & 4	Loss of the old buildings which although not listed or in a conservation area are a feature of the historic environment would have a negative impact. It is possible that Option CHI 4 could use the old buildings if they were refurbished	
Sufficient & decent housing	0	0	0	*	**	**	*	*	*	*	*	*	OPITON CHI 2		
Human health	0	0	0	0	0	*	0	0	*	0	0	*	NEUTRAL RESULT	It is possible that the redevelopment options would have less reliance on heavy goods vehicles deliveries and provide an improved general environment which would have a minor long term impact on human health.	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	NEUTRAL RESULT		
Education	0	0	0	0	0	0	0	0	0	0	0	0	NEUTRAL RESULT		
Reduce crime	0	0	0	0	0	0	*	*	*	*	*	*	CHI 3,4	The options for mixed use development might lead to greeter intensity of use of the site and therefore a reduction in crime.	
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	NEUTRAL RESULT		
Accessibility to services	0	0	0	0	0	0	0	0	0	0	0	0	NEUTRAL RESULT		
Comments: Option CHI 3 has the most number of positive impacts over the objectives with CHI 4 a close second. Option CHI 2 housing has the largest number of negative impacts in this location															

OXESTALLS ROAD																	
EMPLOYMENT LAND	OXE 1 - EMPLOYMENT			OXE 2 - HOUSING			OXE 3 - MIXED USE - EMPLOYMENT, HOUSING & COMMUNITY USE			OXE 4 - WASTE MANAGEMENT			OXE 5 MIXED USE HIGH DENSITY HOUSING & EMPLOYMENT ON BRIDGE WHARF AND VICTORIA WHARF			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	*	0	0	0	*	**	**	*	*	*	*	**	**	OXE 3 or OXE 5	The current employment uses on this site are low density, of poor environmental quality and employ few people (approx. 40). The site is probably contaminated to some degree, and development would need to remediate these issues. Continued employment use is therefore considered to not make a strong contribution to economic growth. 100% employment use even in the case of new development is unlikely to be realistic practically. The best contribution to economic growth is likely to be a mixed use development.
Employment	0	0	*	0	0	0	*	**	**	*	*	**	*	*	**	OXE 3	Similar comments to above
Minimise waste	0	0	0	#	0	*	#	0	*	*	*	**	#	0	*	OXE 4	Waste management scheme would be most likely to minimise waste
Water quality	0	0	0	*	*	*	*	*	*	0	0	0	*	*	*	OXE 2, 3, 5	Redevelopment for uses which provide for landscaping and green elements and an improved water management an drainage system area likely to improve water quality
Biodiversity	0	0	0	#	*	*	#	*	*	0	0	0	#	*	0	OXE 2, 3, 5	The three options considered to be sustainable will introduce green elements and landscaping to the site

Air quality	0	#	#	0	0	*	0	0	0	#	0	0	0	0	0	OXE 2	The current uses on site are environmentally unfriendly, low grade, and involve heavy goods vehicle usage. Housing involving fewer traffic movements overall than the other options is likely to be the most sustainable option.
Energy	0	0	0	#	0	*	#	0	*	#	0	*	#	0	*	OXE 2, 3, 4, 5	All options involving redevelopment will have an initial adverse impact on energy usage/ In the long term newer development will be built to energy efficient standards and o will have a long term beneficial effect
Landscapes and Townscapes	##	##	##	*	**	**	*	**	**	##	##	##	*	*	**	OXE 2 OR OXE 3	This is in many ways an environmentally sensitive site overlooked by large housing developments. Waste management unless extremely well designed is likely to have a poor effect on townscape and landscapes. The same is true of the existing employment uses involving open waste processing and a reuse lorry depot. New development is likely to improve the landscape and townscape.
Historic environment	0	0	0	*	*	*	*	*	*	#	#	#	*	*	*	OXE 2 OR OXE 3 OR OXE 5	Redevelopment options are proposed to re-open the former Surrey Canal which would be a positive contribution to the historic environment
Sufficient & decent housing	0	0	0	*	**	**	*	*	*	0	0	0	*	*	*	OXE 2	
Human health	0	0	0	0	0	*	0	0	*	0	0	0	0	0	*	OXE 2 OR 3	Redevelopment for an improved environment is likely to have a long term effect in improving human health
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NEUTRAL RESULT	
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NEUTRAL RESULT	

Reduce crime	0	0	0	0	0	0	*	*	*	0	0	0	*	*	*	OXE 3 OR 5	Mixed use development is likely to reduce crime by increasing the intensity of use on the site
Community welfare	0	0	0	0	0	0	0	*	*	0	0	0	0	0	0	OXE 3	OXE 3 involves the inclusion of a community use
Accessibility to services	0	0	0	0	0	0	0	*	*	0	0	0	0	0	0	OXE 3	A community use would improve accessibility to services.
Comments: Option OXE 3 has the most positive effects over the widest range of objectives. Waste Management (Option OXE 4) has the greatest number of negative effects.																	

Rollins Street Stockholm Road														
EMPLOYMENT LAND	ROLL1 - Mixed Use Commercial/Residential /Live Work			ROLL2 - Housing/Community Use			ROLL3 - Retain employment uses			ROLL 4 - Waste Management			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	#	**	***	0	0	0	*	*	*	#	*	**	ROLL 1	Retention of employment uses on sites, whether in current form or redevelopment for 100% employment uses was considered to present less of an attractive economic option than redevelopment for mixed uses. The buildings on site represent a poor quality business environment and permission for live-work units has been granted in older warehouse buildings which might result in an environment where intensive business uses might be unsuitable. Mixed Use development of a more intensive nature, improving the image of the area is considered to present a better long term option for economic growth. Waste Management uses would also in the longer term contribute to economic growth but to a lesser degree. Short term negative effects of these options are caused by the gap in economic activity caused by the building of the development
Employment	#	**	***	*	*	0	0	0	0	*	*	**	ROLL 1	Similar comments apply as above
Minimise waste	#	#	0	#	#	0	*	*	*	*	**	**	ROLL 4	Options 1 and 2 would have short to middle term negative effects as redevelopment inevitable results in building waste. Waste management would inevitably result in better waste handling and reduction.
Water quality	0	*	*	0	*	*	0	0	0	0	0	0	ROLL 1 or 2	Options 1 and 2 would be likely to improve water quality in the mid to long term as redevelopment would be to modern standards with better techniques for handling water run off and drainage.
Biodiversity	#	*	*	#	*	*	*	*	*	#	#	0	ROLL 3	Biodiversity is likely to be better preserved by retention of the current uses although if redeveloped for new employment units this would no longer be the case

Air quality	#	0	0	#	0	*	0	0	0	#	0	0	ROLL 2	In the long term housing with its potential to generate less traffic throughout the day is likely to be the most sustainable option
Energy	#	*	*	#	*	**	0	0	0	#	0	*	ROLL 2	In the longer term energy efficient housing is likely to use least energy
Landscapes and Townscapes	**	**	**	*	*	*	#	#	#	#	#	#	ROLL 1	Option ROLL 1 is considered to make the most contribution to landscape and townscapes as in this location which lacks general vitality and viability a mixed used development would make a positive contribution
Historic environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Not applicable	These options are not applicable to the historical environment as this is an industrial area
Sufficient & decent housing	*	*	*	*	**	**	#	#	#	#	#	#	ROLL 2	Option ROLL 2 will provide the most housing
Human health	0	0	*	0	0	*	0	0	0	0	0	0	ROLL 1 or 2	An improvement in the environment, either by housing or mixed use is likely to have a minor effect on the improvement of human health in the long term
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral Result	
Reduce crime	*	*	*	0	0	0	0	0	0	0	0	0	ROLL 1	A mixed use development ensuring greater use of the site is likely to result in a reduction in crime
Community welfare	0	0	0	0	*	*	0	0	0	0	0	0	ROLL 2	The inclusion of community uses in a housing development would improve community welfare
Accessibility to services	0	0	0	*	**	**	#	#	#	#	#	#	ROLL 2	The inclusion of community uses in a housing development would improve accessibility to services
Comments: ROLL 1 Option for Mixed use development or ROLL 2 Housing are both sustainable options														

Orion Business Centre														
EMPLOYMENT LAND	ORION 1 - Retain Employment Use			ORION 2 - Housing & Community Use			ORION 3 - Mixed Use Employment Housing			ORION 4 - Waste Management			Most Sustainable Option	Comments (Effects)
Objectives	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	0	0	0	#	*	**	#	*	*	ORION 3	A more intensive mixed use development close to a potential new station on the East London Line is likely to make the most positive contribution to economic growth
Employment	*	*	*	0	0	0	*	*	**	*	*	*	ORION 3 OR 4	At this location mixed use development is likely to make the greatest contribution to employment growth
Minimise waste	0	0	0	#	0	0	#	0	0	#	*	*	ORION 4	All options for redevelopment will generate negative impacts in terms of increase in waste in the short term. Waste management use resulting in an increase in capacity for handling waste is the most sustainable option here.
Water quality	0	0	0	0	*	*	0	*	*	0	0	0	ORION 2 or 3	Options 2 and 3 are most likely to result in better management of water run off
Biodiversity	0	0	0	#	*	*	#	*	*	#	#	#	ORION 2 & 3	Options 2 or 3 with greater possibilities for green landscaping are most likely to be the most sustainable options.

Air quality	0	0	0	#	0	*	#	0	0	0	0	0	OPTION 2	In the long term Housing with its less intensive traffic generation throughout the day is likely to result in an improvement in air quality
Energy	0	0	0	#	*	*	#	*	*	0	0	0	ORION 2 or 3	Redevelopment Options 2 and 3 will have short term negative effects on energy consumption due to the costs associated with rebuilding. In the long term more energy efficient buildings will result in a reduction in energy requirements.
Landscapes and Townscapes	0	0	0	*	*	*	*	**	**	#	#	#	ORION 3	A mixed use development at this location adjacent to a potential new station on the East London Line is likely to make the most significant contribution to townscapes.
Historic environment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	NOT APPLICABLE	
Sufficient & decent housing	0	0	0	*	**	**	*	*	*	n/a	n/a	n/a	ORION 2	
Human health	0	0	0	0	0	*	0	0	*	0	0	0	ORION 2 or 3	Options 2 and 3 which will contribute to the improvement of the environment will have a long term small impact on human health

Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	NEUTRAL RESULT	
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	NEUTRAL RESULT	
Reduce crime	0	0	0	0	0	0	*	*	*	0	0	0	0	ORION 3	A mixed use development resulting in greater overall use of the site will likely result in a reduction in crime
Community welfare	0	0	0	0	0	0	0	0	0	0	0	0	0	NEUTRAL RESULT	
Accessibility to services	0	0	0	0	*	*	0	0	0	0	0	0	0	ORION 2	A community service provided as part of Option 2 would result in an improvement to accessibility to services.
Comments: Mixed Use Employment and Housing is judged to be the most sustainable option															

16a Algernon Road	01 - 100% Housing			02 - Retain MOT testing station and garages			Most Sustainable Option	Comments (Effects)
	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	0	*	*	*	*	2	Retention of the current use contributes to local economic activity.
Employment	0	0	0	*	*	*	2	Retention of the current use contributes to employment.
Minimise waste	#	#	#	0	0	0	2	Housing would contribute to waste generation.
Water quality	0	*	*	0	#	#	1	Residential uses have more opportunities for onsite open space and areas for infiltration.
Biodiversity	0	*	*	0	#	#	1	Residential uses have more opportunities for onsite open space.
Air quality	#	#	#	#	#	#	Neutral	Both options will contribute to traffic.
Energy	#	#	#	#	#	#	1	Both options will increase energy use during the construction phase and will continue through the lifetime of the development.
Landscapes and Townscapes	*	*	*	0	0	0	1	Development of the site has the opportunity to improve character of the area. Design impact unknown.
Historic environment	0	0	0	0	0	0	Neutral	
Sufficient & decent housing	*	*	*	#	#	#	1	Option 1 provides the optimum amount of housing.
Human health	*	*	0	#	#	#	1	Removal of the existing use could contribute to health improvements.
Reduce poverty & exclusion	0	*	*	0	0	0	1	Improved housing can contribute to reduced poverty.
Education	0	0	0	*	*	0	2	Existing use can contribute to on the job training.
Reduce crime	*	*	*	0	#	#	1	Development will be built to safer by design standards. Natural surveillance will be increased.
Community welfare	0	*	*	0	0	0		Redevelopment will improve the area and contribute to community welfare.
Accessibility to services	*	*	*	0	0	0	1	Housing can place people closer to services.
Most Sustainable Option:								Housing.

														Site Allocations			
Site at New Cross Station Amersham Vale	01 - 100% Housing			02 - Retain open storage use			03 - Mixed use: commercial/residential			04 - Mixed use: community/residential			Most Sustainable Option	Comments (Effects)			
	Objectives			Effects			Effects			Effects					Effects		
	S	M	L	S	M	L	S	M	L	S	M	L					
Economic Growth	0	*	*	0	0	0	*	*	**	*	*	**	3, 4	Options 3 and 4 would provide continual economic benefits.			
Employment	0	0	0	0	0	0	*	*	*	*	*	**	3, 4	Options 3 and 4 would provide continual economic benefits.			
Minimise waste	#	#	#	0	0	0	#	#	#	#	#	#	2	All development would contribute to waste generation.			
Water quality	0	*	*	0	0	0	0	0	*	0	0	*	1, 3, 4	Residential uses have more opportunities for onsite open space and areas for infiltration.			
Biodiversity	0	*	*	#	#	#	0	0	0	0	0	0	1	Residential uses have more opportunities for onsite open space.			
Air quality	#	#	#	0	0	0	#	#	#	#	#	#	2	Housing and mixed use will contribute to increased traffic.			
Energy	#	#	#	0	0	0	#	#	#	#	#	#	2	All options will increase energy use during the construction phase and will continue through the lifetime of the development.			
Landscapes and Townscapes	*	*	*	#	#	#	*	*	*	*	*	*	1, 3, 4	Development of the site has the opportunity to improve character of the area. Design impact unknown.			
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral				
Sufficient & decent housing	*	*	0	#	#	#	*	0	0	*	0	0	1	Option 1 provides the optimum amount of housing.			
Human health	*	*	0	0	0	0	*	0	0	*	0	0	Neutral	Quality housing can improve people's health.			
Reduce poverty & exclusion	0	*	*	#	#	#	0	0	*	0	*	*	1, 4	Improved housing can contribute to reduced poverty. Community use can reduce exclusion.			

Education	0	0	0	#	#	#	0	0	0	*	*	*	4	Community use can provide on the job training.
Reduce crime	*	*	*	0	0	0	*	*	*	0	*	*	1, 3	Development will be built to safer by design standards. Natural surveillance will be increased.
Community welfare	0	*	*	0	0	0	0	0	0	*	*	*	4	Redevelopment will improve the area and contribute to community welfare. Increased benefit in conjunction with a community use.
Accessibility to services	*	*	*	0	0	0	0	*	*	*	*	*	1, 2, 4	Mixed use can provide services for residents.
Most Sustainable Option:														A housing development with a community use would contribute most towards sustainability criteria.

Former New Cross Hospital site Avonley Road	01 - 100% Housing			02 - Mixed Use site including Housing			Most Sustainable Option	Comments (Effects)
	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	*	*	0	*	**	2	100% housing means more people in the area - contributes to local economic activity. Incorporating commercial uses will add to the economic activity in the area.
Employment	0	0	0	0	*	*	2	Mixed use will provide employment opportunities.
Minimise waste	#	#	#	#	#	#	Neutral	Intensification of the site will increase waste.
Water quality	0	*	*	0	*	*	Neutral	On-site water quality control measures such as SUDS will contribute to improving water quality.
Biodiversity	0	*	*	0	0	0	1	Residential provides more opportunities for onsite open space - contributing to biodiversity.
Air quality	#	#	#	#	#	#	Neutral	Intensification of the site will increase the number of vehicles and contribute cumulatively to worsening air quality.
Energy	*	**	**	*	*	*	1	Energy saving building design/fittings and alternative energy sources provided on-site will contribute to reducing energy consumption.
Landscapes and Townscapes	*	*	*	*	*	*	Neutral	Development of the site for any use will improve the landscape and character of the area.

Historic environment	0	0	0	0	0	0	0	0	Neutral	
Sufficient & decent housing	*	*	0	*	0	0			1	Housing supply is increased but the amount provided may be below the affordable housing threshold.
Human health	0	0	0	0	0	0			Neutral	Health impacts will be negligible.
Reduce poverty & exclusion	0	*	*	0	0	*			1	Housing in this location will improve access to essential services and facilities.
Education	0	0	0	0	0	0			Neutral	
Reduce crime	*	*	*	*	*	*			1, 2	New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	0	*	*	0	0	0			1	Potential for new residents to become involved in community activities.
Accessibility to services	*	*	*	0	*	*			1	Increased population in this location locates people close to services and facilities.
Most Sustainable Option:										A housing development would be the most sustainable although mixed use would contribute further to sustainability objectives.

Site Allocations											
Former United Dairies Site Baring Road	01 - 100% Housing			02 - Mixed use site including housing			03 - Office/ light industry/ warehouse			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	*	0	*	**	*	*	*	3	Option 3 would provide continual economic benefits.
Employment	0	0	*	0	*	*	*	*	*	3	Option 3 would provide continual employment benefits.
Minimise waste	#	#	#	#	#	#	#	#	#	None	All development would contribute to waste generation.
Water quality	*	*	*	0	0	0	0	#	#	1	Residential uses have more opportunities for onsite open space and areas for infiltration.
Biodiversity	*	*	*	0	0	0	0	#	#	1	Residential uses have more opportunities for onsite open space.

Air quality	0	#	#	#	#	#	#	##	##	1	Mixed use will contribute to increased traffic. Option 3 could have HGVs.
Energy	#	#	#	#	#	#	#	#	#	Neutral	All options will increase energy use during the construction phase and will continue through the lifetime of the development.
Landscapes and Townscapes	?	?	?	?	?	?	?	?	?	Unknown	Development of the site has the opportunity to improve character of the area. Design impact unknown.
Historic environment	0	0	0	0	0	0	0	0	0	Neutral	
Sufficient & decent housing	*	*	*	*	*	*	#	#	#	1	Option 1 provides the optimum amount of housing.
Human health	*	*	*	0	*	*	0	0	0	1	Quality housing can improve people's health.
Reduce poverty & exclusion	*	*	*	0	0	0	0	*	*	1	Improved housing can contribute to reduced poverty. Employment uses would have economic benefits.
Education	0	0	0	0	0	0	0	*	*	3	Employment uses can provide on the job training.
Reduce crime	*	*	*	0	*	*	0	0	*	1	Development will be built to safer by design standards. Natural surveillance will be increased.
Community welfare	*	*	*	0	*	*	0	0	0	1	Redevelopment will improve the area and contribute to community welfare. Greater for housing use.
Accessibility to services	0	0	0	*	*	*	0	0	0	2	mixed use can provide services for residents.
Most Sustainable Option:											A mixed development would provide the most benefits.

Site Allocations										
Land between railway line and baring road with access from Hoser Avenue	01 - Allotments (Metropolitan Open land)			02 - Housing with retention of the Green corridor			Most Sustainable Option	Comments (Effects)		
	Effects			Effects						
	S	M	L	S	M	L				
Economic Growth	#	#	#	0	*	*	2	Housing development would contribute to economic growth.		
Employment	#	#	#	0	*	*	2	Housing development would contribute to employment.		

Minimise waste	*	**	**	#	#	#	1	Any development would contribute to waste generation.
Water quality	*	*	*	#	#	#	1	Water quality is enhanced if the land is retained as open space.
Biodiversity	**	**	**	#	#	#	1	Biodiversity is greatly enhanced if the land is retained as open space.
Air quality	*	*	*	#	#	#	1	Open space contributes to air quality improvements by reducing the amount of development.
Energy	0	0	0	#	#	#	1	Energy use would be increased through a housing development.
Landscapes and Townscapes	*	*	*	0	0	0	1	Open space would have minimal visual impact and contributes to landscape qualities.
Historic environment	0	0	0	0	0	0	Neutral	
Sufficient & decent housing	#	#	#	*	*	*	2	Option 2 provides the optimum amount of housing.
Human health	*	*	*	0	*	*	1	Open space contributes to healthy lifestyles and provides recreation area.
Reduce poverty & exclusion	0	0	0	0	*	*	2	New and improved housing can improve quality of life.
Education	0	0	0	0	0	0	Neutral	
Reduce crime	0	0	0	0	*	*	2	New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	0	0	0	0	0	0	Neutral	
Accessibility to services	0	0	0	0	0	0	Neutral	
Most Sustainable Option:							1	The most sustainable option is to retain the land as Metropolitan Open Space.

		Site Allocations													
		01 - Residential			02 - Retail			03 - Mixed use residential/retail			04 - Waste management facility			Most Sustainable Option	Comments (Effects)
Bell Green Gas Works	Objectives	Effects			Effects			Effects			Effects				
		S	M	L	S	M	L	S	M	L	S	M	L		

Economic Growth	0	*	*	*	*	**	*	*	*	0	*	*	2	Option 2 would provide continual economic benefits.
Employment	0	*	*	*	*	**	*	*	*	0	*	*	2	Option 2 would provide continual employment benefits.
Minimise waste	#	#	#	#	#	#	#	#	#	*	*	**	4	All development would contribute to waste generation.
Water quality	*	*	*	#	#	#	0	0	*	#	#	#	1	Residential uses have more opportunities for onsite open space and areas for infiltration.
Biodiversity	*	*	*	#	#	#	0	0	*	#	#	#	1	Residential uses have more opportunities for onsite open space.
Air quality	0	#	#	#	##	##	#	#	#	#	#	#	1	Retail development will contribute to increased traffic. Waste facility will have HGVs.
Energy	#	#	#	#	#	#	#	#	#	#	##	##	None	All options will increase energy use during the construction phase and will continue through the lifetime of the development.
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	#	#	#	1, 2, 3, 4	Development of the site has the opportunity to improve character of the area.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	A portion of the site is included as an area of archaeological importance and will need to be addressed as part of any site proposal.
Sufficient & decent housing	*	*	*	#	#	#	0	*	*	#	#	#	1	Option 1 provides the optimum amount of housing.
Human health	*	*	*	*	*	*	*	*	*	0	0	0	1, 2, 3, 4	Greater opportunity to link with pedestrian and cycle links if use was not a waste facility due to conflict with HGVs.
Reduce poverty & exclusion	*	*	*	0	0	0	0	0	0	0	0	0	1	Improved housing can contribute to reduced poverty.
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	
Reduce crime	*	*	*	*	*	*	*	*	*	0	0	0	1, 2, 3, 4	Development will be built to safer by design standards. Natural surveillance will be increased.
Community welfare	*	*	*	0	0	0	0	*	*	0	0	0	1	Redevelopment will improve the area and contribute to community welfare. Greater for housing use.
Accessibility to services	0	0	0	*	*	*	0	*	*	#	#	#	2, 3	Increased retail provides services for residents.
Most Sustainable Option:														A retail use with housing would be the most sustainable.

Site Allocations

Blackheath Station Car Park	01 - High density housing			02 - Retain car park and farmers market			03 - Mixed use development			Most Sustainable Option	Comments (Effects)
	Objectives			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	0	*	*	0	0	0	*	*	*	3	Mixed use would contribute to economic growth.
Employment	0	*	*	0	0	*	*	*	*	3	Mixed use would contribute to employment opportunities.
Minimise waste	#	#	#	0	0	0	#	#	#	2	Development will lead to waste generation.
Water quality	#	#	#	0	0	0	#	#	#	2	Run off could be better managed but the amount would increase with development.
Biodiversity	0	0	*	0	0	0	0	0	*	2	Development could use roof gardens and other measures to increase opportunities for biodiversity.
Air quality	#	#	0	0	0	0	#	#	0	2	Housing will increase vehicular traffic during the construction phase and continue through the lifetime of the development.
Energy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	Any construction will lead to increased energy use.
Landscapes and Townscapes	?	?	?	0	0	0	?	?	?	2	The proposed options will impact visually on the area. This could be positive or negative.
Historic environment	?	?	?	0	0	0	?	?	?	2	Development will need to be sensitive to the surrounding historical environment.
Sufficient & decent housing	*	**	**	#	#	#	0	*	*	1	Option 1 provides the optimum amount of housing
Human health	0	0	0	0	0	0	0	0	0	Neutral	
Reduce poverty & exclusion	*	*	*	0	0	0	0	*	*	1	Improved housing can contribute to reduced poverty.
Education	0	0	0	0	0	0	0	0	0	Neutral	
Reduce crime	*	*	*	0	0	0	*	*	*	1, 3	Development will increase natural surveillance and activity; and improve perception of the site/area.
Community welfare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Accessibility to services	0	0	*	0	0	0	0	*	*	2	Redevelopment has the opportunity to improve general accessibility and accessibility to services.
Most Sustainable Option:											Retention of the car park would have the least impact.

Site Allocations																	
Sites at Brockley Station - Coulgate Street site	01 - Retain current uses			02 - Community uses			03 - 100% Housing			04 - Office/business			05 - Promote uses Brockley guidance			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	0	0	0	*	*	*	**	**	**	*	*	*	4	Option 4 provides long term economic benefits.
Employment	*	*	*	0	0	0	*	*	*	**	**	**	*	*	*	4	Option 4 provides long term employment benefits
Minimise waste	*	*	*	#	#	#	#	#	#	#	#	#	#	#	#	1	Redevelopment will contribute to waste generation.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	
Biodiversity	0	0	0	*	*	*	*	*	*	0	0	0	*	*	*	2, 3, 5	Redevelopment provides the opportunity to ensure areas of onsite open space contributing towards biodiversity.
Air quality	#	#	#	*	*	*	*	*	*	*	*	*	*	*	*	2, 3, 4, 5	As the site is located adjoining a train station, proposed policies would require to maximise public transport.
Energy	0	0	#	*	*	*	*	*	*	*	*	*	*	*	*	2, 3, 4, 5	Redevelopment provides the opportunity to implement energy efficiency measures.
Landscapes and Townscapes	0	0	0	*	*	*	*	*	*	*	*	*	*	*	*	2, 3, 4, 5	The proposed options will bring about visual improvements to the site.
Historic environment	0	0	0	*	*	*	*	*	*	*	*	*	*	*	*	5	Development would need to be in keeping with the conservation area.
Sufficient & decent housing	#	#	#	0	0	0	**	**	**	#	#	#	*	*	*	3	Option 3 provides the optimum amount of housing.
Human health	0	0	0	*	*	*	*	*	*	0	0	0	*	*	*	2, 3, 5	Options 2 and 3 contribute to healthy lifestyles through activities and improved housing conditions.
Reduce poverty & exclusion	0	0	0	*	**	**	*	*	*	0	0	0	*	*	*	2, 3, 5	A combination of uses will help regenerate the area and hence reduce poverty.
Education	#	#	#	*	*	*	0	0	0	0	0	0	*	*	*	2, 5	Option 2 optimises continued education opportunities.
Reduce crime	#	#	#	*	*	*	*	*	*	0	0	0	*	*	*	2, 3, 5	Development will increase natural surveillance and improve perception of the site.

Community welfare	#	#	#	*	**	**	*	*	*	0	0	0	*	*	*	2, 3, 5	Option 2 optimises community use.
Accessibility to services	#	#	#	*	*	*	*	*	*	0	0	0	*	*	*	2, 3, 5	All the options (apart from 1) will improve service accessibility.
Most Sustainable Option:															5	The uses proposed are outlined in the Brockley Urban Design Framework and would be considered collectively rather than using the site for one designated use.	

Site Allocations																	
Sites at Brockley Station - Mantle Road Site 1	01 - Retain furniture workshop			02 - Community uses office/ light industry/ warehousing			03 - Mixed use housing and live work units			04 - Mixed use housing and commercial uses			05 - Community use			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	0	*	*	*	**	**	*	**	**	0	0	0	3, 4	Options 3 and 4 provide long term economic benefits.
Employment	*	*	*	*	*	*	*	**	**	*	**	**	*	0	0	3, 4	Options 3 and 4 provide long term employment benefits.
Minimise waste	*	*	*	#	#	#	#	#	#	#	#	#	#	#	#		Redevelopment will contribute to waste generation.
Water quality	0	0	0	0	0	0	#	#	#	#	#	#	0	0	0	1, 2, 5	Redevelopment can contribute negatively to water quality.
Biodiversity	0	0	0	*	*	*	0	0	0	0	0	0	*	*	*	2, 5	Options 2 and 5 provides the opportunity to ensure areas of onsite open space contributing towards biodiversity.
Air quality	#	#	#	*	*	*	#	*	*	#	*	*	*	*	*	2, 5	As the site is located adjoining a train station, proposed policies would require to maximise public transport.
Energy	0	0	#	*	*	*	#	#	#	#	#	#	*	*	*	2, 5	Options 2 and 5 contribute least towards energy consumption.
Landscapes and Townscapes	0	0	0	*	*	*	*	*	*	*	*	*	*	*	*	2, 3, 4, 5	The proposed options will bring about visual improvements to the site.
Historic environment	0	0	0	*	*	*	*	*	*	*	*	*	*	*	*	2, 3, 4, 5	Development would need to be in keeping with the conservation area.
Sufficient & decent housing	#	#	#	0	0	0	*	*	*	*	*	*	0	0	0	3, 4	Options 3 and 4 provide the optimum amount of housing.
Human health	0	0	0	*	*	*	0	0	0	0	0	0	*	*	*	2, 5	Community uses can contribute to healthy lifestyles.

Reduce poverty & exclusion	0	0	0	*	**	**	*	**	**	*	**	**	*	**	**	2, 3, 4, 5	A combination of uses will help regenerate the area and hence reduce poverty.
Education	#	#	#	*	*	*	0	0	0	0	0	0	*	*	*	2, 5	Options 2 and 5 optimise continued education opportunities.
Reduce crime	#	#	#	*	*	*	*	*	*	*	*	*	*	*	*	2, 3, 4, 5	Development will increase natural surveillance and improve perception of the site.
Community welfare	#	#	#	*	**	**	0	0	0	0	0	0	*	**	**	2, 5	Options 2 and 5 optimise community uses.
Accessibility to services	#	#	#	*	*	*	*	*	*	*	*	*	*	*	*		All the options (apart from 1) will improve service accessibility.
Most Sustainable Option:																A combination of uses including community uses would be most sustainable.	

Site Allocations																	
Sites at Brockley Station - Mantle Road Site 2	01 - Retain scaffolding yard			02 - Office/light industry/warehousing			03 - Mixed use housing and live work units			04 - Mixed use housing and commercial uses			05 - Community use			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	0	*	*	*	**	**	*	**	**	0	0	0	3, 4	Options 3 and 4 provide long term economic benefits.
Employment	*	*	*	*	*	*	*	**	**	*	**	**	*	0	0	3, 4	Options 3 and 4 provide long term employment benefits.
Minimise waste	*	*	*	#	#	#	#	#	#	#	#	#	#	#	#		Redevelopment will contribute to waste generation.
Water quality	0	0	0	0	0	0	#	#	#	#	#	#	0	0	0	1, 2, 5	Redevelopment can contribute negatively to water quality.
Biodiversity	0	0	0	*	*	*	0	0	0	0	0	0	*	*	*	2, 5	Options 2 and 5 provides the opportunity to ensure areas of onsite open space contributing towards biodiversity.
Air quality	#	#	#	*	*	*	#	*	*	#	*	*	*	*	*	2, 5	As the site is located adjoining a train station, proposed policies would require to maximise public transport.
Energy	0	0	#	*	*	*	#	#	#	#	#	#	*	*	*	2, 5	Options 2 and 5 contribute least towards energy consumption.
Landscapes and Townscapes	0	0	0	*	*	*	*	*	*	*	*	*	*	*	*	2, 3, 4, 5	The proposed options will bring about visual improvements to the site.

Historic environment	0	0	0	*	*	*	*	*	*	*	*	*	*	*	*	2, 3, 4, 5	Development would need to be in keeping with the conservation area.
Sufficient & decent housing	#	#	#	0	0	0	*	*	*	*	*	*	0	0	0	3, 4	Options 3 and 4 provide the optimum amount of housing.
Human health	0	0	0	*	*	*	0	0	0	0	0	0	*	*	*	2, 5	Community uses can contribute to healthy lifestyles.
Reduce poverty & exclusion	0	0	0	*	**	**	*	**	**	*	**	**	*	**	**	2, 3, 4, 5	A combination of uses will help regenerate the area and hence reduce poverty.
Education	#	#	#	*	*	*	0	0	0	0	0	0	*	*	*	2, 5	Options 2 and 5 optimise continued education opportunities.
Reduce crime	#	#	#	*	*	*	*	*	*	*	*	*	*	*	*	2, 3, 4, 5	Development will increase natural surveillance and improve perception of the site.
Community welfare	#	#	#	*	**	**	0	0	0	0	0	0	*	**	**	2, 5	Options 2 and 5 optimise community uses.
Accessibility to services	#	#	#	*	*	*	*	*	*	*	*	*	*	*	*		All the options (apart from 1) will improve service accessibility.
Most Sustainable Option:																A combination of uses including community uses would be most sustainable.	

Site Allocations																
Brockley Station - 111 - 115 Endwell Road	01 - Retain timber yard and college			02 - 100% Housing			03 - Mixed use housing/ live work units / commercial units			04 - Community use			Most Sustainable Option	Comments (Effects)		
	Effects			Effects			Effects			Effects						
	S	M	L	S	M	L	S	M	L	S	M	L				
Economic Growth	*	*	*	*	*	*	*	**	**	0	0	0	3, 4	Options 3 and 4 provide long term economic benefits.		
Employment	*	*	*	*	*	*	*	**	**	*	0	0	3, 4	Options 3 and 4 provide long term employment benefits.		
Minimise waste	*	*	*	#	#	#	#	#	#	#	#	#	1	Redevelopment will contribute to waste generation.		
Water quality	0	0	0	0	0	0	#	#	#	0	0	0	1, 2	Redevelopment can contribute negatively to water quality.		
Biodiversity	0	0	0	*	*	*	0	0	0	*	*	*	2	Options 2 and 5 provides the opportunity to ensure areas of onsite open space contributing towards biodiversity.		

Air quality	#	#	#	*	*	*	#	*	*	*	*	*	2	As the site is located adjoining a train station, proposed policies would require to maximise public transport.
Energy	0	0	#	*	*	*	#	#	#	*	*	*	2	Options 2 and 5 contribute least towards energy consumption.
Landscapes and Townscapes	0	0	0	*	*	*	*	*	*	*	*	*	2, 3, 4	The proposed options will bring about visual improvements to the site.
Historic environment	0	0	0	*	*	*	*	*	*	*	*	*	2, 3, 4	Development would need to be in keeping with the conservation area.
Sufficient & decent housing	#	#	#	**	**	**	*	*	*	0	0	0	3, 4	Options 3 and 4 provide the optimum amount of housing.
Human health	0	0	0	*	*	*	0	0	0	*	*	*	2	Community uses can contribute to healthy lifestyles.
Reduce poverty & exclusion	0	0	0	*	*	*	*	**	**	*	**	**	2, 3, 4	A combination of uses will help regenerate the area and hence reduce poverty.
Education	#	#	#	0	0	0	0	0	0	*	*	*	2	Options 2 and 5 optimise continued education opportunities.
Reduce crime	#	#	#	*	*	*	*	*	*	*	*	*	2, 3, 4	Development will increase natural surveillance and improve perception of the site.
Community welfare	#	#	#	*	*	*	0	0	0	*	**	**	2	Options 2 and 5 optimise community uses.
Accessibility to services	#	#	#	*	*	*	*	*	*	*	*	*	2, 3, 4	All the options (apart from 1) will improve service accessibility.
Most Sustainable Option:														A combination of uses including community uses would be most sustainable.

Site Allocations														
Brockley Station - 100 - 106 Endwell Road and Brockley Cross	01 - Retain current uses			02 - 100% Housing			03 - Mixed use housing /live work units/ commercial units			04 - Community use			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	*	*	*	*	**	**	0	0	0	3, 4	Options 3 and 4 provide long term economic benefits.
Employment	*	*	*	*	*	*	*	**	**	*	0	0	3, 4	Options 3 and 4 provide long term employment benefits.
Minimise waste	*	*	*	#	#	#	#	#	#	#	#	#		Redevelopment will contribute to waste generation.
Water quality	0	0	0	0	0	0	#	#	#	0	0	0	1, 2	Redevelopment can contribute negatively to water quality.
Biodiversity	0	0	0	*	*	*	0	0	0	*	*	*	2	Options 2 and 5 provides the opportunity to ensure areas of onsite open space contributing towards biodiversity.
Air quality	#	#	#	*	*	*	#	*	*	*	*	*	2	As the site is located adjoining a train station, proposed policies would require to maximise public transport.
Energy	0	0	#	*	*	*	#	#	#	*	*	*	2	Options 2 and 5 contribute least towards energy consumption.
Landscapes and Townscapes	0	0	0	*	*	*	*	*	*	*	*	*	2, 3, 4	The proposed options will bring about visual improvements to the site.
Historic environment	0	0	0	*	*	*	*	*	*	*	*	*	2, 3, 4	Development would need to be in keeping with the conservation area.
Sufficient & decent housing	#	#	#	**	**	**	*	*	*	0	0	0	3, 4	Options 3 and 4 provide the optimum amount of housing.
Human health	0	0	0	*	*	*	0	0	0	*	*	*	2	Community uses can contribute to healthy lifestyles.
Reduce poverty & exclusion	0	0	0	*	*	*	*	**	**	*	**	**	2, 3, 4	A combination of uses will help regenerate the area and hence reduce poverty.
Education	#	#	#	0	0	0	0	0	0	*	*	*	2	Options 2 and 5 optimise continued education opportunities.
Reduce crime	#	#	#	*	*	*	*	*	*	*	*	*	2, 3, 4	Development will increase natural surveillance and improve perception of the site.
Community welfare	#	#	#	*	*	*	0	0	0	*	**	**	2	Options 2 and 5 optimise community uses.
Accessibility to services	#	#	#	*	*	*	*	*	*	*	*	*		All the options (apart from 1) will improve service accessibility.

Most Sustainable Option:			A combination of uses including community uses would be most sustainable.
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Site Allocations														
Seager buildings on Brookmill Road	01 - Mixed use development of B1 uses, live work units/housing			02 - 100% housing			03 - Community use			04 - 100% employment (offices/ industrial/ warehouse)			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	**	*	*	**	*	*	*	*	**	**	1, 2, 4	Employment or residential uses would generate the most economic benefits as businesses or homes would be consumers. Consideration is not given to the development phase itself.
Employment	*	*	*	0	0	*	*	*	*	*	**	**	4	Employment uses would generate the most employment benefits, though housing could through increased spend in the area.
Minimise waste	#	#	#	#	#	#	#	#	#	#	#	#	Neutral	Waste will be generated from all of the end uses. However, difficult to determine which produces more waste - housing or employment.
Water quality	0	0	0	*	*	*	*	*	*	#	#	##	2, 3	Housing and Community uses can incorporate SUDS, employment uses are likely to have more surface areas.
Biodiversity	0	0	*	0	*	*	0	*	*	0	#	#	2, 3	Green roofs and gardens, while employment uses are likely to have less space available for such measure which would encourage biodiversity.
Air quality	#	#	#	#	#	#	0	0	0	#	#	##	3	Residential and employment uses will generate transport leading to air pollution, which could increase over time.
Energy	*	*	*	*	*	*	*	*	*	*	*	*	Neutral	Energy efficient fittings would be put in place as part of the development approval process.
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	#	#	#	1, 2, 3	The proposed options will bring about visual improvements to the site.
Historic environment	*	*	*	*	**	**	#	#	#	#	#	#		Development would need to be in keeping with the conservation area.
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Option 2 will provide the optimum amount of housing.
Human health	*	*	*	*	*	*	*	*	*	0	*	*	1, 2, 3	Redevelopment can link in with surrounding open space and pedestrian/cycle connections.

Reduce poverty & exclusion	*	*	*	*	*	*	*	*	*	*	*	*	*	1, 2, 3, 4	Redevelopment will help regenerate the area and hence reduce poverty.
Education	*	*	*	*	*	*	0	0	0	*	*	*	1, 2, 4	Employment and community uses can contribute to education.	
Reduce crime	*	*	*	*	*	*	*	*	*	*	*	*	Neutral	Development will increase natural surveillance and improve perception of the site.	
Community welfare	0	0	0	*	*	*	*	*	*	0	0	0		Redevelopment contributes to regeneration and helps improve the area contributing towards community welfare.	
Accessibility to services	*	*	*	*	*	*	*	*	*	*	*	*		All the options (apart from 1) will improve service accessibility.	
Most Sustainable Option:														A combination of uses including community uses would be most sustainable.	

		Site Allocations										
Objectives	Community facility			Most Sustainable Option	Comments (Effects)							
	Effects											
	S	M	L									
Clyde Street												
Economic Growth	0	0	0		Neutral.							
Employment	*	0	0		Use can provide employment opportunities.							
Minimise waste	#	#	#		Intensification of the site will increase waste. This will be higher for residential uses.							
Water quality	0	0	0		Neutral.							
Biodiversity	*	*	*		Opportunity to improve onsite biodiversity.							
Air quality	0	#	#		Intensification of the site will increase the number of vehicles and contribute cumulatively to worsening air quality.							
Energy	*	*	*		Energy saving building design/fittings and alternative energy sources provided on-site will contribute to reducing energy consumption, although more housing will increase demand for energy.							

Landscapes and Townscapes	*	*	*		Development of the site for any use will improve the landscape and character of the area.
Historic environment	0	0	0		Development would not impact on the historic environment.
Sufficient & decent housing	0	0	0		Neutral
Human health	*	*	*		Use can promote healthy lifestyles.
Reduce poverty & exclusion	*	**	**		Access is improved to a local service and facility.
Education	*	*	*		Use can provide ongoing education opportunities.
Reduce crime	*	*	*		New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	*	**	**		Use is a local meeting and information point.
Accessibility to services	*	*	*		Access is improved to a local service and facility.
Most Sustainable Option:					Only one option was considered.

Site Allocations												
Former Alfred Morris Day Centre Clyde Street	01 - Mixed use commercial and residential			02 - 100% Housing			04 - Housing and Community use			Most Sustainable Option	Comments (Effects)	
	Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L			
Economic Growth	0	*	**	*	*	*	0	*	*	1	Mixed use provides for ongoing economic growth through the inclusion of business/commercial uses.	
Employment	*	*	*	*	*	*	0	*	*	2	Mixed use provides ongoing employment benefits through the inclusion of business/commercial uses.	
Minimise waste	#	#	##	#	#	#	#	#	#	Neutral	All uses will contribute to waste generation.	
Water quality	0	*	*	0	0	0	0	*	*	1, 3	Housing and community uses can incorporate SUDS, employment uses are likely to have more surface areas.	
Biodiversity	0	0	0	*	*	*	0	*	*	2	Residential uses provide more opportunity for onsite open space assisting biodiversity.	
Air quality	#	#	#	#	*	*	#	*	*	2, 3	Residential and employment uses will generate transport leading to air pollution, which could increase over time.	
Energy	*	*	*	*	*	*	*	*	*	1, 2, 3	Energy efficient fittings would be put in place as part of the development approval process.	
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	1, 2, 3	The proposed options will bring about visual improvements to the site.	
Historic environment	0	0	0	0	0	0	0	0	0	Neutral		
Sufficient & decent housing	*	0	0	**	**	**	*	*	*	2	Option 2 will provide the optimum amount of housing.	
Human health	0	0	0	*	*	*	*	*	*	2, 3	Housing development improves living conditions and community uses can promote healthy lifestyles.	
Reduce poverty & exclusion	0	*	*	*	*	*	*	*	*	2, 3	Redevelopment will help regenerate the area and hence reduce poverty.	
Education	0	0	0	0	0	0	0	*	*	3	Community use can provide ongoing education opportunities.	

Reduce crime	*	*	*	*	*	*	*	*	*	1, 2, 3	Development will increase natural surveillance and improve perception of the site.
Community welfare	0	*	*	*	*	*	*	*	*	2, 3	Redevelopment contributes to regeneration and helps improve the area contributing towards community welfare.
Accessibility to services	0	*	*	*	*	*	*	*	*	2, 3	Service accessibility will be improved.
Most Sustainable Option:										A mixed use development would be the most sustainable.	

Site Allocations											
Comet Street	01 - Promotion of creative/cultural industries in Theatre place and live/work units			02 - 100% Housing			03 - Housing and Commercial uses			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	**	*	*	*	0	*	**	1	Option 1 contributes to Creative Lewisham initiatives and small scale business growth.
Employment	*	*	*	0	*	*	0	*	*	1	Option 1 contributes to Creative Lewisham initiatives and small scale business growth.
Minimise waste	#	#	#	#	#	#	#	#	#	Neutral	All uses will contribute to waste generation.
Water quality	0	0	*	0	0	0	0	*	*	1	Housing and community uses can incorporate SUDS, employment uses are likely to have more surface areas.
Biodiversity	#	0	0	*	*	*	0	0	0	1	Residential uses provide more opportunity for onsite open space assisting biodiversity.
Air quality	#	#	#	#	#	#	#	#	#	Neutral	Residential and employment uses will generate transport leading to air pollution, which could increase over time.
Energy	*	*	*	*	*	*	*	*	*	All	Energy efficient fittings would be put in place as part of the development approval process.
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	All	The proposed options will bring about visual improvements to the site.
Historic environment	*	*	*	*	*	*	*	*	*	All	The proposed options will need to respect the adjoining conservation area.

Sufficient & decent housing	#	#	#	**	**	**	*	0	0	2	Option 2 will provide the optimum amount of housing.
Human health	0	0	0	*	*	*	0	0	0	2	Housing development improves living conditions.
Reduce poverty & exclusion	*	*	*	*	*	*	0	0	*	1	Redevelopment will help regenerate the area and hence reduce poverty.
Education	*	*	*	0	0	0	0	0	0	1	Creative uses can contribute on ongoing educational opportunities.
Reduce crime	*	*	*	*	*	*	*	*	*		Development will increase natural surveillance and improve perception of the site.
Community welfare	*	*	*	*	*	*	0	0	0	1, 2	Redevelopment contributes to regeneration and helps improve the area contributing towards community welfare.
Accessibility to services	*	*	*	*	*	*	0	*	*	1, 2	Service accessibility will be improved.
Most Sustainable Option:											Creative uses will contribute to the area. An element of housing use would further support sustainability objectives.

		Site Allocations																								Most Sustainable Option	Comments (Effects)			
Convoys Wharf	01 - Do nothing	02 - 3514 residential units (337980m2)			03 - 72730m2 employment space including waste recycling and processing facility, boat repair yard and river bus facility			04 - wharf with associated vessel moorings			05 - Up to 6945m2 retail			06 - Up to 3370m2 restaurants/bars			07 - Up to 23320m2 cultural/ community facilities			08 - Up to 2700m2 leisure			09 - Provision of up to 2318 car parking spaces together with revised vehicular access from Grove street and New King Street							
	Objectives	Effects			Effects			Effects			Effects			Effects			Effects			Effects			Effects							
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Economic Growth	0	#	##	*	*	*	**	**	**	*	*	*	**	**	**	**	**	**	*	*	*	*	*	*	0	0	0	3, 5 and 6	The options provide ongoing and sustained economic benefit.	
Employment	0	#	##	*	*	*	**	**	**	*	*	*	**	**	**	**	**	**	*	*	*	*	*	*	0	0	0	3, 5 and 6	The options provide ongoing and sustained employment benefits.	
Minimise waste	0	0	0	##	##	##	*	**	**	*	*	*	##	##	##	##	##	##	#	#	#	#	#	#	0	0	0	3	A waste recycling facility provides ongoing waste reduction benefits.	

Water quality	0	0	0	#	#	#	#	#	0	0	0	#	#	#	##	##	##	#	#	#	#	#	#	#	#	#	1 and 4	No development and wharf facilities would contribute the least to waste.	
Biodiversity	0	0	0	*	*	*	0	0	0	0	0	0	0	0	0	0	0	*	*	*	*	*	*	0	0	0	2, 7 and 8	Redevelopment provides the opportunity to ensure areas of onsite open space contributing towards biodiversity.	
Air quality	0	0	0	#	#	#	#	#	0	0	0	#	#	0	#	#	0	#	#	#	#	#	#	#	#	#	1 and 4	The other options will increase vehicular traffic during the construction phase and continue through the lifetime of the development.	
Energy	0	0	0	#	#	#	#	#	#	0	0	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	1	The other options will increase energy use during the construction phase and will continue through the lifetime of the development.	
Landscapes and Townscapes	0	#	##	**	**	**	*	*	*	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	#	#	#	2, 4, 5, 6, 7 and 8	The proposed options will bring about visual improvements to the site.
Historic environment	0	0	0	0	0	0	0	0	0	**	**	**	0	0	0	0	0	**	**	**	0	0	0	0	0	4 and 7	Wharf facilities will continue to use onsite facilities with historic characteristics. Community use could ensure adaptive reuse of onsite buildings and features.		
Sufficient & decent housing	0	#	#	**	**	**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Option 2 will provide the optimum amount of housing.	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	**	**	*	**	**	#	#	#	8	The leisure development will provide options for a healthier lifestyle.	
Reduce poverty & exclusion	0	0	0	0	0	0	*	*	*	0	0	0	*	*	*	*	*	*	*	*	*	*	*	0	0	0	3, 5, 6, 7 and 8	A combination of uses will help regenerate the area and hence reduce poverty.	
Education	0	0	0	*	*	*	0	0	0	0	0	0	0	0	0	0	0	*	*	*	0	0	0	0	0	0	2 and 7	Residential will create a student population, while cultural and community facilities add to continued education.	
Reduce crime	0	0	0	*	*	*	*	*	*	0	0	0	*	*	*	0	0	0	*	*	*	*	*	*	0	0	0	2, 3, 5, 7 and 8	Development will increase natural surveillance and improve perception of the site.
Community	0	#	#	0	0	0	*	*	*	0	0	0	*	*	*	0	0	0	**	**	**	*	*	*	0	0	0	7	Option 7 creates facilities.

welfare																											
Accessibility to services	0	#	#	0	0	0	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	3, 4, 5, 6, 7, 8 and 9	Redevelopment has the opportunity to provide local services and local connections to improve accessibility.
Most Sustainable Option:																											Some form of mixed use development will contribute the most to economic and social objectives.

		Site Allocations																
Creekside	Objectives	01 - Retention of industrial/warehouse uses			02 - 100% Housing			03 - Mixed use commercial and residential			04 - Community use			05 - Cultural and industrial activities			Most Sustainable Option	Comments (Effects)
		Effects			Effects			Effects			Effects			Effects				
		S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	0	0	#	#	*	*	**	0	*	*	*	*	**	3 and 5	Options 3 and 5 provide ongoing employment and housing which will benefit the local economy.	
Employment	0	0	0	0	#	#	*	*	*	*	*	*	*	*	**	5	Option 5 will provide most number of jobs.	
Minimise waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral		
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral		
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral		
Air quality	0	0	0	0	#	#	#	#	#	#	0	0	0	0	0	1 and 5	The other options will increase vehicular traffic during the construction phase and continue through the lifetime of the development.	
Energy	0	0	0	#	#	#	#	#	#	#	0	0	#	0	0	1	The other options will increase energy use during the construction phase and will continue through the lifetime of the development.	
Landscapes and Townscapes	0	#	#	*	*	*	*	*	*	*	*	*	*	*	*	2, 3, 4, 5	The proposed options will bring about visual improvements to the site.	
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral		
Sufficient & decent housing	#	#	#	*	**	**	*	*	*	0	0	0	0	0	0	2	Option 2 will provide the optimum amount of housing.	
Human health	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral		
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral		
Education	0	0	0	0	0	0	0	0	0	0	*	*	*	*	*	5	Option 5 provides continual educational benefits.	
Reduce crime	0	0	0	0	*	*	0	*	*	*	*	*	0	0	0	4	Community uses provide the opportunity for day/night activity.	

Community welfare	0	0	0	0	0	0	0	*	*	*	**	**	*	**	**	4 and 5	A housing development will contribute to sufficient and decent housing thereby contributing towards community welfare.
Accessibility to services	0	0	0	0	0	0	*	*	*	0	0	0	0	0	0	3	A mixed use development has the opportunity to provide local services.
Most Sustainable Option:															5	Cultural and industrial activities contribute the most to sustainability objectives.	

Site Allocations																	
Deptford Station	01 - New Station building			02 - Refurbish listed carriage ramp			03 - Provide a new pedestrian and cycle route			04 - Convert and refurbish the arches to provide retail space, workshops for creative industries and café/ restaurant uses			05 - Mixed use building on site of existing car park with 101 residential units and 14 live/work			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	*	**	0	*	*	0	0	0	*	**	**	*	*	**	4	Creating employment space and improved access will improve the local economy.
Employment	0	0	0	0	0	0	0	0	0	*	*	*	0	*	*	4	Creating employment space provides opportunities to create jobs.
Minimise waste	0	0	0	0	0	0	0	0	0	#	#	#	#	#	#	1, 2, 3	Other options will increase waste generation.
Water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	
Air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	
Energy	0	0	0	0	0	0	0	*	*	#	*	*	#	*	*	3	Any construction will lead to increased energy use.
Landscapes and Townscapes	**	**	**	**	**	**	0	0	0	*	*	*	*	*	*	1 and 2	The proposed options will bring about visual improvements to the site.
Historic environment	0	0	0	*	*	*	0	0	0	0	0	0	0	0	0	2	Refurbishment maintains and enhances listed features.

Sufficient & decent housing	0	0	0	0	0	0	0	0	0	0	0	0	*	*	*	5	Option 5 will provide the optimum amount of housing.
Human health	0	0	0	0	0	0	0	*	*	0	0	0	0	0	0	3	Option 3 contributes to healthy lifestyles.
Reduce poverty & exclusion	0	*	*	0	0	0	0	0	0	0	*	*	0	*	*	1, 4, 5	Redevelopment will improve accessibility and the wider area.
Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	
Reduce crime	*	*	*	*	*	*	0	0	0	*	*	*	*	*	*	1, 2, 4 and 5	Development will increase natural surveillance and activity; and improve perception of the site/area.
Community welfare	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0	1, 2, 3 and 4	Redevelopment will improve the area and contribute to community welfare.
Accessibility to services	*	*	*	0	0	0	*	*	*	0	0	0	*	*	*	1, 3, 5	Redevelopment has the opportunity to improve general accessibility and accessibility to services.
Most Sustainable Option:															1, 2, 3, 4 and 5	A combination of the options would ensure a more sustainable option.	

Site Allocations									
De Frene Allotment Club	01 - Retain current use			02 - Redevelop site for affordable housing			Most Sustainable Option	Comments (Effects)	
	Effects			Effects					
	S	M	L	S	M	L			
Economic Growth	0	0	0	0	0	0	Neutral		
Employment	0	0	0	0	0	0	Neutral		
Minimise waste	0	0	0	0	0	0	Neutral		
Water quality	0	0	0	0	0	0	Neutral		
Biodiversity	**	**	**	##	##	##	1	Current use ensures the greatest contribution towards biodiversity.	
Air quality	*	*	*	#	0	0	1	Housing will increase vehicular traffic during the construction phase and continue through the lifetime of the development.	
Energy	0	0	0	#	0	0	1	Housing will increase energy use during the construction phase and continue through the lifetime of the development.	

Landscapes and Townscapes	*	*	*	#	#	#	1	Development will have a visual impact.
Historic environment	0	0	0	0	0	0	Neutral	
Sufficient & decent housing	0	0	0	**	**	**	2	Option 2 will provide the optimum amount of housing.
Human health	*	*	*	0	0	0	1	Allotment use contributes towards healthy lifestyles.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	
Education	0	0	0	0	0	0	Neutral	
Reduce crime	0	0	0	0	0	0	Neutral	
Community welfare	*	*	*	*	*	*	1 and 2	Both options contribute towards community welfare.
Accessibility to services	0	0	0	0	0	0	Neutral	
Most Sustainable Option:							1	Development will have a negative impact.

Site Allocations														
Forest Hill sites	1 -The uses proposed in the SPG i.e. redevelopment of station and access to public transport. Improve access to Horniman Museum and access and look of Clyde Terrace. Improve Sainsburys car park and incorporate housing.			2 - Housing			3 - Retain current uses			4 - Combination of uses 1 and 2			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		

Economic Growth	*	*	*	*	*	**	#	#	#	*	**	**	4	Improved access to key locations combined with housing will improve the local economy.
Employment	*	*	*	0	0	0	#	#	#	*	*	**	4	The improvements with some mixed use at the station and increased housing will generate more work spaces.
Minimise waste	#	0	0	#	#	#	0	0	0	#	#	#	3	Increase in generation of household waste.
Water quality	#	0	0	#	#	#	0	0	0	#	#	#	3	Water resources use will increase with housing.
Biodiversity	0	0	0	*	*	*	0	0	0	0	0	0	2	The landscaping with improved access and housing will be favourable for biodiversity.
Air quality	*	*	*	#	#	#	0	0	0	0	0	0	1	The improvements to access will be more pedestrian friendly and an increase in housing will lead to increased number of vehicles in the area. The result is hence neutral for option 4.
Energy	#	#	#	#	#	#	0	0	0	#	#	#	3	Any construction work will lead to increase in fuel usage. The housing option will increase petrol usage from the generated traffic.
Landscapes and Townscapes	**	**	**	*	*	*	#	#	#	*	*	*	1	Option 1 will make much needed improvements to the station building and approach.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	The historic environment will not be affected by the improvements.
Sufficient & decent housing	0	0	0	**	**	**	#	#	#	*	*	*	2	The housing option will provide affordable housing.
Human health	0	0	0	0	0	0	0	0	0	0	0	0	none	Human health may be improved as a consequence of improved pedestrian access although this is very uncertain so has been retained as neutral.
Reduce poverty & exclusion	*	*	*	*	*	*	0	#	##	*	*	*	4	Housing and access improvements will provide affordable housing and make the local facilities more accessible.
Education	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	
Reduce crime	*	**	**	0	0	0	0	0	0	*	*	*	1	The improvements at Clyde Terrace will provide natural surveillance for the through road at the back. Housing increases this further.
Community welfare	*	*	*	0	0	0	0	#	#	*	**	**	4	The community will benefit from housing, improved access and beautification of the area.
Accessibility to services	**	**	**	0	*	*	0	#	#	**	**	**	1 and 4	Accessibility will improve with option 1 and the location provides good public transport options for increased number of people.
Most Sustainable Option:												4	Option 4 provides a good mixture for an area that is likely to increase in population.	

Site Allocations

Forest Hill Library, Pools and adjacent open space	1 - Community use and Open space			2 - refurbishment of the Pool			3 - Replacement of the pool			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	*	0	0	*	0	0	*	None	The options will bring about much needed improvements that may in the long term make the area a better place to live and hence positively effect the local economy.
Employment	0	0	0	*	0	0	*	0	0	2 and 3	Work will be needed for the refurb/building phase for 2 and 3.
Minimise waste	0	0	0	#	0	0	#	0	0	1	Building/refurb will generate waste.
Water quality	0	0	0	#	0	0	#	0	0	1	Water resources use will increase during the construction phase.
Biodiversity	*	*	*	0	0	0	0	0	0	1	Improvements to the open spaces will benefit biodiversity.
Air quality	0	0	0	#	0	0	#	0	0	1	Increase in traffic generated during construction and refurbishment will increase air pollution.
Energy	0	0	0	#	0	0	##	0	0	1	Replacement of the pool will use most energy initially as it will require a new set of materials which are produced by using energy. A refurbishment will comparatively require less energy.
Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	None	All the options provide an improvement to the townscape.
Historic environment	*	*	*	0	0	0	0	0	0	1	The Library is a grade II listed building and will benefit from the outer improvements.
Sufficient & decent housing	0	0	0	0	0	0	0	0	0	None	Housing is not a suitable option for the site.
Human health	0	0	0	*	*	*	*	*	*	2 and 3	The refurbished or new pool will increase number of people using the facilities and thus lead to improvements in health.
Reduce poverty & exclusion	*	*	*	*	*	*	*	*	*	None	Improvements to communal buildings will help reduce exclusion.
Education	0	0	0	0	0	0	0	0	0	Neutral	
Reduce crime	0	0	0	0	0	0	0	0	0	Neutral	
Community welfare	*	*	*	*	*	*	*	*	*	Neutral	The community will benefit from improved facilities

Accessibility to services	*	*	*	0	0	0	0	0	0	1	Option 1 provides improved access to the facilities and open space.
Most Sustainable Option:											These are not comparable options but rather likely to be used in combination. It is hence no options that is the most sustainable. The individual results should be seen in light of this.

Site Allocations										
Objectives	1 - Retain current use: Open space designated SINC site			2 - Housing			Most Sustainable Option	Comments (Effects)		
	Effects			Effects						
	S	M	L	S	M	L				
Honor Oak Road covered reservoir										
Economic Growth	0	0	0	*	*	*	2	The increased housing will generate more people using local shopping facilities.		
Employment	0	0	0	0	0	0	Neutral			
Minimise waste	0	0	0	#	#	#	1	People will generate waste compared to the current use.		
Water quality	**	**	**	##	##	##	1	The open space will provide water retention whilst housing will increase surface runoff.		
Biodiversity	**	**	**	##	##	##	1	The site is home to several rare plants and invertebrates and the housing option would damage this habitat severely.		
Air quality	**	**	**	##	##	##	1	The open space provides a green lung and is beneficial for the local air quality.		
Energy	**	**	**	#	#	#	1	The open space takes CO2 and replaces that as O2, and it reduces the heat island effect by acting as a sink for UV rays and hence cools the local environment. Housing will increase reflection and the residents will increase fossil fuel consumption.		
Landscapes and Townscapes	**	**	**	#	#	#	1	The open space provides greenery in an area which is lacks open spaces. The visual appearance of the area will become more built up with housing.		
Historic environment	*	*	*	#	#	#	1	The open space is in keeping with the previous usage of the site.		
Sufficient & decent housing	0	0	0	**	**	**	2	Option 2 will provide new housing.		
Human health	**	**	**	0	0	0	1	Open space is beneficial for human health both on a physical and a psychological level.		
Reduce poverty & exclusion	0	0	0	*	*	*	2	Option 2 will provide affordable housing.		

Education	*	*	*	0	0	0	1	The open space can be used for educational purposes.
Reduce crime	0	0	0	0	0	0	Neutral	
Community welfare	**	**	**	*	*	*	1	The open space is a visually attractive option which can be used by all.
Accessibility to services	0	0	0	0	0	0	Neutral	
Most Sustainable Option:							1	The current usage (option 1) is the most sustainable option.

		Site Allocations						
Rear of Christian Fellowship Centre	Housing	Most Sustainable Option			Comments (Effects)			
	Objectives					Effects		
						S	M	L
Economic Growth	0	*	*		100% housing means more people in the area which contributes to local economic activity.			
Employment	0	0	0		Housing has a limited contribution towards employment growth.			
Minimise waste	#	#	#		Intensification of the site will increase waste.			
Water quality	*	*	*		On-site water quality control measures such as SUDS will contribute to improving water quality.			
Biodiversity	0	0	0		Biodiversity would not be affected by the proposal.			
Air quality	0	#	#		Intensification of the site will increase the number of vehicles and contribute cumulatively to worsening air quality.			
Energy	0	*	*		Energy saving building design/fittings and alternative energy sources provided on-site will contribute to reducing energy consumption, although increased housing will increase energy demand.			
Landscapes and Townscapes	*	*	*		Development of the site for any use will improve the landscape and character of the area.			
Historic environment	0	0	0		Development would not impact on the historic environment.			
Sufficient & decent housing	*	0	0		Housing supply is increased but the amount provided may be below the affordable housing threshold.			
Human health	0	0	0		Health impacts will be negligible.			

Reduce poverty & exclusion	*	*	*		Housing in this location will improve access to essential services and facilities.
Education	0	0	0		Site development would not increase education opportunities.
Reduce crime	*	*	*		New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	0	*	*		Potential for new residents to become involved in community activities.
Accessibility to services	*	*	*		Increased population in this location locates people closer to services and facilities.
Most Sustainable Option:					One option was considered.

Site Allocations									
Rear of 161-171 New Cross Road	Housing			Mixed use commercial/residential			Most Sustainable Option	Comments (Effects)	
	Effects			Effects					
	S	M	L	S	M	L			
Economic Growth	0	*	*	0	*	**	Mixed Use	100% housing means more people in the area - contributes to local economic activity. Incorporating commercial uses will add to the economic activity in the area.	
Employment	0	0	0	0	*	*	Mixed Use	Mixed use will provide employment opportunities.	
Minimise waste	#	#	#	#	#	#	Neither	Intensification of the site will increase waste.	
Water quality	0	*	*	0	*	*	Neither	On-site water quality control measures such as SUDS will contribute to improving water quality.	
Biodiversity	0	0	0	0	0	0	Neither	Biodiversity would not be affected by either proposal.	
Air quality	#	#	#	#	#	#	Neither	Intensification of the site will increase the number of vehicles and contribute cumulatively to worsening air quality.	
Energy	*	**	**	*	*	*	Housing	Energy saving building design/fittings and alternative energy sources provided on-site will contribute to reducing energy consumption.	
Landscapes and Townscapes	*	*	*	*	*	*	Neither	Development of the site for any use will improve the landscape and character of the area.	
Historic environment	0	0	0	0	0	0	Neutral	Development would not impact on the historic environment.	
Sufficient & decent housing	*	*	0	*	0	0	Housing	Housing supply is increased but the amount provided may be below the affordable housing threshold.	
Human health	0	0	0	0	0	0	Neither	Health impacts will be negligible.	

Reduce poverty & exclusion	0	*	*	0	0	*	Housing	Housing in this location will improve access to essential services and facilities.
Education	0	0	0	0	0	0	Neither	Site development would not increase education opportunities.
Reduce crime	*	*	*	*	*	*	Neither	New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	0	*	*	0	0	0	Neither	Potential for new residents to become involved in community activities.
Accessibility to services	*	*	*	0	*	*	Housing	Increased population in this location locates people close to services and facilities of the New Cross high street.
Most Sustainable Option:							Housing	The site has planning permission for 14 residential units which has been implemented and is currently being constructed.

		Site Allocations				
Site between New Cross Gate Station and 267 New Cross Road and 17-25 Goodwood Road	Mix of retail, B1 offices, residential and community facilities	Most Sustainable Option			Comments (Effects)	
Objectives	Effects					
	S M L					
Economic Growth	* * **	Mixed use with non-residential uses contributes to local economic activity and growth.				
Employment	* * **	Mixed use with non-residential uses contributes to local economic activity and growth.				
Minimise waste	# # #	Intensification of the site will increase waste.				
Water quality	0 * *	On-site water quality control measures such as SUDS will contribute to improving water quality.				
Biodiversity	0 0 0	Biodiversity would not be affected by either proposal.				
Air quality	# # #	Intensification of the site will increase the number of vehicles and contribute cumulatively to worsening air quality.				
Energy	* ** **	Energy saving building design/fittings and alternative energy sources provided on-site will contribute to reducing energy consumption.				
Landscapes and Townscapes	* * *	Development of the site for any use will improve the landscape and character of the area.				

Historic environment	0	0	0		Development would not impact on the historic environment.
Sufficient & decent housing	*	*	*		Housing supply is increased but the amount provided may be below the affordable housing threshold.
Human health	0	0	0		Health impacts will be negligible.
Reduce poverty & exclusion	0	*	*		Housing in this location and the provision of on-site community facilities will improve access to essential services and facilities.
Education	*	*	*		Potential positive impact if community facilities include education and training.
Reduce crime	0	*	*		New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	*	*	*		On-site community uses increase the ability of people to engage in community activities.
Accessibility to services	*	*	*		Increased population in this location locates people close to services and facilities of the New Cross high street.
Most Sustainable Option:					One option was considered

Kender Estate New Cross Gate	Site Allocations									Most Sustainable Option	Comments (Effects)
	100% Housing			Mixed use commercial / residential			Healthy Living Centre				
	Effects			Effects			Effects				
Objectives	S	M	L	S	M	L	S	M	L		
Economic Growth	0	*	*	0	*	**	0	*	*	Mixed Use	100% housing means more people in the area - contributes to local economic activity. Incorporating commercial uses will add to the economic activity in the area.
Employment	0	0	0	0	*	*	*	*	*	HLC	Mixed use and the Healthy Living Centre will provide employment opportunities.
Minimise waste	#	##	##	#	#	##	#	#	#	HLC	Intensification of the site will increase waste. This will be higher for residential uses.
Water quality	0	*	*	0	*	*	0	*	*	Neither	On-site water quality control measures such as SUDS will contribute to improving water quality.
Biodiversity	0	0	0	0	0	0	0	0	0	Neither	Biodiversity would not be affected by either proposal.
Air quality	#	#	#	#	#	#	#	#	#	Neither	Intensification of the site will increase the number of vehicles and contribute cumulatively to worsening air quality.
Energy	*	*	*	*	*	**	*	**	**	HLC	Energy saving building design/fittings and alternative energy sources provided on-site will contribute to reducing energy consumption, although more housing will increase demand for energy.

Landscapes and Townscapes	*	*	*	*	*	*	*	*	*	Neither	Development of the site for any use will improve the landscape and character of the area.
Historic environment	0	0	0	0	0	0	0	0	0	Neutral	Development would not impact on the historic environment.
Sufficient & decent housing	*	*	0	*	0	0	#	#	#	Housing	Housing supply is increased but the amount provided may be below the affordable housing threshold.
Human health	0	0	0	0	0	0	*	**	**	HLC	Health impacts will be negligible for uses other than the Healthy Living Centre.
Reduce poverty & exclusion	0	*	*	0	*	*	*	*	*	HLC	Housing in this location will improve access to essential services and facilities. The Healthy Living Centre would provide an essential service locally.
Education	0	0	0	0	0	0	0	*	*	HLC	Site development would not increase education opportunities but Healthy Living Centre would educate people about healthy lifestyles.
Reduce crime	*	*	*	*	*	*	0	*	*	Housing/ Mixed Use	New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	0	*	*	0	*	*	*	*	*	HLC	Potential for new residents to become involved in community activities.
Accessibility to services	0	*	*	0	*	*	*	*	*	HLC	Increased population in this location locates people close to services and facilities of the New Cross high street. The Healthy Living Centre would provide an accessible service.
Most Sustainable Option:										HLC	Healthy Living Centre contributes to social well being and supports economic growth.

Site Allocations											
Somerville Adventure Playground, Queens Road	Retail and housing on parts of the playground with frontage on Queens road			Site on Wild Goose Drive - Housing			Site on Wild Goose Drive - replacement of lost playground			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	*	*	*	0	*	*	0	0	0	Mixed Use	100% housing will mean more people in the area which will have a positive local economic impact. Incorporating commercial uses will add to the economic activity in the area.
Employment	*	*	*	0	0	0	0	0	0	Mixed Use	Mixed use will provide on-site employment opportunities.
Minimise waste	#	#	#	#	#	#	0	0	0	Playground	Intensification of the site will increase waste with the exception of the playground.
Water quality	0	*	*	0	*	*	*	*	*	Playground	On-site water quality control measures such as SUDS will contribute to improving water quality. Soft and impervious surfaces for playground would increase water permeability.
Biodiversity	0	0	0	0	0	0	0	*	*	Playground	The playground could incorporate biodiversity measures.
Air quality	#	#	#	#	#	#	#	#	#	None	Intensification of the site will increase the number of vehicles and contribute cumulatively to worsening air quality.

Energy	*	*	*	*	*	**	0	0	0	Housing	Energy saving building design/fittings and alternative energy sources provided on-site will contribute to reducing energy consumption, although housing will increase energy demand.
Landscapes and Townscapes	*	*	*	*	*	*	0	0	0	Mixed Use / Housing	Development of the site for any use will improve the landscape and character of the area.
Historic environment	0	0	0	0	0	0	0	0	0	None	Development would not impact on the historic environment.
Sufficient & decent housing	*	*	0	*	*	0	#	#	#	Housing	Housing supply is increased but the amount provided may be below the affordable housing threshold.
Human health	0	0	0	0	0	0	*	*	*	Playground	The playground contributes towards healthy lifestyles.
Reduce poverty & exclusion	0	*	*	*	*	*	0	0	0	Housing	Housing in this location will improve access to essential services and facilities.
Education	0	0	0	0	0	0	0	0	0	None	Site development would not increase education opportunities.
Reduce crime	*	*	*	*	*	*	0	0	0	Mixed Use / Housing	New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	0	0	0	0	*	*	*	*	*	Playground	Potential for new residents to become involved in community activities. Playground can become a community focal point.
Accessibility to services	0	*	*	*	*	*	0	0	0	Housing	Increased population in this location locates people close to services and facilities in the New Cross area.
Most Sustainable Option:										Housing/ Playground	The provision of housing and a playground will contribute the most towards sustainability objectives.

Site Allocations														
Nightingale Grove, Hither Green	100% Housing			Mixed use commercial and residential			Employment uses (office, industry, warehousing)			Community uses			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L	S	M	L		
Economic Growth	0	0	0	0	*	*	*	**	**	0	0	*	Employment	Housing will contribute positively to local economic activity. Incorporating commercial uses will increase economic activity in the area. Full use of the site for employment uses will contribute the most economically.
Employment	0	0	0	0	0	*	*	**	**	0	*	*	Employment	Mixed use and 100% employment uses provide employment opportunities.
Minimise waste	#	#	##	#	#	#	0	0	0	0	#	#	Employment	Intensification of the site will increase waste.

Water quality	*	*	**	*	*	*	0	0	0	0	*	*	Housing	On-site water quality control measures such as SUDS will contribute to improving water quality.
Biodiversity	*	*	**	*	*	*	0	0	0	0	*	*	Housing	Provision of gardens with housing would contribute towards biodiversity.
Air quality	#	#	#	#	#	#	#	##	##	0	#	#	Community	Intensification of the site will increase the number of vehicles and contribute cumulatively to worsening air quality. Industry may attract HGVs. Community uses would be the least intensive.
Energy	*	*	*	*	*	*	0	*	*	*	*	*	None	Energy saving building design/fittings and alternative energy sources provided on-site will contribute to reducing energy consumption.
Landscapes and Townscapes	*	*	**	*	*	*	0	0	0	0	*	*	Housing	Development of the site for any use will improve the landscape and character of the area.
Historic environment	0	0	0	0	0	0	0	0	0	0	0	0	Neutral	Development would not impact on the historic environment.
Sufficient & decent housing	*	*	**	*	*	*	#	#	#	#	#	#	Housing	Housing supply is increased but the amount provided may be below the affordable housing threshold.
Human health	0	0	0	0	0	0	0	0	0	*	*	*	Community	Health impacts will be negligible, however, community uses can contribute to improving health.
Reduce poverty & exclusion	0	*	*	0	*	*	0	0	0	*	*	*	Community	Housing in this location will improve access to essential services and facilities.
Education	0	0	0	0	0	*	0	*	*	*	*	*	Employment	Employment uses could contribute to training and development as would certain types of community services.
Reduce crime	0	*	*	*	*	*	0	*	*	0	0	0	Mixed Use	New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	0	*	*	0	*	*	0	0	0	*	*	*	Community	Potential for new residents to become involved in community activities.
Accessibility to services	0	*	*	0	*	*	0	0	0	*	*	*	Community	Increased population in this location locates people close to services and facilities of Hither Green.
Most Sustainable Option:												Mixed Use	A mixed use development incorporating housing, employment and community uses would be the most sustainable.	

		Site Allocations					
9 Staplehurst Road and rear of Leahurst Road, Hither Green	Housing	Mixed use commercial, live work and residential	Retail		Most Sustainable Option	Comments (Effects)	
	Objectives	Effects	Effects	Effects			

	S	M	L	S	M	L	S	M	L		
Economic Growth	0	*	*	0	*	**	*	*	*	Retail	100% housing will mean more people in the area which will have a positive local economic impact. Incorporating commercial uses and live/work units will add to the economic activity in the area.
Employment	0	0	0	0	*	*	*	*	*	Retail	Mixed use will provide employment opportunities, however, more jobs would be created through retail uses.
Minimise waste	#	#	#	#	#	##	#	#	##	Housing	Intensification of the site will increase waste. Retail uses would contribute more waste due to the volume of goods.
Water quality	*	*	*	0	*	*	#	#	#	Housing	On-site water quality control measures such as SUDS will contribute to improving water quality. Housing would provide more permeable surfaces.
Biodiversity	*	*	*	0	0	0	#	#	#	None	Biodiversity would benefit from permeable surfaces/gardens associated with housing which are limited for non-residential uses.
Air quality	#	#	#	#	#	#	#	##	##	None	Intensification of the site will increase the number of vehicles and contribute cumulatively to worsening air quality. Retail uses would generally require HGVs.
Energy	*	*	*	*	**	**	*	*	*	Mixed Use	Energy saving building design/fittings and alternative energy sources provided on-site will contribute to reducing energy consumption.
Landscapes and Townscapes	*	*	*	*	*	*	#	#	#	Housing / Mixed Use	Development of the site will improve the landscape and character of the area. However, residential uses are in keeping with the locality and would have less of an impact than retail uses.
Historic environment	0	0	0	0	0	0	0	0	0	Neutral	Development would not impact on the historic environment.
Sufficient & decent housing	*	*	**	*	*	*	#	#	#	Housing	Housing supply is increased but the amount provided may be below the affordable housing threshold.
Human health	0	0	0	0	*	*	0	0	0	Mixed Use	Health impacts will be negligible but the provision of mixed use and live/work would reduce the need for vehicle trips.
Reduce poverty & exclusion	0	*	*	0	*	*	0	0	0	Mixed Use	Housing in this location will improve access to essential services and facilities.
Education	0	0	0	0	0	0	0	0	0	None	Site development would not increase education opportunities.
Reduce crime	*	*	*	*	*	*	0	*	*	Housing / Mixed Use	New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	0	*	*	0	*	*	0	0	*	Housing / Mixed Use	Potential for new residents to become involved in community activities.
Accessibility to services	0	*	*	0	*	*	*	*	*	Retail	Increased population in this location locates people close to services and facilities in the Hither Green area. Providing retail uses serves the wider community.
Most Sustainable Option:											

Site Allocations					
Tanners Hill	100% Housing			Most Sustainable Option	Comments (Effects)
Objectives	Effects				
	S	M	L		
Economic Growth	0	*	*		100% housing means more people in the area which contributes to local economic activity.
Employment	0	0	0		Housing has a limited contribution towards employment growth.
Minimise waste	#	#	#		Intensification of the site will increase waste.
Water quality	*	*	*		On-site water quality control measures such as SUDS will contribute to improving water quality.
Biodiversity	0	0	0		Biodiversity would not be affected by the proposal.
Air quality	0	#	#		Intensification of the site will increase the number of vehicles and contribute cumulatively to worsening air quality.
Energy	0	*	*		Energy saving building design/fittings and alternative energy sources provided on-site will contribute to reducing energy consumption, although increased housing will increase energy demand.
Landscapes and Townscapes	*	*	*		Development of the site for any use will improve the landscape and character of the area.
Historic environment	N/A	N/A	N/A		Development would not impact on the historic environment.
Sufficient & decent housing	*	0	0		Housing supply is increased but the amount provided may be below the affordable housing threshold.
Human health	0	0	0		Health impacts will be negligible.
Reduce poverty & exclusion	*	*	*		Housing in this location will improve access to essential services and facilities.
Education	0	0	0		Site development would not increase education opportunities.
Reduce crime	*	*	*		New buildings will be built to 'design out crime', while mixed use will increase on-site activity during the day.
Community welfare	0	*	*		Potential for new residents to become involved in community activities.
Accessibility to services	*	*	*		Increased population in this location locates people closer to services and facilities.
Most Sustainable Option:					One option was considered.

Site Allocations											
O'Rourke Transport/Sivyer Transport site, 154-160 Sydenham Road	01 - Mixed use employment/residential/community facility			02 - 100% Housing			03 - Keep employment use			Most Sustainable Option	Comments (Effects)
	Effects			Effects			Effects				
	S	M	L	S	M	L	S	M	L		
Economic Growth	**	**	**	0	0	0	**	**	**	1, 2	Precise effect depends on the types of uses chosen. Current employment use is significant.
Employment	*	*	*	#	#	#	**	**	**	3	Precise effect depends on the types of uses chosen. Current employment use is significant. 100% housing would have an adverse effect on employment
Minimise waste	#	#	#	#	#	#	#	#	#	None	Any use would contribute towards waste.
Water quality	0	0	0	*	*	*	0	0	0	2	Housing development usually results in softer surfaces to allow for natural drainage.
Biodiversity	0	0	0	*	*	*	0	0	0	2	100% Housing is likely to improve biodiversity, however this would depend on the form of the development especially whether there would be any significant garden provision.
Air quality	0	0	0	0	0	0	#	#	#	1, 2	Continuation of current employment use would have an adverse impact as it involves significant lorry movements.
Energy	0	0	0	0	0	0	0	0	0	Neutral	
Landscapes and Townscapes	*	*	*	*	*	*	#	#	#	1, 2	Current employment use is not environmentally attractive in location surrounded by housing.
Historic environment	0	0	0	0	0	0	0	0	0	Neutral	
Sufficient & decent housing	*	*	*	**	**	**	0	0	0	2	Development of the site would make a contribution to the housing supply.
Human health	0	0	0	0	0	0	0	0	0	Neutral	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	
Education	0	0	0	0	0	0	0	0	0	Neutral	
Reduce crime	*	*	*	0	0	0	0	0	0	1	Mixed use is likely to produce a well used development that will deter crime.
Community welfare	*	*	*	0	0	0	0	0	0	1	Mixed use can offer community facilities.

Accessibility to services	*	*	*	0	0	0	0	0	0	0	1	A range of uses can be provided for - increasing accessibility to services.
Most Sustainable Option:											Mixed Use	A mixed use development incorporating housing, employment and community uses would be the most sustainable.

Site Allocations												
113/157 Sydenham Road	Mix of retail/ leisure/ employment/housing with retention and enhancement of Mews Cottages at 1-8 Berryman's Lane			100% housing			Retain current uses (including Garage and Motor Repair Facilities) 'Do Nothing'			Most Sustainable Option	Comments (Effects)	
Objectives	Effects			Effects			Effects					
	S	M	L	S	M	L	S	M	L			
Economic Growth	*	*	*	0	0	0	*	*	*	Mixed use or 'Do Nothing'	It is difficult to judge whether the retention of the current uses or replacement by a different mix of uses would have a differential effect on the economy. The amount of housing that could be provided by the site would have a negligible effect and therefore has been judged to be neutral for this particular site although the overall effect of choosing housing for the large number of sites being appraised would be more appreciable.	
Employment	*	*	*	0	0	0	*	*	*	Mixed use	A similar judgement for similar reasons to the above indicator.	
Minimise waste	#	0	0	#	0	0	0	0	0	Do Nothing'	Redevelopment of the site would have a negative short term effect by increasing the amount of waste generated. Otherwise all options are neutral with respect to waste generation	
Water quality	0	0	*	*	*	*	#	#	#	Housing	On this site 100% housing is likely to result in a greater amount of landscaping and therefore a reduction in water run off and improved drainage. A more intensive mixed use development would result in a longer term increase in water quality. Retention of the current uses with a good deal of hard standing will have a negative effect on water quality.	

Biodiversity	0	0	*	*	*	*	#	#	#	Housing	The current uses with hardstanding has a negative effect on biodiversity. Effects on improvement of biodiversity will be best with housing for reasons stated above.
Air quality	0	0	0	0	0	0	0	0	0	Neutral	
Energy	#	0	0	#	0	0	#	#	#	Mixed use or housing	Retention of current uses will not lead to energy reduction improvements.
Landscapes and Townscapes	*	**	**	**	**	**	#	#	#	Mixed use or housing	The site is on a high profile position in Sydenham High Street adjacent to a conservation area. Redevelopment of a commercial site to a high quality standards whether mixed use or housing would result in an improvement to the townscape. In this position a mixed use development would probably contribute more.
Historic environment	**	**	**	**	**	**	#	#	#	Both Options	The site is adjacent to a Conservation Area so redevelopment to a high standard would represent an improvement to the historic environment.
Sufficient & decent housing	0	0	0	*	*	*	0	0	0	Housing	Development of the site would make a contribution to the housing supply.
Human health	*	*	*	*	*	*	#	#	#	Mixed Use or Housing	Redevelopment would contribute positively towards health by removing an unhealthy use.
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	
Education	0	0	0	0	0	0	0	0	0	Neutral	
Reduce crime	*	*	*	0	0	0	0	0	0	Mixed use	Redevelopment would create active streetscapes, promote natural and contribute positively towards the perception of crime.
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	
Most Sustainable Option:										Mixed use	A mixed use development would be the most sustainable.

		Site Allocations												
Rival Envelope Company, Trundleys Road	Employment	100% housing			Mixed use commercial/residential			Most Sustainable Option			Comments (Effects)			
	Objectives	Effects			Effects							Effects		
		S	M	L	S	M	L					S	M	L

Economic Growth	*	*	*	0	0	0	*	*	*	Employment or Mixed Use	Employment of mixed use has the opportunity to provide sustained and continuing employment generating uses.
Employment	*	*	*	0	0	0	*	*	*	Employment	Employment uses on the site contributes the most towards this objective.
Minimise waste	0	0	0	#	0	0	#	0	0	Neutral	Redevelopment could improve the amount of waste generated on the site, but intensification of use could lead to more waste.
Water quality	0	0	0	*	*	*	0	0	0	Housing	Housing is the most sustainable as employment and mixed uses can lead to high water use for business.
Biodiversity	0	0	0	*	*	*	0	0	0	Housing	Housing redevelopment could lead to roof top gardens.
Air quality	0	0	0	0	0	0	0	0	0	Neutral	All uses will impact on air quality.
Energy	0	0	0	0	0	0	0	0	0	Neutral	All uses will impact on energy use.
Landscapes and Townscapes	0	0	0	*	*	*	*	*	*	Housing or Mixed Use	Redevelopment provides the opportunity to improve the landscape and townscape.
Historic environment	0	0	0	0	0	0	0	0	0	Neutral	There is limited impact on the historic environment.
Sufficient & decent housing	0	0	0	**	**	**	*	*	*	Housing	Development of the site would make a contribution to the housing supply.
Human health	0	0	0	0	0	0	0	0	0	Neutral	
Reduce poverty & exclusion	0	0	0	0	0	0	0	0	0	Neutral	
Education	0	0	0	0	0	0	0	0	0	Neutral	
Reduce crime	0	0	0	0	*	*	0	*	**	Mixed Use	Mixed use is likely to produce a well used development that will deter crime and its perception.
Community welfare	0	0	0	0	0	0	0	0	0	Neutral	
Accessibility to services	0	0	0	0	0	0	0	0	0	Neutral	
Most Sustainable Option:										Mixed Use	A mixed use development would be the most sustainable.

Site Allocations

Nature reserve corner of Vesta Road and Brockley to New Cross Gate railway	Maintain Open space			Develop for Housing			Most Sustainable Option	Comments (Effects)
	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	0	0	*	*	*	Housing	Increased housing provision will have a minor effect on economic growth by enhancing demand for local goods and services.
Employment	0	0	0	*	*	*	Housing	The building of the housing development will directly employ people.
Minimise waste	0	0	0	##	#	#	Open Space	Housing will have a minor effect on production of increased waste.
Water quality	*	*	*	0	0	#	Open Space	Maintenance of the area as a natural environment will have a minor effect in improving water quality. New housing should not adversely affect water quality if built to appropriate standards. However there will be more water usage.
Biodiversity	**	**	**	##	##	##	Open Space	The site has a high quality and varied natural environment and forms part of a SNCI of Metropolitan Importance. Development of the entire site for housing would inevitably harm the value of the site. This harm might diminish slightly over time especially if the new development had gardens. In order to allow for housing development policy would require mitigation measures or reprovision of a site of nature conservation importance of equal value.
Air quality	**	**	**	0	0	0	Open Space	Open Space has a positive effect on air quality.
Energy	0	0	0	##	#	#	Open Space	New housing development will consume energy, both through construction and occupation. Initial construction will consume energy.
Landscapes and Townscapes	**	**	**	#	#	#	Open Space	The site has a positive impact on the local landscape. Whether a housing development can in itself be considered to have a negative impact would to a degree depend on the visual quality of the new development. However when considering it against the loss of the nature conservation site, it is considered that the housing development would inevitably have a negative impact.
Historic environment	0	0	0	#	#	#	Open Space	These cuttings are historically part of the old Croydon Canal. Housing development would have some impact on this historical nature of these landscape features.
Sufficient & decent housing	0	0	0	**	**	**	Housing	Development of the site would make a contribution to the housing supply.
Human health	*	*	*	*	*	*	Neutral effect	Both open space, whether directly accessible to the public or not and new quality housing development have indirect beneficial effects on human health.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral effect	

Education	*	*	*	#	#	#	Open Space	Nature reserves provide an educational resource
Reduce crime	0	0	0	0	*	*	Neutral effect	Introducing housing and therefore passive surveillance into the area might reduce the fear of crime.
Community welfare	0	0	0	0	0	0	Neutral effect	
Accessibility to services	0	0	0	0	0	0	Neutral effect	
Most Sustainable Option:							Open Space	Open space scores highly at this location when directly compare to housing development.

Site Allocations									
Downham Lifestyles (A)	Retain use (Library, swimming pool) but redevelop for new replacement facilities			Do nothing - Retain Old Buildings			Most Sustainable Option	Comments	
	Effects			Effects					
	S	M	L	S	M	L			
Economic Growth	*	*	*	0	0	0	Redevelopment	Minor positive impact for redevelopment due to employment during and after construction.	
Employment	*	*	*	0	0	0	Redevelopment	As above.	
Minimise waste	#	0	0	0	0	0	Neutral	There will be a short term negative effect on water generation caused by the construction of the new building.	
Water quality	*	*	*	0	0	0	Option for Redevelopment	A modern pool with treatment facilities, and also appropriate landscaping should result in an improvement in water quality and conservation.	
Biodiversity	0	*	*	0	0	0	Redevelopment	New landscaping features required as part of policy should improve biodiversity	
Air quality	0	0	0	0	0	0	Neutral	The location of the facilities is identical so there should be no appreciable effect on air quality by the redevelopment.	
Energy	#	*	**	#	#	#	Redevelopment	A new swimming pool and library building will be more energy efficient. This is the long term sustainable option despite costs incurred in rebuilding.	
Landscapes and Townscapes	*	*	*	0	0	0	Redevelopment	A modern high quality design as required by policy should result in an improvement in townscape and landscape quality.	

Historic environment	0	0	0	0	0	0	Neutral	This development is not adjacent to any historic townscape or landscape features.
Sufficient & decent housing	#	#	#	0	0	0	Retain current buildings	Redevelopment of the site for uses other than housing will have the effect of reducing the availability of housing sites.
Human health	*	*	*	0	0	#	Redevelopment	Access to modern leisure facilities will have an indirect beneficial effect on human health. The retention of aging buildings which are difficult to maintain and provide a less attractive environment will in the long term have a negative indirect effect on human health.
Reduce poverty & exclusion	*	**	**	*	0	#	Redevelopment	The provision of modern leisure and recreation facilities close to homes will have an indirect effect in reducing poverty and exclusion. The retention of aging and outdated buildings that are difficult and expensive to maintain could have a long term negative effect on poverty and exclusion.
Education	*	**	**	*	*	*	Option for Redevelopment	A more attractive building providing greater learning facilities and opportunities will have a more beneficial effect on education.
Reduce crime	0	0	0	0	0	0	Neutral	
Community welfare	0	*	**	*	0	#	Redevelopment	New buildings with more attractive facilities will encourage engagement in community activities.
Accessibility to services	*	**	**	*	*	*	Redevelopment	New buildings will be more physically accessible and provide a wider range of activities.
Most Sustainable Option:							Option for Redevelopment	Redevelopment scores most positive effects. The negative effects are a temporary one for energy which will always occur as a result of redevelopment and for housing. This last can be mitigated by ensuring the provision of sufficient housing sites to meet targets.

This site was put forward in the Site Allocations Issues and Options Paper for ultimate inclusion within the Local Development Document. However it is a committed proposal by the Council and forms part of a Public Finance Initiative Scheme. The alternative Option 'To do nothing' is therefore formally assessed, although the new building is at the time of writing under construction.

Site Allocations

Downham lifestyles (B)	Residential			Retain Depot and Open Space (Do Nothing Option)			Most Sustainable Option	Comments (Effects)
	Effects							
	S	M	L	S	M	L		
Economic Growth	*	0	0	0	0	0	Residential	Short term effect due to economic benefits from construction.
Employment	*	0	0	*	*	*	Retain Depot and Open Space	Depot provides more long term employment possibilities.
Minimise waste	#	0	0	0	0	0	Retain Depot and Open Space	All uses will contribute towards waste, especially redevelopment during construction.
Water quality	*	*	*	0	0	0	Both Options	Redevelopment could improve the water quality through onsite open space and infiltration.
Biodiversity	#	#	#	*	*	*	Retain Depot and Open Space	The existing use provides open space.
Air quality	0	0	0	0	0	0	Neutral	
Energy	#	0	0	0	0	0	Neutral	
Landscapes and Townscapes	*	*	*	0	0	0	Residential	Redevelopment will improve the townscape and landscape through well designed buildings.
Historic environment	0	0	0	0	0	0	Neutral	
Sufficient & decent housing	**	**	**	0	0	0	Residential	Development of the site would make a contribution to the housing supply.
Human health	0	0	0	0	0	0	Neutral	
Reduce poverty & exclusion	*	*	*	0	0	0	Neutral	Development of the site would make a contribution to reducing poverty and exclusion through the provision of housing.
Education	0	0	0	0	0	0	Neutral	
Reduce crime	0	0	0	0	0	0	Neutral	
Community welfare	0	0	0	0	0	0	Neutral	
Accessibility to services	0	0	0	0	0	0	Neutral	
Most Sustainable Option:						Residential		

Site Allocations								
Downham lifestyles (C)	Convert Depot Site to Open Space			Retain Depot Site			Most Sustainable Option	Comments (Effects)
	Effects			Effects				
	S	M	L	S	M	L		
Economic Growth	0	0	0	0	0	0	Neutral	
Employment	#	#	#	*	*	*	Neutral	
Minimise waste	#	0	0	0	0	0	Neutral	
Water quality	**	**	**	0	0	0	Open Space	Open space will improve water quality through infiltration.
Biodiversity	**	**	**	0	0	0	Open Space	Open space would make a contribution to biodiversity.
Air quality	*	*	*	0	0	0	Open Space	Open space would make a contribution to air quality.
Energy	*	*	*	0	0	0	Open Space	Open space reduces energy consumption on the site.
Landscapes and Townscapes	*	*	*	#	#	#	Open Space	Open space would make a contribution to the landscape.
Historic environment	0	0	0	0	0	0	Neutral	
Sufficient & decent housing	0	0	0	0	0	0	Neutral	
Human health	0	0	0	0	0	0	Neutral	Open space provides areas to walk and cycle - contributing towards healthy lifestyles.
Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	Open space provides areas for recreation which can impact positively on poverty and social exclusion.
Education	0	0	0	0	0	0	Neutral	
Reduce crime	0	0	0	0	0	0	Neutral	
Community welfare	0	0	0	0	0	0	Neutral	Open space would contribute positively towards community welfare - areas to meet and greet neighbours.

Accessibility to services	0	0	0	0	0	0	Neutral	
Most Sustainable Option:							Open Space	

This site is a landswap for the Open Space land lost in proposed development of Downham Lifestyles Site B and therefore mitigates the housing proposal involving a loss of open space.

		Site Allocations									
Objectives	Effects	Effects		Most Sustainable Option	Comments (Effects)						
		S	M			L	S	M	L		
		Redevelopment of sports field to community park with public access	Retain sports field with no public access								
Economic Growth	0	0	0	0	0	0	Neutral				
Employment	0	0	0	0	0	0	Neutral				
Minimise waste	0	0	0	0	0	0	Neutral				
Water quality	*	*	*	*	*	*	Neutral	Both options retain open space so water quality will be essentially unaffected.			
Biodiversity	*	*	*	*	*	*	Neutral	Both options retain open space so biodiversity will be essentially unaffected. Dependent on the nature of the community park biodiversity has a potential to increase.			
Air quality	*	*	*	*	*	*	Both options	Both options retain open space so air quality will be unaffected.			
Energy	0	0	0	0	0	0	Neutral	Both options retain open space so energy consumption should largely be unaffected.			
Landscapes and Townscapes	**	**	**	*	*	*	Park with Public Access	A community park with public access will improve the local landscape quality.			
Historic environment	0	0	0	0	0	0	Neutral				
Sufficient & decent housing	#	#	#	#	#	#	Neutral	Both options retain open space provision, which has the effect of reducing the number of sites available for housing.			
Human health	*	*	*	*	*	*	Neutral	Playing fields and parks have a beneficial impact on human health.			

Reduce poverty & exclusion	0	0	0	0	0	0	Neutral	
Education	*	*	*	*	*	*	Neutral	Both parks and playing fields can act to improve skills and education.
Reduce crime	*	*	*	0	0	0	Park with Public Access	Public access to facilities generally acts to reduce the fear of crime.
Community welfare	*	*	**	*	*	*	Neutral	Parks and playing fields both encourage engagement in community activities. A park allowing access to a wider range of people might encourage this more.
Accessibility to services	*	*	*	0	0	0	Park with Public Access	An accessible park provides greater access to open space provision.
Most Sustainable Option:							Park with Public Access	The greater accessibility of a public park raises its sustainability score.

Sustainability Appraisal and Strategic Environmental Assessment

Preferred Options Report for the Development Policies and Site Allocations DPD

APPENDIX C

Sustainability Appraisal of Preferred Options – Policies and Site Allocations

Sustainability Appraisal of the Preferred Options policies

Key for appraisal tables:

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

H1 Affordable housing: Thresholds and amount						
Where a development site is capable of accommodating 10 or more dwellings or is 0.3 hectares or more, the Council will seek to secure 35% of new private residential build as affordable housing.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Additional housing and population will contribute to economic growth.	+	P L	I	Mixed-use sites should include employment uses as part of the land use mix. Where appropriate, planning obligations and other plans can make provisions for assisting unemployed and low-income earners.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	Generally neutral. No direct impact.				
9	Flood Risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	It is assumed that a mix of housing will not impact on the physical environment constraints, as it is not likely to involve any difference in external building size.	+	P S - L	D	Sustainable construction techniques should be used and buildings built to the highest design quality standards.
11	Historic environment	Generally neutral. No direct impact.				Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option seeks provision of 35% affordable housing. This will assist the 9.3% of households in housing need.	++	P S - L	D	Ensure housing developments have an appropriate mix of dwellings. Annual monitoring of affordable housing should be carried out to evaluate delivery.
13	Human health	Ensure walking and cycling are promoted as part of any housing development. New housing areas should be linked with town centres, public transport and community	+	P L	I	Plans should ensure that proposals do not have significant health impacts.

		facilities, including those for health and education.				
14	Reduce poverty & exclusion	The provision of 35% affordable housing contributes to mixed and balanced communities. This will assist the 9.3% of households in housing need.	+	P S	I	Ensure housing developments have an appropriate mix of dwellings.
15	Education	Affordable housing may create demand for additional and specialised education facilities.	-/+	T L	I	New development to contribute to the provision of education through appropriate planning obligations.
16	Reduce crime	Sufficient and decent housing, including affordable housing, may improve quality of life and have a positive reduction in crime rates. Increased population can improve natural surveillance.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Affordable housing provision creates a beneficial mix in housing supply.	+	P ?	I	Ensure housing developments have an appropriate mix of dwellings.
18	Accessibility	Generally neutral. No direct impact.				Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.

Comment:

The policy will ensure that new housing development will contribute to affordable housing and that a development of 10 or more dwellings will need to make a contribution. Seeking a target of 35% affordable housing has a positive impact, as it will contribute towards social objectives especially sufficient and decent housing, reducing poverty and exclusion and community welfare. The cumulative impacts of additional housing can be dealt with through the implementation of other policies.

H2 Creating mixed and balanced communities

Where a site falls within an area which has existing high concentrations of social rented housing, the Council will seek, in agreement with developers, for any affordable housing contribution to be provided in a way which assists in securing a more balanced social mix within that locality in order to establish and sustain 'viable balanced communities'. This would include more flexible tenures such as 'part ownership' and other shared equity schemes or other types of arrangement as considered appropriate. 'Cash in lieu' payment will not normally be accepted by the Council.

No	SA Objective	Effect of policy against SA objective	Significance of effect --, -, 0, +, ++, ?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Additional housing and population can contribute to economic growth.	-	P L	I	Mixed-use sites should include employment uses as part of the land use mix. Where appropriate, planning obligations and other plans can make provisions for assisting unemployed and low income earners.
2	Employment	Generally neutral. No direct impact.				
Environmental						

3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	Generally neutral. No direct impact.				
9	Flood Risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	It is assumed that a mix of housing will not impact on the physical environment constraints, as it is not likely to involve any difference in external building size.	+	P S - L	D	Sustainable construction techniques should be used and buildings built to the highest design quality standards.
11	Historic environment	Generally neutral. No direct impact.				Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option seeks a balance in housing provision and the tenure provided. This will assist in the overall aim of housing provision.	++	P S - L	D	Ensure housing developments have an appropriate mix of dwellings. Annual monitoring of affordable housing should be carried out to evaluate delivery.
13	Human health	Ensure walking and cycling are promoted as part of any housing development. New housing areas should be linked with town centres, public transport and community facilities, including those for health and education.	-	P L	I	Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty & exclusion	The preferred option contributes to mixed and balanced communities.	+	P S	I	Ensure housing developments have an appropriate mix of dwellings.
15	Education	Additional housing may create demand for increased education facilities.	-/+	T L	I	New development to contribute to the provision of education through appropriate planning obligations.
16	Reduce crime	Sufficient and decent housing may improve quality of life and have a positive reduction in crime rates. Increased population can improve natural surveillance.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Preferred option seeks to create a beneficial mix in housing supply contributing to community welfare.	+	P ?	I	Ensure housing developments have an appropriate mix of dwellings.
18	Accessibility	Generally neutral. No direct impact.				Ensure housing is integrated with surrounding services and accessible

paths provided. Other plans to note the location of additional housing to ensure effective service delivery.

Comment:

The preferred option ensures that mixed and balanced communities are created and seeks to avoid a concentration of social housing in one area. Positive contributions are made towards social objectives seeking community welfare and reducing poverty and exclusion.

H3 Affordable housing: Tenure

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

No	SA Objective	Effect of policy against SA objective	Significance of effect --, -, 0, +, ++, ?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Additional housing and population will contribute to economic growth.	+	P L	I	Mixed-use sites should include employment uses as part of the land use mix. Where appropriate, planning obligations and other plans can make provisions for assisting unemployed and low-income earners.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	Generally neutral. No direct impact.				
9	Flood Risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	It is assumed that a mix of housing will not impact on the physical environment constraints, as it is not likely to involve any difference in external building size.	+	P S - L	D	Sustainable construction techniques should be used and buildings built to the highest design quality standards.
11	Historic environment	Generally neutral. No direct impact.				Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option seeks a tenure mix for affordable housing. This will assist the 9.3% of households in housing need.	++	P S - L	D	Ensure housing developments have an appropriate mix of dwellings. Annual monitoring of affordable

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

H4 Housing mix – affordable housing						
Affordable housing developments of 15 or more dwellings will be required to provide where practicable, the following overall housing size mix:						
Dwelling Size/Tenure		Social Rented Housing	Intermediate Housing			
1 bedroom		25%	45%			
2 bedroom		40%	45%			
3 bedroom		30%	10%			
4 bedroom		5%				
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Additional housing and population will	+	P	I	Mixed-use sites should include

		contribute to economic growth.		L		employment uses as part of the land use mix. Where appropriate, planning obligations and other plans can make provisions for assisting unemployed and low-income earners.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	Generally neutral. No direct impact.				
9	Flood Risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	It is assumed that a mix of housing will not impact on the physical environment constraints, as it is not likely to involve any difference in external building size.	+	P S - L	D	Sustainable construction techniques should be used and buildings built to the highest design quality standards.
11	Historic environment	Generally neutral. No direct impact.				Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option seeks a tenure mix for affordable housing. This will assist the 9.3% of households in housing need.	++	P S - L	D	Ensure housing developments have an appropriate mix of dwellings. Annual monitoring of affordable housing should be carried out to evaluate delivery.
13	Human health	Generally neutral. No direct impact.				Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty & exclusion	A housing mix for affordable housing contributes to mixed and balanced communities. This will assist the 9.3% of households in housing need.	+	P S	I	Ensure housing developments have an appropriate mix of dwellings.
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Sufficient and decent housing, including affordable housing, may improve quality of life and have a positive reduction in crime rates. Increased population can improve natural surveillance.	+	T ?	I	Ensure developments built to 'safer by design' standards.

17	Community welfare	Housing mix contributes to a suitable housing supply and decent housing aids community welfare.	+	P ?	I	Ensure housing developments have an appropriate mix of dwellings.
18	Accessibility	Generally neutral. No direct impact.				Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.

Comment:

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

H5 Housing mix – market housing

For market housing, the Council will seek an appropriate mix of dwellings within a scheme, having regard to the following criteria:

- The physical character of the site or building and its setting;
- The previous or existing use of the site or building;
- Access to private gardens or communal garden areas for family units;
- The likely effect on demand for car parking within the area;
- The surrounding housing mix and density of population; and
- The location of schools, shops and open spaces.

No	SA Objective	Effect of policy against SA objective	Significance of effect --, -, 0, +, ++, ?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Additional housing and population will contribute to economic growth.	+	P L	I	Mixed-use sites should include employment uses as part of the land use mix. Where appropriate, planning obligations and other plans can make provisions for assisting unemployed and low-income earners.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	Generally neutral. No direct impact.				
9	Flood Risk	Generally neutral. No direct impact.				
10	Landscapes and	It is assumed that a mix of housing will not	+	P	D	Sustainable construction techniques

	Townscapes	impact on the physical environment constraints, as it is not likely to involve any difference in external building size.		S - L		should be used and buildings built to the highest design quality standards.
11	Historic environment	Generally neutral. No direct impact.				Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option provides housing mix criteria for market housing. This will ensure an appropriate dwelling mix to meet housing need.	++	P S - L	D	Ensure housing developments have an appropriate mix of dwellings. Annual monitoring of affordable housing should be carried out to evaluate delivery.
13	Human health	Generally neutral. No direct impact.				Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty & exclusion	A housing mix contributes to mixed and balanced communities.	+	P S	I	Ensure housing developments have an appropriate mix of dwellings.
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Sufficient and decent housing, may improve quality of life and have a positive reduction in crime rates. Increased population can improve natural surveillance.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Housing mix contributes to a suitable housing supply and decent housing aids community welfare.	+	P ?	I	Ensure housing developments have an appropriate mix of dwellings.
18	Accessibility	Generally neutral. No direct impact.				Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.
Comment: The policy will ensure that a suitable housing mix is provided as part of market housing developments. This will have a positive impact, as it will contribute towards social objectives especially sufficient and decent housing, reducing poverty and exclusion and community welfare. This contributes to meeting housing need and creating mixed and balanced communities.						

H6 Conversion of residential property

The permanent conversion of larger dwelling houses into two or more self-contained units will be considered subject to consideration of the following criteria:

- (a) The scheme results in the provision of an increase in suitable accommodation;
- (b) The size of the dwelling house to be converted is not less than 130 square metres net as originally constructed;
- (c) Suitable family accommodation is provided as part of the conversion in the form of a dwelling with three or more bedrooms;

- (d) The character of the buildings or neighbourhood or the amenities of neighbouring properties is not adversely affected;
- (e) The safe movement of emergency and refuse vehicles or other essential traffic, and pedestrians, is not adversely affected by additional on-street parking;
- (f) The dwelling is not a house in multiple occupation (HMO) which provides a satisfactory standard of accommodation for those who need short term relatively low cost accommodation; and
- (g) Sufficient area of the original garden is retained and provides an adequate setting for the converted building and enough private open space for the use of the intended occupants.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral impact. Although additional population can contribute to economic growth.	0	P L	I	
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Shared facilities and the generally minimal construction needed for a conversion as opposed to a new build contributes to reduced waste.	+	P S	D	Provide space for recycling facilities in development and encourage the application of the waste hierarchy. Reuse and recycling of construction /demolition waste part of a separate preferred option.
4	Water resources	Population increase may have adverse impact on water quality.	-	P S	I	Cumulative impact of housing needs to be recognised. Water quality, consumption and recycling measures needs to be included as part of construction.
5	Open Space and Biodiversity	Conversions will reduce demand for building land and impacts on open space and biodiversity.	+	P S - L	D	Housing developments should provide on-site open space. Sensitive building design in and near areas of open space can reduce impacts on biodiversity.
6	Air quality	Additional housing is expected to adversely affect CO2 emission (construction, occupation, energy needs and use outside the home, use of private vehicles, under provision of public transport).	--	P S - L	D	Housing to be built in accordance with sustainable design and energy reduction policies.
7	Transport	Increase in the boroughs population has potential adverse transport impacts - potential increase in car use and under provision of public transport.	+/-	P S - L	I	Need to ensure conversions are located close to public transport. Need to provide opportunities for car free schemes. Council to support and lobby for improved public transport in the borough.
8	Energy and Climate	Additional housing is expected to adversely	--	P	D	Housing to be built in accordance

	Change	impact CO2 emission (construction, occupation and energy needs and use outside the home).		S - L		with sustainable design and energy reduction policies.
9	Flood Risk	Conversions may be located in areas subject to localised flooding and/or near the Thames River. Increase in property numbers and possible increase in hard standing areas can contribute to an increase in flood risk.	-	P S - L	I	Land in the major growth corridor is affected by flooding as identified by the Environment Agency flood maps. There is flood risk if the Thames Barrier were to fail. Flood assessments to be carried out as part of the development assessment process and advice followed in accordance with PPS 25. The area of 'hard landscaping' should be minimised and on-site open space provided to ensure infiltration.
10	Landscapes and Townscapes	Additional housing will have an impact on the Borough's landscape and townscape.	0	P S - L	D	Sustainable construction techniques should be used and buildings built to the highest design quality standards.
11	Historic environment	The policy option will place pressure on existing buildings and could potentially affect valued heritage features.	-/+	P S - L	D	Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	Allowing conversions may increase the number of residential units and therefore contribute to ensuring that there is sufficient housing available to meet demand.	++	P S - L	D	Ensure housing developments have an appropriate mix of dwellings. Annual monitoring of affordable housing should be carried out to evaluate delivery.
13	Human health	Ensure walking and cycling are promoted as part of any housing development.	-	P L	I	Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty & exclusion	The preferred option contributes to mixed and balanced communities.	+	P S	I	Ensure housing developments have an appropriate mix of dwellings.
15	Education	Additional housing may create demand for increased education facilities.	-/+	T L	I	New development to contribute to the provision of education through appropriate planning obligations.
16	Reduce crime	Sufficient and decent housing may improve quality of life and have a positive reduction in crime rates. Increased population can improve natural surveillance.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Preferred option seeks to ensure additional housing and a beneficial mix in supply contributing to community welfare.	+	P ?	I	Ensure housing developments have an appropriate mix of dwellings.

18	Accessibility	Allowing conversions ensures efficient use of housing stock accessible to town centres and other services.	+	P S - L	I	Other plans to note the location of additional housing to ensure effective service delivery.
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Comment:

Allowing conversions and change of use to residential may contribute to meeting housing demand without the construction of new residential units. A positive benefit associated with this may be a reduction in the consumption of materials and resources and reduced construction waste. As conversions and changes of use will be undertaken on existing buildings allowing such developments is likely to result in the use of previously developed land.

H7 Specialist and special needs housing

Specialist and special needs housing falling within classes C2 and C3 of the Use Classes Order will need to:

- (a) Meet a proven local need (for example by being within the approved forward plans of a relevant health and/or social service agency);
- (b) Provide accommodation in a location and of a type that is well designed to meet the needs of the particular client group;
- (c) Be accessible to local shopping facilities, public transport and amenity space;
- (d) Include accommodation for any residential staff in accordance with relevant requirements;
- (e) Be larger than 130 square metres net as originally constructed, if it is a change of use; and
- (f) Have regard to the existing distribution of similar types of accommodation within the area to avoid a concentration.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral impact. Although additional population can contribute to economic growth.	0	P L	I	
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Shared facilities can contribute to reduced waste.	+	P S	D	Provide space for recycling facilities in development and encourage the application of the waste hierarchy. Reuse and recycling of construction /demolition waste part of a separate preferred option.
4	Water resources	Population increase may have adverse impact on water quality.	-	P S	I	Cumulative impact of housing needs to be recognised. Water quality, consumption and recycling measures needs to be included as part of construction.
5	Open Space and Biodiversity	Housing development may impact provision of open space if land available for development is limited.	-	P S - L	D	Housing developments should provide on-site open space. Sensitive building design in and near areas of open space can reduce impacts on biodiversity.
6	Air quality	Additional housing is expected to adversely	--	P	D	Housing to be built in accordance

		affect CO2 emission (construction, occupation, energy needs and use outside the home, use of private vehicles, under provision of public transport).		S - L		with sustainable design and energy reduction policies.
7	Transport	Increase in the boroughs population has potential adverse transport impacts - potential increase in car use and under provision of public transport.	+/-	P S - L	I	Need to ensure major developments located close to public transport or where this can be improved or provided as part of the scheme. Need to provide opportunities for car free schemes. Council to support and lobby for improved public transport in the borough.
8	Energy and Climate Change	Additional housing is expected to adversely impact CO2 emission (construction, occupation and energy needs and use outside the home).	--	P S - L	D	Housing to be built in accordance with sustainable design and energy reduction policies.
9	Flood Risk	Additional housing may be located in areas subject to localised flooding and/or near the Thames River. Increase in property numbers and possible increase in hard standing areas can contribute to an increase in flood risk.	-	P S - L	I	Land in the major growth corridor is affected by flooding as identified by the Environment Agency flood maps. There is flood risk if the Thames Barrier were to fail. Flood assessments to be carried out as part of the development assessment process and advice followed in accordance with PPS 25. The area of 'hard landscaping' should be minimised and on-site open space provided in higher density developments to ensure infiltration.
10	Landscapes and Townscapes	Additional housing will have an impact on the Borough's landscape and townscape.	0	P S - L	D	Sustainable construction techniques should be used and buildings built to the highest design quality standards.
11	Historic environment	Generally neutral impact.	0	P S - L	D	Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option provides a range of housing types. This will assist in the overall aim of housing provision.	++	P S - L	D	Annual monitoring should be carried out to evaluate delivery.
13	Human health	Ensure walking and cycling are promoted as part of any housing development. New housing areas should be linked with town centres, public transport and community facilities, including those for health and	-	P L	I	Plans should ensure that proposals do not have significant health impacts.

		education.				
14	Reduce poverty & exclusion	The preferred option contributes to mixed and balanced communities and to the provision of a specialist housing need.	+	P S	I	Ensure housing developments have an appropriate mix of dwellings.
15	Education	Additional housing may create demand for specialist education needs/facilities.	-/+	T L	I	New development to contribute to the provision of education through appropriate planning obligations.
16	Reduce crime	Sufficient and decent housing may improve quality of life and have a positive reduction in crime rates. Increased population can improve natural surveillance.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Preferred option seeks to create a beneficial mix in housing supply contributing to community welfare.	+	P ?	I	Ensure housing developments have an appropriate mix of dwellings.
18	Accessibility	Locate housing close to services, improve the physical connections and promote mixed-use where appropriate.	+	P S - L	I	Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.

Comment:

Specialist housing contributes to meeting a housing demand and impacts positively on a range of social objectives.

H8 Lifetime homes and wheelchair accessible homes

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

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Open Space and Biodiversity	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Generally neutral. No direct impact.				
8	Energy and Climate Change	Generally neutral. No direct impact.				
9	Flood Risk	Generally neutral. No direct impact.				
10	Landscapes and	There will be a physical impact.	-/+	P	D	Buildings need to be built to the

	Townscapes			S - L		highest design quality standards to ensure an enhanced built environment.
11	Historic environment	The policy option could potentially affect valued heritage features.	-/+	P S - L	D	Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option provides for accessible housing. This will assist in the overall aim of housing provision.	++	P S - L	D	Annual monitoring should be carried out to evaluate delivery.
13	Human health	Ensures a degree of independent living therefore contributing to a healthy lifestyle.	+	P L	I	Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty & exclusion	The preferred option contributes to mixed and balanced communities and reduces exclusion through accessibility.	+	P S	I	Annual monitoring should be carried out to evaluate delivery.
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Sufficient and decent housing may improve quality of life, reduces social exclusion and can have a positive reduction in crime rates.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Preferred option seeks to create a beneficial mix in housing supply contributing to community welfare.	+	P ?	I	Annual monitoring should be carried out to evaluate delivery.
18	Accessibility	Housing and its surrounds will be accessible.	+	P S - L	I	Ensure housing is integrated with surrounding services and accessible paths provided. Other plans to note the location of additional housing to ensure effective service delivery.
Comment: Accessible housing and provision for wheelchair housing increases accessibility and contributes to the provision of decent housing. Social exclusion can be reduced and health and community welfare improved.						

H9 Gypsy and Travellers

The Council will continue to assess and provide for the identified needs of Gypsy and Travellers in appropriate locations.

Gypsy and Travellers sites will be assessed against the following criteria:

- (a) It is accessible to local shops, services and community facilities in particular schools and health services;
- (b) It has safe and convenient access to the road network;
- (c) It has provision for parking, turning, service and emergency vehicles and servicing of vehicles;
- (d) The activities do not have an adverse impact on the safety and amenity of occupants and their children and neighbouring residents particularly in terms of noise and overlooking, and other disturbance from the movement of vehicles to and from the site;
- (e) It has a supply of essential services such as water, sewerage and drainage and waste disposal; and

(f) It is designed and landscaped to a high standard.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	There will be waste generated from residents.	--	P S	D	Provide space for recycling facilities on-site and encourage the application of the waste hierarchy. Reuse and recycling of construction /demolition waste part of a separate preferred option.
4	Water resources	Increased population and site use can have negative impacts on water resources.	-	P S	I	Cumulative impact of housing needs to be recognised. Water quality, consumption and recycling measures needs to be included as part of construction.
5	Open Space and Biodiversity	Need to ensure that sites do not impact on open space and biodiversity.	-	P S - L	D	Sufficient and designated open space needs to be provided on-site and impacts on biodiversity reduced.
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Increase in the boroughs population has potential adverse transport impacts - potential increase in car use and under provision of public transport.	+/-	P S - L	I	Need to ensure major developments located close to public transport or where this can be improved or provided as part of the scheme. Need to provide opportunities for car free schemes. Council to support and lobby for improved public transport in the borough.
8	Energy and Climate Change	Additional housing is expected to adversely impact CO2 emission (construction, occupation and energy needs and use outside the home).	--	P S - L	D	Sustainable design and energy reduction policies should be used.
9	Flood Risk	Sites may be located in areas subject to localised flooding and/or near the Thames River. Increase in hard standing areas can contribute to an increase in flood risk.	-	P S - L	I	Land in the major growth corridor is affected by flooding as identified by the Environment Agency flood maps. There is flood risk if the Thames Barrier were to fail. Flood assessments to be carried out as part of the development assessment process and advice followed in

						accordance with PPS 25. The area of 'hard landscaping' should be minimised and on-site open space provided to ensure infiltration.
10	Landscapes and Townscapes	There will be a physical impact.	0	P S - L	D	The highest design quality standards need to be followed to ensure an enhanced built environment.
11	Historic environment	Generally neutral impact.	0	P S - L	D	Other policies need to emphasise the protection and enhancement of Lewisham's historic environment.
Social						
12	Sufficient & decent housing	The preferred option provides for a specific form of housing need.	++	P S - L	D	Annual monitoring should be carried out to evaluate delivery.
13	Human health	Ensures housing sites are provided with appropriate amenities and facilities therefore contributing to a health lifestyle.	+	P L	I	Plans should ensure that proposals do not have significant health impacts.
14	Reduce poverty & exclusion	The preferred option contributes to mixed and balanced communities.	+	P S	I	Annual monitoring should be carried out to evaluate delivery.
15	Education	There may be a demand for education services.	-/0	T L	I	New development to contribute to the provision of education through appropriate planning obligations.
16	Reduce crime	Sufficient and decent housing may improve quality of life and have a positive beneficial reduction in crime rates.	+	T ?	I	Ensure developments built to 'safer by design' standards.
17	Community welfare	Preferred option seeks to ensure community welfare for site occupants and those surrounding residents.	+	P ?	I	Annual monitoring should be carried out to evaluate delivery.
18	Accessibility	Sites will be accessible to a range of services and facilities.	+	P S - L	I	Ensure sites are integrated with surrounding services and accessible paths provided. Other plans to note location to ensure effective service delivery.
Comment: Provision for gypsies and travellers contributes to the provision of decent housing, has a positive impact on social exclusion and contributes to community welfare.						

T1 Location of development

Major trip generating developments must be located where:

- (a) Opportunities for public transport use, walking and cycling are maximised; or close to where this can be provided as part of the proposal; and
- (b) The need for car use is minimised.

Improvements to the transport system required for the development to proceed will be secured through a condition or planning obligation on a planning permission.

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

	Townscapes	townscape/landscape.		S – L		with the landscape and townscape.
11	Historic environment	Parking can impact on the historic environment.	+/-	P S – L	D	Development needs to have regard to relevant conservation policies.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality and opportunities to walk and cycle.	+	P L	D	Walking and cycling should be considered as part of any assessment process.
14	Reduce poverty & exclusion	Generally neutral. No direct impact.				
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Generally neutral. No direct impact.				
18	Accessibility	Policy aims to improve accessibility.	+	P L	D	Ensure accessibility is assessed in relevant applications.
Comment: The location of major trip generating development is paramount to achieving sustainability objectives. The promotion and provision of public transport has overwhelming positive impacts. There is a need for appropriate travel and transport assessments, and planning obligations, to ensure traffic is appropriately managed and impacts positively on the Borough's regeneration.						

T2 Development and accessibility						
(a) Major trip generating developments will be required to provide a Transport Assessment to be submitted with a planning application to assess the likely travel movements by all modes and their impact on congestion, safety, and the environment of the surrounding area. The scope of the assessment will reflect the scale of the development proposed and the extent of the transport implications.						
(b) A Transport Assessment would normally be accompanied by a travel plan.						
(c) Mitigation measures identified in the Transport Assessment will be secured through a condition or planning obligation on a planning permission.						
	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Generally neutral. No direct impact.				
7	Transport	Strategy aims to ensure all transport issues are assessed in relevant	+	P S – L	D	Effective policy implementation. Major development needs to be

		applications.				located near public transport and maximise use of walking and cycling.
8	Energy and climate change	Generally neutral. No direct impact.				
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	Need to ensure transport impacts on the townscape are reduced.	+/-	P S – L	D	Integration with the landscape and townscape.
11	Historic environment	Need to ensure transport impacts on the historic environment are reduced.	+/-	P S – L	D	Have regard to relevant conservation policies.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality and opportunities to walk and cycle.	+	P L	D	Walking and cycling should be considered as part of any assessment process.
14	Reduce poverty & exclusion	Generally neutral. No direct impact.				
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Effective transport management can reduce physical segregation of communities.	+	P L	D	Community issues considered in any consultation exercise.
18	Accessibility	Strategy aims to improve accessibility.	+	P L	D	Ensure accessibility in implementation.
Comment: There is a need for appropriate transport assessments, and planning obligations, to ensure traffic is appropriately managed and impacts positively on the Borough's regeneration.						

T3 Travel plans						
(a) Developments that will have a significant transport implication will be required to submit a travel plan in order to reduce the impact of travel and transport on the environment.						
(b) The implementation of a travel plan will be secured through a condition or planning obligation on a planning permission.						
	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				

4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Travel Plans aims to reduce private vehicle use, promote public transport, walking and cycling - contributing to CO2 emission reductions – improving air quality (reducing NOx and PM10).	++	P S – L	D	Effective policy implementation. Ensure a full range of transport issues are assessed as part of relevant planning applications. Major trip generating development needs to be located near public transport and maximise use of walking and cycling.
7	Transport	Travel Plans aim to reduce private vehicle use, promote public transport, walking and cycling. Contributes to increasing passenger numbers on public transport.	++	P S – L	D	Effective policy implementation. Ensure a full range of transport issues are assessed as part of relevant planning applications. Major trip generating development needs to be located near public transport and maximise use of walking and cycling.
8	Energy and climate change	Travel Plans aim to reduce private vehicle use, promote public transport, walking and cycling - contributing to reducing greenhouse gas emissions – improving air quality.	++	P S – L	D	Effective policy implementation. Ensure a full range of transport issues are assessed as part of relevant planning applications. Major trip generating development needs to be located near public transport and maximise use of walking and cycling.
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	Generally neutral. No direct impact.				
11	Historic environment	Generally neutral. No direct impact.				
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality and opportunities to walk and cycle.	+	P L	D	Walking and cycling should be considered as part of any assessment process.
14	Reduce poverty & exclusion	Travel Plans promote the use of public transport to improve accessibility.	+	P S – L	D	
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Generally neutral. No direct impact.				
18	Accessibility	Travel Plans aim to improve	+	P	D	Ensure accessibility accounted for

	accessibility.		L		in implementation.
Comment:					
The promotion of public transport and other transport measures to reduce private car use has overwhelming positive impacts. There is a need for planning obligations, to ensure effective implementation and transport use impacts positively on the Borough's regeneration.					

T4 Transport infrastructure						
In appropriate circumstances, planning obligations will be sought for:						
(a) Highway improvements or traffic management measures, which are necessary for a development to proceed; and/or						
(b) Public transport improvements to services or facilities; and/or						
(c) Other measures to improve accessibility by pedestrians and cyclists.						
The cumulative impact of a development will also determine if and when planning obligations are sought.						
	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Strategy can contribute to supporting economic growth by through traffic management and improvement, public transport provision and improvements for pedestrians and cyclists.	+	P L	D	Effective policy implementation - planning obligations can effectively assess and reduce adverse transport impacts.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Highways works can increase traffic while other works aims to reduce private vehicle use, promote public transport, walking and cycling. Potential CO2 emission reductions – improving air quality (reducing NOx and PM10).	?	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
7	Transport	Highway improvements are promoted, but this could lead to more vehicle use and trips. Policy also aims to reduce private vehicle use, promote public transport, walking and cycling. Potential to increasing passenger numbers on public transport.	+/-	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications. Development needs to be located near public transport and maximise use of walking and cycling.
8	Energy and climate change	Highways works can increase traffic while other works aims to reduce private vehicle use, promote public transport, walking and	?	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning

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

T5 Street hierarchy						
The Council will manage the use of streets by establishing the street hierarchy as set out in Map # consisting of Strategic Roads, London Distributor Roads, Local Distributor and Local Access Roads.						
	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Strategy can contribute to supporting economic growth through effective	+	P L	D	Effective policy implementation can effectively assess and reduce

		traffic management.				adverse transport impacts. Implementation of the LIP.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Focus is on the use of streets and roads not on minimising private vehicle use or promoting public transport. Contributes to CO ₂ , NO _x and PM ₁₀ emissions	-	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
7	Transport	Focus is on the use of streets and roads not on minimising private vehicle use or promoting public transport.	-	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications. Development needs to be located near public transport and maximise use of walking and cycling.
8	Energy and climate change	Generally neutral. No direct impact.				
9	Flood risk	Surface water runoff (from streets and roads) can contribute to local flood risk.	-	T S – L	I	Ensure adequate drainage and possible reuse of water runoff for other uses.
10	Landscapes and Townscapes	Need to ensure traffic management contributes positively to townscape.	+/-	P S – L	D	Traffic projects should be integrated with the landscape and townscape.
11	Historic environment	Need to ensure traffic management contributes positively to the historic environment.	+/-	P S – L	D	Traffic projects need to have regard to relevant conservation policies.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality and opportunities to walk and cycle.	+	P L	D	Walking and cycling should be considered as part of any assessment process.
14	Reduce poverty & exclusion	Generally neutral. No direct impact.				
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Crime or its perception can occur on streets and roads	+/-	P S – L	D	Traffic management designs to be in accordance with Secured by

17	Community welfare	Effective management can reduce physical segregation of communities but alternatively can also lead to segregation.	+/-	P L	D	Design standards. Community issues considered in any transport consultation exercise.
18	Accessibility	Generally neutral. No direct impact.				
Comment: An effective street and road hierarchy contributes to traffic management. However, there is a risk of focusing on the use of the private vehicle rather than public transport use. Physical and community segregation can also occur where the street hierarchy is rigorously imposed, rather than managing streets as a series of spaces. The policy needs to be used in conjunction with a range of traffic management measures and relate to the implementation of the LIP.						

T6 New road building and improvements						
New road building will be kept at a minimum and new road schemes and improvements to existing roads will be supported where they:						
(a) Are consistent with the needs of public transport operators, cyclists, pedestrians, safety requirements and local planning objectives;						
(b) Primarily serve other purposes such as regeneration; major public transport improvements; and/or wider traffic management programmes; and						
(c) Allow traffic to be reassigned from unsuitable roads in the hierarchy.						
The effectiveness of the use of roads should be measured in terms of the number of people moved rather than vehicles. There should be a general presumption in favour of pedestrians, cyclists and buses in the allocation of road space.						
	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Policy supports regeneration which contributes to improved economic growth.	+	P L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	The building of any new road will impact negatively on CO2, NOx and PM10 emissions. However there is a focus on the number of people moved rather than vehicles.	-	P S – L	D	Effective policy implementation. Need to ensure public transport use and improvements integral to new road building, including maximising use of walking and cycling.
7	Transport	The focus is on the number of people moved rather than vehicles and integrating	+	P S – L	D	Effective policy implementation. Need to ensure public transport use

		new roads with improved public transport.				and improvements integral to new road building, including maximising use of walking and cycling.
8	Energy and climate change	There is a focus towards ensuring the provision of public transport, walking and cycling – this can contribute to reducing greenhouse gas emissions. Unknown whether car use will be reduced.	?	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications. Development needs to be located near public transport and maximise use of walking and cycling.
9	Flood risk	Surface water runoff from roads can contribute to local flood risk.	-	T S – L	I	Ensure adequate drainage and possible reuse of water runoff for other uses.
10	Landscapes and Townscapes	Need to ensure new roads contribute positively to townscape.	+/-	P S – L	D	Ensure integration with the landscape and townscape.
11	Historic environment	Need to ensure new roads contribute positively to the historic environment.	+/-	P S – L	D	Have regard to relevant conservation policies.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Opportunities to walk and cycle can improve health.	+	P L	D	Walking and cycling should be considered as part of any assessment process.
14	Reduce poverty & exclusion	Promotes the use of public transport to improve accessibility.	+	P S – L	D	
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Crime or its perception can occur on streets and/or at/near transport interchanges/facilities.	+/-	P S – L	D	Traffic management, new transport facilities and any design related to transport infrastructure to be in accordance with Secured by Design standards.
17	Community welfare	Effective traffic management can reduce physical segregation of communities.	+	P L	D	Community issues considered in any transport consultation exercise.
18	Accessibility	Aims to improve accessibility.	+	P L	D	Ensure transport projects account for accessibility in implementation.
Comment: There is a need to ensure new roads are built to improve conditions for public transport, pedestrians and cyclists. There is a need for appropriate travel and transport assessments, and planning obligations, to ensure traffic is appropriately managed and impacts positively on the Borough's regeneration.						

T7 Traffic management

The Council will introduce traffic calming schemes and measures in appropriate locations so as to:

- (a) Reduce traffic to achieve the role assigned to roads in the hierarchy;
- (b) Allocate road space to essential traffic and environmentally friendly modes of transport;
- (c) Reflect the requirements of land uses along the road, in terms of access, essential movement and environmental needs;
- (d) Improve the environment for residents; and
- (e) Take account of the needs of public transport operators.

A planning obligation may be sought for off-site traffic mitigation measures to address potential adverse traffic impacts arising from a development proposal.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Strategy can contribute to supporting economic growth by ensuring traffic reduction, public transport provision and parking provision.	+	P L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Policy aims to reduce traffic, promote public transport, walking and cycling, contributing to CO2 emission reductions – improving air quality (reducing NOx and PM10).	+	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
7	Transport	Policy aims to manage traffic and reduce private vehicle use, while promoting public transport, walking and cycling.	+	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications. Ensure integrated approach to traffic management.
8	Energy and climate change	Strategy aims to reduce private vehicle use, promote public transport, walking and cycling, contributing to reducing greenhouse gas emissions – improving air quality.	++	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications. Development needs to be located near public transport and maximise use of walking and cycling.
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	Need to ensure traffic management contributes positively to townscape.	+/-	P S – L	D	Traffic projects should be integrated with the landscape and townscape.

11	Historic environment	Need to ensure traffic management contributes positively to the historic environment.	+/-	P S – L	D	Traffic projects need to have regard to relevant conservation policies.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality and opportunities to walk and cycle.	+	P L	D	Walking and cycling should be considered as part of any assessment process.
14	Reduce poverty & exclusion	The needs of residents are accounted for – can impact positively on access to public transport accessibility.	+	P S – L	D	Effective policy implementation.
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Crime or its perception can occur on streets and/or at/near transport interchanges/facilities.	+/-	P S – L	D	Traffic management, new transport facilities and any design related to transport infrastructure to be in accordance with Secured by Design standards.
17	Community welfare	Effective traffic management can reduce physical segregation of communities.	+	P L	D	Community issues considered in any transport consultation exercise.
18	Accessibility	Strategy aims to improve accessibility. Contributes to corporate target of providing disabled access at all pedestrian crossings.	+	P L	D	Ensure transport projects account for accessibility in implementation.
Comment: There is a need to ensure traffic is appropriately managed and impacts positively on the Borough's regeneration. This approach is supported by an effective traffic management strategy to which addresses the needs of business, residents and reduces the impact and use of the private vehicle.						

T8 Freight						
(a) Road freight movements should be restricted and confined to suitable routes in accordance with the road hierarchy in order to protect residential amenity.						
(b) Rail and water borne transport of freight will be encouraged with relevant freight operators where such use does not compromise the amenity of neighbouring uses or adversely affect the water environment and air quality.						
	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Strategy can contribute to supporting economic growth through the movement of goods; however, traffic congestion can contribute to economic decline.	+/?	P L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
2	Employment	Positive impact from jobs related to the movement of freight if located in the Borough.	+/?	P L	D	
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Potential impacts on biodiversity through increased air pollution.	-/?	P L	I	
6	Air quality	Potential negative impact. Extent and impact not known. NOx and PM10 particles are a concern. Diesel lorries will add to these impacts. Large part of Borough in an AQMA.	-/?	P S – L	D	Promote and lobby for freight to be moved by modes other than road.
7	Transport	Does not reduce freight movements by vehicle. Contributes to the number of lorries on the Borough's roads.	-	P S – L	D	Promote and lobby for freight to be moved by modes other than road.
8	Energy and climate change	Potential negative impact. Extent and impact not known. NOx and PM10 particles are a concern. Diesel lorries will add to these impacts.	-/?	P S – L	D	Promote and lobby for freight to be moved by modes other than road.
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	Impact on townscape depending on volume of freight.	?	P S – L	D	Promote and lobby for freight to be moved by modes other than road.
11	Historic environment	Impact on historic environment depending on volume of freight.	?	P S – L	D	Promote and lobby for freight to be moved by modes other than road.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				

13	Human health	People living close to and around major roads will be particularly impacted by air pollution and noise.	-	P L	I	Promote and lobby for freight to be moved by modes other than road.
14	Reduce poverty & exclusion	Generally neutral. No direct impact.				
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Road freight will add to noise and visual impacts.	-	P L	D	Promote and lobby for freight to be moved by modes other than road.
18	Accessibility	Generally neutral. No direct impact.				
Comment:						
The policy seeks to ensure that freight movement within the Borough is restricted to ensure residential amenity. However other modes of freight movement (other than lorry/vehicle) need to be promoted and used to ensure positive impacts.						

T9 Home zones

The Council supports the principle of Home Zones and 20 MPH zones and will investigate the experimental introduction of such and similar traffic management schemes so that optimum solutions can be found.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Effects unknown. Policy aims to reduce vehicle speed. This may lead to reduced private vehicle use contributing to CO2 emission reductions – improving air quality (reducing NOx and PM10).	+/?	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
7	Transport	Strategy aims to reduce vehicle speed contributing to an improved residential environment.	+/?	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications. Development needs to be located near public transport and maximise use of walking and cycling.
8	Energy and climate change	Generally neutral. No direct impact.				
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	Need to ensure traffic management contributes positively to townscape.	+/-	P S – L	D	Traffic projects should be integrated with the landscape and townscape.
11	Historic environment	Need to ensure traffic management contributes positively to the historic environment.	+/-	P S – L	D	Traffic projects need to have regard to relevant conservation policies.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality. Slower traffic will reduce potential for accidents.	+	P L	D	Walking and cycling should be considered as part of any assessment process.
14	Reduce poverty & exclusion	Generally neutral. No direct impact.				
15	Education	Generally neutral. No direct impact.				

16	Reduce crime	Crime or its perception can occur on streets.	+/-	P S – L	D	Traffic management needs to be in accordance with Secured by Design standards.
17	Community welfare	Effective traffic management can reduce physical segregation of communities.	+	P L	D	Community issues considered in any transport consultation exercise.
18	Accessibility	Policy aims to improve accessibility.	+	P L	D	Ensure transport projects account for accessibility in implementation.
<p>Comment: There is a need to ensure traffic is appropriately managed and impacts positively on the Borough's regeneration. Slower traffic in residential areas can contribute positively to social objectives, however, there is a need to ensure compatibility with the townscape and heritage environment.</p>						

T10 Car free residential development						
In a Sustainable Living Area (SLA) residential development without parking provision may be acceptable where:						
(a) There is very good public transport accessibility; and						
(b) Developers can demonstrate that the development will have no adverse impact on on-street car parking.						
	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Strategy can contribute to supporting economic growth by ensuring traffic reduction.	+	P L	D	Effective policy implementation – requiring Travel Plans, Travel Impact Assessment and/or planning obligations can effectively assess and reduce adverse transport impacts.
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Potential positive impacts from reducing area used for parking, contributing to increased open space.	+			Space allocated for car parking should be used for on-site open space.
6	Air quality	Policy aims to reduce private vehicle use, promote public transport, walking and cycling, contributing to CO2 emission reductions – improving air quality (reducing NOx and PM10).	++	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
7	Transport	Strategy aims to reduce private vehicle use, promote public transport, walking and cycling.	++	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
8	Energy and climate change	Policy aims to reduce private vehicle use, promote public transport, walking and cycling, contributing to reducing greenhouse gas emissions – improving air quality.	+	P S – L	D	Effective policy implementation. Ensure transport issues are assessed as part of relevant planning applications.
9	Flood risk	Generally neutral. No direct impact.				
10	Landscapes and Townscapes	Need to ensure traffic management/development contributes positively to townscape.	+/-	P S – L	D	Need to ensure development integrated with the landscape and townscape.
11	Historic environment	Need to ensure traffic management/development contributes positively to the historic environment.	+/-	P S – L	D	Need to ensure development has regard to relevant conservation policies.
Social						

12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Traffic reduction can contribute to improved health through better air quality and opportunities to walk and cycle.	+	P L	D	Provision should be made for walking and cycling in car free development.
14	Reduce poverty & exclusion	Generally neutral. No direct impact.				
15	Education	Generally neutral. No direct impact.				
16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Generally neutral. No direct impact.				
18	Accessibility	Generally neutral. No direct impact.				
<p>Comment: The promotion and provision of car free residential development can have positive impacts. There is a need for appropriate travel and transport assessments, and planning obligations, to ensure the policy impacts positively on the Borough's regeneration. Ensuring access to public transport supports this approach.</p>						

T11 Controlled parking zones

The Council will review the existing controlled parking zones (CPZs) and will consider introducing new CPZs particularly in and around:

- (a) Town Centres;
- (b) Railway stations; and
- (c) Other high traffic generating land uses.

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

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

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

T12 Car parking standards

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

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

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

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

T13 Provision for cyclists

The Council will only grant planning permission for development where it makes satisfactory provision for cyclists. In assessing development, traffic management and highway alterations, the Council will seek to:

- (a) Provide a network of well signposted cycle routes throughout the borough;
- (b) Provide suitable and safe cycle routes to schools and on commuter routes which contribute to the London-wide strategic cycle route network;
- (c) Take account of the needs of cyclists in the design of highway improvement schemes;
- (d) Provide secure, attractive, convenient and adequate cycle parking and changing facilities in the borough's town centres, at public transport interchanges and on business, residential and leisure development sites.

The Council will require development to make provision for cycle parking in accordance with the standards set out in Table #.

A planning obligation may be sought for cycling measures arising from a development proposal.

	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Accessibility through cycling, to and within the borough, can contribute to economic growth as it promotes labour mobility.	+	P S – L	D	Ensure large scale schemes provide for cycling, are accessible and link to other localities.
2	Employment	Accessibility through cycling, to and within the borough, can contribute to economic growth as it promotes labour mobility.	+	P S – L	D	Ensure large scale schemes provide for cycling, are accessible and link to other localities.
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Improvements to the cycling environment, particularly along the Waterlink Way and Thames footpath, can have a positive impact on the foreshore environment.	+	P L	D	Effective policy implementation through conditions or a planning obligation.
5	Biodiversity and Open Space	Cycling corridors can act as green corridors for flora and fauna.	+	P S – L	I	Ensure key corridors are designated as green corridors.
6	Air quality	Cycling reduces the need for private vehicle use, which contributes to improved air quality.	++	P S – L	D	Travel plans can promote cycling; and a transport assessment will show the potential traffic impact of a development.
7	Transport	Cycling reduces car travel and improves accessibility by a sustainable mode of transport. Aim to achieve an increase of at least 80% in cycling in London between 2001 – 2011.	++	P S – L	D	Travel plans can promote cycling; and a transport assessment will show the potential traffic impact of a development.

8	Energy and climate change	Cycling reduces car travel and improves accessibility by sustainable modes of transport, reducing CO2 emissions.	++	P S – L	D	Travel plans can promote cycling; and a transport assessment will show the potential traffic impact of a development.
9	Flood risk	Cycling routes may be located in flood risk areas.	-	P S – L	I	Need to assess flood risk.
10	Landscapes and Townscapes	Design of additional and/or improvements to cycling routes will need to be in context.	-/+	P L	D	New routes and/or improvement to existing routes to make a positive contribution to the character of the local area.
11	Historic environment	Design of additional and/or improvements to cycling routes will need to be in context with historic environment.	-/+	P L	D	New routes and/or improvements existing routes to be designed in character with the historic environment.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Cycling is a healthy pursuit and reduces the private vehicle use – reducing CO2 emissions.	+	P L	D/I	Travel plans can promote cycling.
14	Reduce poverty & exclusion	Provision for well connected cycling routes improves accessibility to services and facilities.	+	P L	I	Location criteria will need to be considered when assessing developments to ensure accessibility.
15	Education	Improvements to walking and cycling conditions can improve accessibility.	+	P S-L	I	
16	Reduce crime	Cycling routes can provide areas for anti-social behaviour. Can also reduce crime due to social activity.	-/+	P L	I	New routes to be designed in accordance with Secured by Design standards.
17	Community welfare	Provision for well connected cycling routes improves accessibility - and people's ability to become involved in community activities.	+	P L	I	
18	Accessibility	Ensure all services are well connected and accessible through cycling – increases people's ability to become involved in community activities.	+	P S – L	D	Location criteria will need to be considered when providing new facilities to ensure accessibility.
Comment: Improving conditions cycling has positive environmental and social impacts. There is a need to ensure accessibility is promoted and enhanced as part of the development process. The use of travel plans and travel assessments can contribute to sustainable transport patterns.						

T14 Motorcycle parking						
The Council will normally require development to make provision for motorcyclists and allocate parking space in appropriate development.						
	SA Objective	Effect of policy against SA objective	Significance of effect (--, -, 0, +, ++, ?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Generally neutral. No direct impact.				
2	Employment	Generally neutral. No direct impact.				
Environmental						
3	Minimise waste	Generally neutral. No direct impact.				
4	Water resources	Generally neutral. No direct impact.				
5	Biodiversity and Open Space	Generally neutral. No direct impact.				
6	Air quality	Less air pollution from motorcycles than other modes of private transport.	+	P S – L	D	Effective policy implementation. Ensure parking provision in larger schemes.
7	Transport	Improved conditions for motorcycle use. Less impact than other modes of private transport.	+	P S – L	D	Effective policy implementation. Ensure parking provision in larger schemes.
8	Energy and climate change	Generally neutral. No direct impact.				
9	Flood risk	Surface water runoff (from parking areas) can contribute to local flood risk.	-	T S – L	I	Parking surfaces should be impermeable wherever possible, have adequate drainage and possible reuse of water runoff for other uses.
10	Landscapes and Townscapes	Parking can impact on the townscape/landscape.	+/-	P S – L	D	Traffic projects should be integrated with building design and townscape/landscape.
11	Historic environment	Parking can impact on the historic environment.	+/-	P S – L	D	Traffic projects need to have regard to relevant conservation policies, including no parking for certain types of development to reduce impact.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Associated impacts from air pollution as a result of motorcycle use.	?/-	P L	D	
14	Reduce poverty & exclusion	Policy accounts for the needs of people with disabilities.	+	P S – L	D	Effective policy implementation.
15	Education	Generally neutral. No direct impact.				

16	Reduce crime	Generally neutral. No direct impact.				
17	Community welfare	Generally neutral. No direct impact.				
18	Accessibility	Private accessibility is generally increased.	+	P S - L	D	
Comment: Accessibility is increased for motorcycle users. Impacts are generally thought to be less than other modes of private transport.						

T15 Pedestrian routes and access

The Council will seek to ensure that:

- (a) New developments; and
- (b) Traffic management, highways alteration and parking schemes, provide safe and convenient routes and access for pedestrians which, provide links to public transport.

A planning obligation may be sought for pedestrian measures arising from a development proposal.

	SA Objective	Effect of policy against SA objective	Significance of effect (--,0,+,++,?)	Timescale (S/M/L/?)	Cause (D/I)	Mitigation/enhancement measures
Economic						
1	Economic Growth	Pedestrian accessibility, to and within the borough, can contribute to economic growth as it promotes labour mobility.	+	P S – L	D	Ensure large scale schemes to ensure pedestrian accessibility and links to other localities.
2	Employment	Pedestrian accessibility, to and within the borough, can contribute to economic growth as it promotes labour mobility.	+	P S – L	D	Ensure pedestrian accessibility, and links to other localities.
Environmental						
3	Minimise waste	Walking reduces the need for private vehicle use.	+	P L	D	
4	Water resources	Improvements to the pedestrian environment, particularly along the Waterlink Way and Thames footpath, can have a positive impact on the foreshore environment.	+	P L	D	
5	Biodiversity and Open Space	Pedestrian corridors can act as green corridors for flora and fauna.	+	P S – L	I	Ensure key corridors are designated as green corridors.
6	Air quality	Walking reduces the need for private vehicle use, which contributes to improved air quality.	++	P S – L	D	Travel plans can promote walking; and a travel assessment will show the potential impact of a development.
7	Transport	Walking reduces car travel and improves accessibility by sustainable modes of transport.	++	P S – L	D	Travel plans can promote walking; and a travel assessment will show the potential impact of a development.
8	Energy and climate change	Walking reduces car travel and improves accessibility by sustainable modes of transport, reducing CO2 emissions.	++	P S – L	D	Travel plans can promote walking; and a travel assessment will show the potential impact of a development.
9	Flood risk	Pedestrian routes may be located in flood risk areas.	-	P S – L	I	Need to assess flood risk.
10	Landscapes and Townscapes	Design of additional and/or improvements to walking routes will need to be in context.	-/+	P L	D	New routes and/or improvement to existing routes to make a positive contribution to the character of the

						local area.
11	Historic environment	Design of additional and/or improvements to walking routes will need to be in context with historic environment.	-/+	P L	D	New routes and/or improvements existing routes to be designed in character with the historic environment.
Social						
12	Sufficient & decent housing	Generally neutral. No direct impact.				
13	Human health	Walking and cycling are healthy pursuits and reduces the use of private vehicles – reducing CO2 emissions.	+	P L	D/I	Travel plans can promote walking and cycling.
14	Reduce poverty & exclusion	Provision for well connected walking and cycling routes improves accessibility to services and facilities.	+	P L	I	Location criteria will need to be considered when assessing developments to ensure accessibility.
15	Education	Improvements to walking and cycling conditions can improve accessibility.	+	P S-L	I	
16	Reduce crime	Walking routes can provide areas for anti-social behaviour. Can also reduce crime due to social activity.	-/+	P L	I	New routes to be designed in accordance with Secured by Design standards
17	Community welfare	Provision for well connected pedestrian routes improves accessibility - and people's ability to become involved in community activities.	+	P L	I	
18	Accessibility	Pedestrian accessibility is improved.	+	P S – L	D	Ensure pedestrian accessibility considered in any relevant assessment.
Comment: Improving pedestrian conditions has positive environmental and social impacts. There is a need to ensure pedestrian accessibility is promoted and enhanced as part of the development process. The use of travel plans and travel assessments can contribute to sustainable transport patterns.						

T16 Transport interchanges

- (a) Better interchange within public transport, and between public transport and private transport, will be sought as opportunities arise. Where appropriate developments should improve such facilities and provide for cycle access.
- (b) A comprehensive programme of interchange improvements will be pursued with relevant agencies and transport providers.
- (c) The use of planning obligations and conditions on planning permissions may be used in pursuit of this policy.

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

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

RTC1 Principles for Retail development and other Town Centre Use (Excludes Lewisham and Catford Town Centre)

Proposals for retail development and other key town centre uses will be determined on:

1. An assessment of need for the development in the format proposed.
2. Identification of the appropriate scale of the development in relation to the retail hierarchy set out in CP 30.
3. Application of the sequential test to site selection.
4. Assessment of the impact of the development on existing centres in Lewisham, the East London sub region and neighbouring centres, including the cumulative impact of recent and committed development sites in the locality. This applies to proposals which would have a gross floorspace in excess of 2500 square metres.
5. The effect on amenities of adjoining property and/or residential occupiers.

Edge of centre retail, leisure, office, employment and community schemes will need to demonstrate that they can effectively integrate with existing frontages.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy seeks to ensure that the borough remains competitive whilst growing at a rate in relation to its retail hierarchy.	++	P (S – L)	D	Reinforcement and consolidation of retail town centres where necessary should improve the concentration of activity and enhance the economic growth.
2	Employment	This policy encourages new development which will provide much needed jobs to cater for the residents.	++	P (S – L)	D	No enhancement measures needed.
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the framework for minimising this waste.	-	P (S – L)	D	Planning obligations could be asked in relation to recycling the waste that is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	It is considered that little or no effect on this indicator will occur. Although there are policies in place which prevent development on land sensitive to biodiversity.	-	P (L)	D	The plan has a policy on Biodiversity which seeks to prevent development on biodiversity land where feasible.
6	Air quality	The policy seeks to direct activity around	+	P (S – L)	D	No enhancement measures needed.

		the town centre to avoid the use of private transport.				
7	Transport	The aspiration for increased productivity within the borough's retail centres will help to reduce the need for private vehicles as services will be located within greater proximity to residents.	++	P (S – L)	D	No enhancement measures needed.
8	Energy use and Climate Change	With every development there will be some sort of energy use which will potentially have a damaging effect on climate change.	-	P (L)	D	There are policies within the plan which tackle the effects of climate change and would be applied commensurate with this policy.
9	Flood risk	New development over permeable surfaces will exacerbate the problem of flooding. Therefore this policy directs development in areas which have been previously developed before.	+-	T (M –L)	D	Sustainable drainage techniques such as Living Roofs will be encouraged within the plan.
10	Landscapes and Townscapes	This policy seeks to retain the vitality and viability of the borough's town centres and to give it a competitive edge in marketing itself for future trade.	++	P (S – L)	D	No enhancement measures needed
11	Historic environment	This policy seeks to reinforce and retain the legacy of our town centres to prevent out of town centres from taking over the role of a town centre.	++	P (S – L)	D	No enhancement measures needed.
Social						
12	Sufficient & decent housing	This policy takes into account that development can potentially have a harming effect on residential amenities. As such a caveat has been included to ensure nearby residents have their amenity intact.	++	P (S –L)	D	No enhancement measures needed.
13	Human health	The policy could increase the level of health problems in and around the retail centres as more localised traffic would be predominant and more intensive	--	P (L)	I	The use of car free zones in areas of good public transport could be applied.
14	Reduce poverty & exclusion	This policy seeks to encourage growth which could indirectly reduce poverty.	+	P (M)	D	No enhancement measures suggested.
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	More people within the town centre will aid natural surveillance, which should reduce the number of crimes committed.	+	P (S –L)	D	No enhancement measures suggested.
17	Community welfare	Some centres act as a focal point for people to meet. This policy focuses on the role and function of retail town centres.	++	P (S – L)	D	No enhancement measures suggested.

18	Accessibility	This policy seeks to reinforce the accessibility to retail centres, as such this objective is well met.	++	P (S –L)	D	No enhancement measures suggested.
Comment: the role of this policy seeks to ensure that appropriate development is located within the borough in order to direct growth where people don't have to use private transport to access services. There are no known constraints on employment, air quality, transport, landscapes, historic environment, housing, poverty, crime, community welfare and accessibility from meeting the indicators well. As such this policy is considered to be sustainable in its approach.						

No	SA Objective	Effect of policy against SA objective	Significance of effect	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
RTC2 Types of uses in Core, Non- Core and Other shopping Areas (Excludes Lewisham and Catford Town Centre)						
The following uses are considered acceptable in principle at ground floor level:						
Core: Class A1 shops, A2 Banks and Building Societies, A3 Restaurants A4 Public Houses (Pubs) and Bars						
In Non- Core Shopping Areas, in addition to the uses defined for Core, the following uses are also considered acceptable in principle at ground floor level:						
Non Core: Class A5 Hot food Takeaway (Maximum of ???%) Community Services, including GP surgeries, Veterinary Surgeries, Dentists and other similar uses. Launderettes and Amusement centres						
Other: Notwithstanding the uses acceptable in Core and Non Core shopping Areas, applications for development or change of use which involves the loss of A1 units will normally be acceptable provided:						
1. It does not harm the amenity of adjoining properties 2. It does not harm the local distinctiveness, vitality and viability of the centre as a whole. 3. That in the case of a change of use to residential use that the frontage for shoppers is not unreasonably interrupted.						
Changes of use from Class A1 (Retail) will be acceptable within designated shopping areas where A1 usage is greater than 70% in the Core and 50% in Non- Core and does not separate retail units by more than 12metres or 3 A1 uses together (whichever is the greater), unless an applicant can demonstrate that the proposal would enhance the character, vitality and viability of the centre and would not adversely affect the retail function as set out in CP 30 of the Core Strategy.						
Proposals for the change of use into A3 or A4 will be assessed in conjunction with RTC 5.						
The proposal should improve the shopping range, quality and function of the Shopping Area and the retail centre as a whole. Proposals amounting to more than 1000 square metres gross floorspace within the town centre boundaries must be accompanied by a Green Travel Plan.						
Economic						
1	Economic Growth	This policy seeks to ensure that the	++	P (S –L)	D	No enhancement measures are

		borough remains competitive whilst growing at a rate in relation to ensure that common necessities can still be purchased locally.				needed so long as the implementation is robust.
2	Employment	This policy encourages new proposals and opportunities which will provide much needed jobs to cater for the residents.	++	P (S – L)	D	No enhancement measures are needed so long as the implementation is robust.
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the framework for minimising this waste.	--	P (S – L)	D	Planning obligations could be asked in relation to recycling the waste that is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed. A3 uses are likely to require more water resources than A2.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	This policy requires that a Travel plan is submitted if the development would be over 1000m ² which will go towards reducing the amount of emissions released into the air.	++	P (M – L)	D	No enhancement measures suggested.
7	Transport	The likely impact will be the transportation of stock to and from shops which would be minimal. Private vehicles would also be minimal due to heavily enforced roads in Town centres. This policy requires that a Travel plan is submitted if the development would be over 1000m ² .	+	P (S – L)	D	The implementation of car free zones within the town centre would strengthen the use of public transport.
8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets, however large retail developments consume large quantities of electricity. The policy for the LDF will require developments of over 1000m ² to incorporate on site renewable energy equipment to reduce predicted CO ₂ emissions by at least 20%.	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to implement a reduction in emissions and improvements in energy efficiency.
9	Flood risk	To the north of the borough and the River Thames tributaries which run within the borough are susceptible to flooding due to loss of permeable surfaces from town centre development could increase the	--	P (S – L)	D	The incorporation of SUD's and other preventative measures are addressed within other policies in this plan.

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

RTC3 Local Shopping Centres and Parades

The Council will maintain and enhance the Local Shopping Centres and Parades existing strengths in providing convenience goods and services for a balanced, sustainable and liveable community. New development will need to ensure good design and accessibility.

The Council will grant planning permission involving the change of use from Class A1 in a Local Shopping Centre, Parade or as a corner shop, provided the new use would contribute towards preserving or enhancing the local character, vitality and viability of the area.

In the case of a change of use the following factors will be taken into consideration:

- (a) the availability of alternative shopping facilities within a comfortable walking distance (approximately 400 metres)
- (b) the number and type of units within the parade, the vacancy rate and the length of time a unit has been vacant
- (c) any harm to the amenity of adjoining properties
- (d) the proposed use maintains an active street frontage to contribute to the vitality and viability of the parade and
- (e) the design of the proposal is in keeping with the surrounding street frontage and makes a positive contribution to the streetscape.

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

8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets, however large retail developments consume large quantities of electricity. The policy for the LDF will require developments of over 1000m ² to incorporate on site renewable energy equipment to reduce predicted CO ₂ emissions by at least 20%.	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to implement a reduction in emissions and improvements in energy efficiency.
9	Flood risk	To the north of the borough and the River Thames tributaries which run within the borough are susceptible to flooding due to loss of permeable surfaces from town centre development could increase the likelihood of flooding.	--	P (S – L)	D	The incorporation of SUD's and other preventative measures are addressed within other policies in this plan.
10	Landscapes and Townscapes	This policy seeks to retain the vitality and viability of the borough's town centres and to give it a competitive edge in marketing itself for future trade.	++	P (S – L)	D	No enhancement measures needed
11	Historic environment	This policy seeks to reinforce and retain the legacy of our town centres to prevent out of town centres from taking over the role of a town centre.	++	P (S – L)	D	No enhancement measures needed.
Social						
12	Sufficient & decent housing	The implementation of this policy should not impact on the residential amenities of adjoining neighbours as this policy serves very small clusters of shops which directly serve the residents.	+	P (S – L)	I	No enhancement measures suggested.
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	Greater presence on the streets will act as deterrent for criminal activities.	+	P (S – L)	I	Crime comes in different forms but having greater numbers of people in the streets would lessen the risk of street crime and burglary.
17	Community welfare	By enabling the core areas to have a predominant level of A1 use, this will encourage more people to shop locally which will encourage community	++	P (S – L)	D	No enhancement measures needed.

18	Accessibility	interaction. As an indirect consequence of this policy access into the town centre will cater for a large catchment enabling easy reach of services and goods.	+	P (S – L)	I	No enhancement measures needed as proposals as any proposals for a change of use which would require altering its appearance or structure would require a design and access statement.
Comment: : this policy shows positive effects through economic growth, employment, transport, energy use, climate change, landscapes and townscapes, historic environment, sufficient and decent housing, reduce crime, community welfare and accessibility. The negative aspects of this policy remain in the environment section and for future implementation of these policies. Consideration into the residual effects having regard to waste, water resources and waste will need to be fully considered to ensure that the sustainability agenda is kept at the top of the strategy..						

RTC4 Out-of-centre proposals						
The Council will grant planning permission for additional retail use, and in particular substantial additional retail development, in the major and district town centres as defined on the Proposals Map. If no suitable, viable or available sites are present in these locations then edge of centre sites should be considered, followed only then by out of centre sites in locations that are or can be made accessible by a choice of means of transport.						
Proposals for substantial retail provision on the edge or outside of these Centres will only be considered if the following criteria are satisfied:						
(a) there is a quantitative and qualitative need for the proposal						
(b) there are no other sites available in accordance with the sequential test						
(c) the proposal, either by itself or together with other recent or committed developments would not demonstrably harm the vitality and viability of an existing shopping centre						
(d) the proposal is sited so as to reduce the number and length of car journeys and can serve not only car journeys but also those on foot, bicycle or using public transport						
(e) the proposal is not on land allocated for employment purposes on the Proposals Map and for which a demand can be established and						
(f) if planning permissions were to be granted then a s106 may be negotiated for relevant improvements.						
Developments of 1000m2 gross floor space or more will normally be considered substantial.						
Proposals amounting to 1000m2 gross floor space or more will require a Green Travel Plan.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Out of centre development can add to the borough's growth as generally out of centre stores sell on average higher value goods than in the traditional town centre	++	P (S – L)	D	No mitigation enhancements needed.
2	Employment	Due to large scale formats, out of centre development can employ large numbers of staff.	++	P (S – L)	D	No mitigation enhancements needed
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the	--	P (S – L)	D	Planning obligations could be asked in relation to recycling the waste that

		framework for minimising this waste.				is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	Locations for out of centre development could impact on established protected habitats.	--	P (S –L)	D	Proposals for out of centre development can make good compensatory tools to ensure that biodiversity is unharmed.
6	Air quality	Any large developments would need to include a green travel plan to show how they intend to implement greener methods of travelling to and from work. As such this policy meets this indicator well.	+	P (S – L)	D	No mitigation enhancements needed
7	Transport	People will be tempted into driving to out of centre proposal which will have a damaging effect on the overall strategy.				
8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets, however large retail developments consume large quantities of electricity. The policy for the LDF will require developments of over 1000m ² to incorporate on site renewable energy equipment to reduce predicted CO ₂ emissions by at least 20%.	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to implement a reduction in emissions and improvements in energy efficiency.
9	Flood risk	To the north of the borough and the River Thames tributaries which run within the borough are susceptible to flooding due to loss of permeable surfaces from town centre development could increase the likelihood of flooding.	--	P (S – L)	D	The incorporation of SUD's and other preventative measures are addressed within other policies in this plan.
10	Landscapes and Townscapes	Out of centre development if not planned properly can be eyesores to the general public.	-	P (S –L)	D	No enhancement measures needed as a design and access statement would need to accompany any application.
11	Historic environment	Any suitable sites would need to be assessed with regard to any geological or archaeological priority area.	+-	P (S)	I	Policy ?? seeks to conserve and protect the historic environment, and as such won't be
Social						
12	Sufficient & decent housing	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A

13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	Large format developments are usually associated with out of town centre developments. As such the likelihood of employment increases as many staff are required to ensure its operations are not jeopardised.	++	P (S – L)	D	No enhancement measures suggested.
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	Large format developments can often be better managed and sophisticated surveillance equipment used in order to reduce crime taking place. Many of these centres have their own security team which looks after the site and surroundings.	++	P (S – L)	D	No enhancement measures suggested.
17	Community welfare	Usually large chain companies tend to occupy these large format stores which can be argued to detrimentally impact on the longevity of community life. A large proportion of the workforce along a typical high street live close by to their shops and play an important part in community life. On the other hand these large centres provide many jobs and much needed extra income into the locum.	-	P (S – L)	D	There is a general presumption against out of town centre retail development, however, there may be instances where this policy will be an important consideration. As such no enhancement measures are proposed.
18	Accessibility	Large format stores lend themselves well to mobility impaired people as surfaces are usually smooth and are on one level. They can be well lit and have personnel to accompany those who find it difficult to move around.	++	P (S – L)	D	No enhancement measures proposed.
<p>Comment: This policy has many positives such as economic growth, employment, reduce poverty and exclusion, reduce crime and accessibility which would go towards creating a stronger economy and improving some social aspects. The negative pressures of this policy will be the fact that the policy does very little to minimise waste on a borough level and could have a detrimental impact on biodiversity and climate change. However, the policy as worded gives scope for any suitable application to be determined on.</p>						

RTC5 Cultural Quarters

Class A3 (Restaurants), Class A4 (Pubs and Bars) and other appropriate assembly and leisure uses (Class D2) will be deemed acceptable in the following Core, Non Core and Other Shopping Areas where they will not be subject to separation or percentage constraints in order to encourage the formation of cultural quarters. These areas include:

1.	TO BE DISCUSSED, Deptford					
2.	TO BE DISCUSSED, Deptford					
Proposals will be looked at favourably as long as the preferred use does not harm the residential amenity of neighbours and that every precaution is taken in order to avoid disturbance by noise, obtrusive fumes and smells, traffic generation and litter.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Zones of activity have proven to be a good catalyst for regeneration and will encourage a good economy for the chosen area.	++	P (S – L)	D	No enhancement measures suggested.
2	Employment	New uses will aid good employment opportunities for all.	++	P (S – L)	D	No employment measures suggested.
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the framework for minimising this waste.	--	P(M – L)	D	Planning obligations could be asked in relation to recycling the waste that is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	The likely impact will be the transportation of stock to and from shops which would be minimal. Private vehicles would also be minimal due to heavily enforced roads in Town centres.	+	P (S – L)	D	The implementation of car free zones within the town centre would strengthen the use of public transport.
8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets, however large retail developments consume large quantities of electricity. The policy for the LDF will require developments of over 1000m ² to incorporate on site renewable energy equipment to reduce predicted CO ₂ emissions by at least 20%.	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to implement a reduction in emissions and improvements in energy efficiency.
9	Flood risk	To the north of the borough and the River Thames tributaries which run within the	--	P (S – L)	D	The incorporation of SUD's and other preventative measures are

		borough are susceptible to flooding due to loss of permeable surfaces from town centre development could increase the likelihood of flooding.				addressed within other policies in this plan.
10	Landscapes and Townscapes	This policy seeks to retain the vitality and viability of the borough's town centres and to give it a competitive edge in marketing itself for future trade.	++	P (S – L)	D	No enhancement measures needed
11	Historic environment	There may be issues with these sorts of quarters changing the historic town centre footprint and should be carefully planned in order to preserve this tradition.	-	P (S – L)	D	Policy should indicate new areas rather than impinge on the existing town centre.
Social						
12	Sufficient & decent housing	The implementation of this policy should not impact on the residential amenities of adjoining neighbours as this policy serves very small clusters of shops which directly serve the residents.	+	P (S – L)	I	No enhancement measures suggested.
13	Human health	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	The creation of jobs will have a positive effect on the vitality of town centres.	+	P (S – L)	I	No enhancement measures suggested.
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	By promoting more buoyant quarters, there will be more natural surveillance in the town centre.	+–	T (S)	I	No enhancement measures suggested.
17	Community welfare	Creating cultural areas can encourage a greater sense of ownership among the local community and become a highly usable space.	+	P (S – L)	D	No enhancement measures suggested.
18	Accessibility	With the preferred site being located within the town centre, this site should cater to a large catchment within easy access of the area.	+	P (S – L)	D	It should be noted that access into individual retail units would be assessed on a site by site basis and would have a design and access statement together with the planning application.
Comment: the implementation of cultural quarters can do much for revitalising an area an generating a more economically viable scheme. Benefits will go towards more locally employed people, improved townscape and community welfare. Flood risk and minimising waste are still very important issues which are addressed through other policies in the plan, therefore the policy is considered sufficiently sustainable in its approach.						

RTC6 Evening and Night Time Economy

Within the District centres but outside the Core shopping areas, proposals for recreational and leisure facilities including facilities for arts culture and entertainment pubs, bars, nightclub, bingo halls and any other evening associated use will be acceptable in principle in non core and other shopping areas subject to the following considerations

1. Proximity to Residential areas, Schools, Places of Worship and similar sensitive users.
2. The appropriateness of the scale of the development for the location.
3. The cumulative impact and level of disturbance
4. The nature of the activity, including the impact of the proposed hours of operation
5. The appropriate provision of ventilation and external ducting.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The evening economy in Lewisham has largely suffered due to competition from other neighbouring centres. This policy seeks to encourage a buoyant evening and night time economy whilst having regard to amenities of other properties.	++	P (S – L)	D	Sufficient mitigational effects have been taken into account.
2	Employment	The effect of this policy will provide employment opportunities to the locum	++	P (S – L)	D	No enhancement measures suggested.
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the framework for minimising this waste.	-			Planning obligations could be asked in relation to recycling the waste that is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	The likely impact will be the transportation of stock to and from shops which would be minimal. Private vehicles would also be minimal due to heavily enforced roads in Town centres.	+	P (S – L)	D	The implementation of car free zones within the town centre would strengthen the use of public transport.
8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets,	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to

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

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

RTC7 Mixed Use Development						
The Council will favourably consider new development in the town centre to provide a mix of uses, including independent residential accommodation with separate access. Exceptions may be considered where it can be demonstrated that the site is not suitable to accommodate a mix of uses.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Mixed uses offer a good range of uses and often are serviced through the use of one to another.	++	P (S – L)	D	Complimentary activity has proven to work well and as such no enhancement measures are proposed.
2	Employment	Mixed use development will offer a range of jobs.	++	P (S – L)	D	No enhancement measures suggested.
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the framework for minimising this waste.	--			Planning obligations could be asked in relation to recycling the waste that is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	The likely impact will be the transportation of stock to and from shops which would be	+	P (S – L)	D	The implementation of car free zones within the town centre would

		minimal. Private vehicles would also be minimal due to heavily enforced roads in Town centres.				strengthen the use of public transport.
8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets, however large retail developments consume large quantities of electricity. The policy for the LDF will require developments of over 1000m ² or ten units or more to incorporate on site renewable energy equipment to reduce predicted CO ₂ emissions by at least 20%.	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to implement a reduction in emissions and improvements in energy efficiency.
9	Flood risk	To the north of the borough and the River Thames tributaries which run within the borough are susceptible to flooding due to loss of permeable surfaces from town centre development could increase the likelihood of flooding.	--	P (S – L)	D	The incorporation of SUD's and other preventative measures are addressed within other policies in this plan.
10	Landscapes and Townscapes	This policy seeks to retain the vitality and viability of the borough's town centres and to give it a competitive edge in marketing itself for future trade.	++	P (S – L)	D	No enhancement measures needed
11	Historic environment	This policy seeks to reinforce and retain the legacy of our town centres to prevent out of town centres from taking over the role of a town centre.	++	P (S – L)	D	No enhancement measures needed.
Social						
12	Sufficient & decent housing	Predominantly large mixed use developments comprise a large proportion of housing which can include affordable housing.	++	P (S – L)	D	No enhancement measures needed.
13	Human health	Mixed use development can include doctor's surgeries and dentists which can contribute to seeing a doctor promptly.	+	P (S – L)	D	Policy could include wording to promote the need for Doctors Surgeries and Dentists within Mixed use development.
14	Reduce poverty & exclusion	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	Natural surveillance from development can be a useful deterrent in order to reduce crime and the fear of crime.	+	P (S - L)	D	No enhancement measures proposed.
17	Community welfare	Mixed use development can often develop	+	P (S – L)	D	The encouragement of community

		into a community place				facilities within mixed use development can enhance this policy.
18	Accessibility	Mixed use development can improve access within the development and create improved access to its residents	+	P (S – L)	D	The encouragement of creating accessible spaces between uses would strengthen this policy.
Comment: this policy proves to be highly sustainable in its approach, waste, water resources and flood risk are the predominant negative factors which prevent this policy from being truly sustainable. The policy could be further improved by promoting doctors surgeries, dentists, community facilities and creating accessible spaces between uses would enhance this policy.						

RTC8 Sui Generis Use						
Sui Generis uses and other uses not mentioned in policies RTC 1- 7 will be acceptable in principle in non core and other shopping areas subject to the following considerations						
<ul style="list-style-type: none"> Proximity to and impact on Residential areas, Schools, Places of Worship and similar sensitive users. The appropriateness of the scale of the development for the location. The cumulative impact and level of disturbance The nature of the activity, including the impact of the proposed hours of operation The appropriate provision of ventilation and external ducting. 						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy can help to steer the borough's economic growth by granting appropriate Sui Generis uses in areas where it can fit in with the location.	++	P (S – L)	D	No enhancement measures proposed.
2	Employment	Sui Generis uses usually provide a number of jobs for the local people and as such rates highly positive.	++	P (S – L)	D	No enhancement measures proposed.
Environmental						
3	Minimise waste	The retail sector will generate a lot of waste and policies within this DPD set out the framework for minimising this waste.	--	P (S – L)	D	Planning obligations could be asked in relation to recycling the waste that is used from the site.
4	Water resources	Water usage will increase, although this will generally depend on the type of use proposed.	-	P (S – L)	D	Policies within the plan require commercial development to use water saving devices and sustainable urban drainage techniques where the development will allow.
5	Biodiversity	It is considered that no or little effect will	0	N/A	N/A	N/A

		occur on this indicator.				
6	Air quality	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
7	Transport	The likely impact will be the transportation of stock to and from shops which would be minimal. Private vehicles would also be minimal due to heavily enforced roads in Town centres.	+	P (S – L)	D	The implementation of car free zones within the town centre would strengthen the use of public transport.
8	Energy use and Climate Change	Part L of the building regulations identifies the legal minimum a development needs to meet in terms of energy efficiency targets, however large retail developments consume large quantities of electricity. The policy for the LDF will require developments of over 1000m ² to incorporate on site renewable energy equipment to reduce predicted CO ₂ emissions by at least 20%.	+	P (S – L)	D	This is covered in policy SE2 'Energy efficiency and renewables for major developments' which seeks to implement a reduction in emissions and improvements in energy efficiency.
9	Flood risk	To the north of the borough and the River Thames tributaries which run within the borough are susceptible to flooding due to loss of permeable surfaces from town centre development could increase the likelihood of flooding.	--	P (S – L)	D	The incorporation of SUD's and other preventative measures are addressed within other policies in this plan.
10	Landscapes and Townscapes	This policy seeks to retain the vitality and viability of the borough's town centres and to give it a competitive edge in marketing itself for future trade.	++	P (S – L)	D	No enhancement measures needed
11	Historic environment	This policy seeks to reinforce and retain the legacy of our town centres to prevent out of town centres from taking over the role of a town centre.	++	P (S – L)	D	No enhancement measures needed.
Social						
12	Sufficient & decent housing	Particular attention would need to be given with the application of this policy to ensure no detrimental impact on residential properties.	+-	P (S – L)	D	Policy will need to be used with regard to the proposed activity and its potential effects on residential amenity. No enhancements proposed.
13	Human health	Depending on the proposed activity, the policy may have some negative effects on human health and should be worded as to avoid any negative impact.	-	P (S – L)	D	Activities which involve contaminated material will need to include appropriate disposal methods and the policy should include criteria involving any hazardous materials or create a risk to human health.

14	Reduce poverty & exclusion	To some extent this policy will provide employment and reduce the chances of people falling into poverty, although it is not considered that this policy would be directly associated with it.	+	P (S – L)	D	No enhancement measures proposed.
15	Education	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
16	Reduce crime	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
17	Community welfare	It is considered that no or little effect will occur on this indicator.	0	N/A	N/A	N/A
18	Accessibility	Sui Generis uses can improve the Public Realm through development of the activity.	++	P (S – L)	I	No enhancement measures proposed.
<p>Comment: the effect of this policy is general sustainable with negative factors in minimising waste, water resources, flood risk and human health. The policy enables a valued judgement as to whether an activity is suitable for a particular area. The policy does not indicate any impact on biodiversity, air quality, education, reduce crime and community welfare.</p>						

OS1 Metropolitan Open Land and land adjacent to Metropolitan Open Land

The open character of Metropolitan Open Land (MOL) in Lewisham, as shown on the proposals map, will be preserved. Any development proposal on land fringing, abutting or otherwise having a visual relationship with MOL will be assessed on the basis of their impact on visual amenity, character or use of the MOL. Planning permission will be granted only for appropriate development or change of use where this preserves the open nature of the land.

The following uses of land may be appropriate within MOL in Lewisham:

- (a) Private and public open space, playing fields and golf courses;
- (b) Agriculture, woodlands, (including the creation of new native woodland), and orchards;
- (c) Rivers canals, reservoirs, lakes and other open water;
- (d) Allotments and nursery gardens;
- (e) Cemeteries and associated crematorium; and
- (f) Nature conservation.

The Council will be supportive of proposals that enhance these uses and will only permit the limited extension of buildings within MOL where this would not result in a disproportionate addition over and above the size of the original building. Improved public access to appropriate land uses in MOL will be acceptable where it does not conflict with other sustainability objectives as set out in CP 21 of the Core Strategy.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	New Open space provides a scenic and quiet place and the implementation of this policy will enhance this role. Trees produce oxygen from the harmful carbon dioxide which aid in improving air quality.	++	P (S – L)	D	No enhancement measures suggested
7	Transport	No identified impact on this SA objective.	0	N/A	N/A	N/A
8	Energy use and	This policy will aid in the normalising of the	++	P (S – L)	D	No enhancement measures

	Climate Change	climate through the vegetation and provision of open space.				suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.	++	P (S – L)	D	No enhancement measures suggested
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.	++	P (S – L)	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	Open space is important to providing sufficient and decent housing. This policy seeks to encourage further open space as it is considered a vital feature. However, the protection of open space limits potential for housing developments and provision of affordable housing	++/-	P (S – L)	D	No enhancement measures suggested
13	Human health	Open space is considered to be an important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces help to relieve people of stress like symptoms and provide a break from the built environment.	++	P (S – L)	D	No enhancement measures suggested
14	Reduce poverty & exclusion	The use of open space is a widely recognised community asset which brings people from all walks of life for leisure and relaxation. This policy encourages social cohesion within the borough's diverse community.	++	P (S – L)	D	No enhancement measures suggested.
15	Education	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the	++	P (L)	I	No enhancement measures suggested.

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

OS2 Public Open Space and Urban Green Space (Open Environment)

The Council will resist inappropriate development on the areas of Public Open Space (POS) or Urban Green Space (UGS), as set out in Table ## and shown on the Proposals Map. Inappropriate development includes:

- (a) development that would result in the loss of or damage to POS or UGS; and or
- (b) development that adversely affects the amenity, open character or appearance of the POS or UGS through inappropriate scale.

Development that would result in the loss of or damage to sites that have not been designated as either POS or UGS but are nonetheless valuable locally will also be resisted as inappropriate.

As an exception to the above, some development on POS or UGS maybe permitted if it comprises:

- (a) small and unobtrusive development that is ancillary to the open space use and enjoyment of the land; or
- (b) development that facilitates or enhances public access to Urban Green Space; or
- (c) development that makes provision nearby for replacement open space of equal or better quality and size.

In identifying Public Open Space, the following uses should be applied to this policy: Sports and Recreation fields, Burial Spaces, Historic Parks, Gardens and Landscapes and any other space which breaks up the built form.

In exceptional circumstances, the Council may enter into s.106 negotiations to secure off-site provision of open space where no other suitable site can be found.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	New Open space provides a scenic and quiet place and the implementation of this policy will enhance this role. Trees produce oxygen from the harmful carbon dioxide which aid in improving air quality.	++	P (S – L)	D	No enhancement measures suggested

7	Transport	No identified impact on this SA objective.	0	N/A	N/A	N/A
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.	++	P (S – L)	D	No enhancement measures suggested
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.	++	P (S – L)	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	Amenity space is important to providing sufficient and decent housing. This policy seeks to encourage further open space particularly within housing development as it is considered a vital feature. However, the protection of open space limits potential for housing developments and provision of affordable housing	++/-	P (S – L)	D	No enhancement measures suggested
13	Human health	Open space is considered to be an important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces help to relieve people of stress like symptoms and provide a break from the built environment.	++	P (S – L)	D	No enhancement measures suggested
14	Reduce poverty & exclusion	The use of open space is a widely recognised community asset which brings people from all walks of life for leisure and relaxation. This policy encourages social cohesion within the borough's diverse community.	++	P (S – L)	D	No enhancement measures suggested.
15	Education	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public	++	P (L)	I	No enhancement measures suggested.

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

OS3 World Heritage Site Buffer Zone

The Council will give special consideration to developments within the declared World Heritage Site Buffer Zone as delineated on the Proposals Map, that may be visible from within the World Heritage Site. New developments on land within the buffer zone will be required to have no adverse visual impact on and enhance the World Heritage Site affecting the land within the Borough.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	No identified impact on this SA objective.	0	N/A	N/A	N/A
5	Biodiversity	No identified impact on this SA objective.	0	N/A	N/A	N/A
6	Air quality	No identified impact on this SA objective.	0	N/A	N/A	N/A
7	Transport	No identified impact on this SA objective.	0	N/A	N/A	N/A
8	Energy use and Climate Change	No identified impact on this SA objective.	0	N/A	N/A	N/A
9	Flood risk	No identified impact on this SA objective.	0	N/A	N/A	N/A
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.	++	P (S – L)	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	Open space is important to providing sufficient and decent housing. This policy seeks to encourage further open space as it is considered a vital feature. However, the protection of open space limits potential for housing developments and provision of affordable housing	++/-	P (S – L)	D	No enhancement measures suggested
13	Human health	No identified impact on this SA objective.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	No identified impact on this SA objective.	0	N/A	N/A	N/A
15	Education	This policy seeks to educate the public but through conservation and protection management measures, a new role in educating the public to the history and	++	P (L)	I	No enhancement measures suggested.

		heritage of views and vistas in the borough could be an indirect benefit.				
16	Reduce crime	No identified impact on this SA objective.	0	N/A	N/A	N/A
17	Community welfare	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
18	Accessibility	No identified impact on this SA objective.	0	N/A	N/A	N/A
Comment: although there are many economical and environmental objectives that are not covered by the policy. The importance of this policy on a social side gives weight to preserving our historic views and vistas for future enjoyment.						

OS4 Open space deficiencies

Proposals for large residential schemes will be acceptable in principle, providing that the provision of open space would not fall below 1.67ha/ per 1000 population and would be sited close to public transport links where feasible. If the proposal would be sited in an area of Open Space deficiency or would create an area of deficiency through the development, proposals should provide good quality open space commensurate to the proposed development and its occupiers.

In all major developments there is a requirement to provide public open space. In areas identified as being deficient in Public Open Space and shown on **Map XX**, the Council will concentrate its efforts to negotiate with developers for the provision of new open spaces as part of new housing schemes. In cases where this is not practicable, off site provision to improve existing open space or public access to existing open spaces may be considered as outlined in CP 22 of the Core Strategy.

In pursuant of this policy, planning obligations may be sought to ensure compliance with this policy.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	New Open space provides a scenic and quiet place and the implementation of this policy will enhance this role. Trees produce oxygen from the harmful carbon dioxide which aid in improving air quality.	++	P (S – L)	D	No enhancement measures suggested
7	Transport	No identified impact on this SA objective.	0	N/A	N/A	N/A
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing	++	P (S – L)	D	No enhancement measures suggested

		down the flow of water and absorption of water for its own use.				
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.	++	P (S – L)	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	Amenity space is important to providing sufficient and decent housing. This policy seeks to encourage further open space particularly within housing development as it is considered a vital feature. However, the protection of open space limits potential for housing developments and provision of affordable housing	++/-	P (S – L)	D	No enhancement measures suggested
13	Human health	Open space is considered to be an important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces help to relieve people of stress like symptoms and provide a break from the built environment.	++	P (S – L)	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No identified impact on this SA objective.	0	N/A	N/A	N/A
15	Education	No identified impact on this SA objective.	0	N/A	N/A	N/A
16	Reduce crime	No identified impact on this SA objective.	0	N/A	N/A	N/A
17	Community welfare	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
18	Accessibility	Better designed spaces will aid in natural surveillance and reduce the opportunities for crime related activities. This policy aims to make this a requirement. The policy at the moment does not specifically mention crime. Crime occurs for a variety of reasons	++	P (S - L)	I	No enhancement measures suggested.

		<p>and in different types of locations. As such the policy does not seek to mitigate the effects of crime but through better design can reduce the fear of crime.</p>				
<p>Comment: The development of this policy seeks to address the social, environmental and economic needs of the boroughs inhabitants directly and indirectly through realising the importance of open space as an outlet for society, to encourage wildlife in a safe environment and to promote economic rejuvenation. It is considered that no enhancement or mitigation measures are needed at this stage as the policy covers the strategic objectives well. There are some uncertainties and risks that could prevent the policy from being fully realised and this could stem from changes in central and regional government, extreme climate change, economic change and population growth.</p>						

OS5 Open space quality and maintenance

Proposals for new open space or development on existing open spaces should be of a good quality design which has regard to creating a safe and accessible design and where applicable allow for the creation of habitats for biodiversity purposes. For schemes which involve housing, play and informal recreation facilities should be provided within the scheme. For developments which involve the creation of open space, a landscape and maintenance statement should accompany planning applications.

In pursuant to this the policy, planning obligations may be sought to ensure compliance with this policy.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	No identified impact on this SA objective.	0	N/A	N/A	N/A
7	Transport	This policy encourages greater accessibility and quality of the borough's existing open spaces, this may encourage people to walkthrough the site safely and in attractive surroundings.	++	P (S – L)	D	No enhancement measures suggested
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.	++	P (S – L)	D	No enhancement measures suggested
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely	++	P (S – L)	D	No enhancement measures

		to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.				suggested
Social						
12	Sufficient & decent housing	Amenity space is important to providing sufficient and decent housing. This policy seeks to encourage further open space particularly within housing development as it is considered a vital feature. However, the protection of open space limits potential for housing developments and provision of affordable housing	++/-	P (S – L)	D	No enhancement measures suggested
13	Human health	Open space is considered to be an important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces help to relieve people of stress like symptoms and provide a break from the built environment.	++	P (S – L)	D	No enhancement measures suggested
14	Reduce poverty & exclusion	The use of open space is a widely recognised community asset which brings people from all walks of life for leisure and relaxation. This policy encourages social cohesion within the borough's diverse community.	++	P (S – L)	D	No enhancement measures suggested.
15	Education	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
16	Reduce crime	The use of open space is a widely recognised community asset which brings people from all walks of life for leisure and relaxation. This policy encourages social cohesion within the borough's diverse community.	++	P (S – L)	D	No enhancement measures suggested.
17	Community welfare	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public	++	P (L)	I	No enhancement measures suggested.

		but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.				
18	Accessibility	Better designed spaces will aid in natural surveillance and reduce the opportunities for crime related activities. This policy aims to make this a requirement. The policy at the moment does not specifically mention crime. Crime occurs for a variety of reasons and in different types of locations. As such the policy does not seek to mitigate the effects of crime but through better design can reduce the fear of crime.	++	P (S - L)	I	No enhancement measures suggested.
<p>Comment: The development of this policy seeks to address the social, environmental and economic needs of the boroughs inhabitants directly and indirectly through realising the importance of open space as an outlet for society, to encourage wildlife in a safe environment and to promote economic rejuvenation. It is considered that no enhancement or mitigation measures are needed at this stage as the policy covers the strategic objectives well. There are some uncertainties and risks that could prevent the policy from being fully realised and this could stem from changes in central and regional government, extreme climate change, economic change and population growth.</p>						

OS6 Trees						
The Council will seek to prevent the loss of trees of amenity value when granting planning permission and, where appropriate, make Tree Preservation Orders for their protection.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	Trees produce oxygen from the harmful carbon dioxide which aid in improving air quality.	++	P (S – L)	D	No enhancement measures suggested
7	Transport	No identified impact on this SA objective.	0	N/A	N/A	N/A
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.	++	P (S – L)	D	No enhancement measures suggested
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.	++	P (S – L)	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	No identified impact on this SA objective.	0	N/A	N/A	N/A
13	Human health	Open space is considered to be an	++	P (S – L)	D	No enhancement measures

		important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces help to relieve people of stress like symptoms and provide a break from the built environment.				suggested
14	Reduce poverty & exclusion	No identified impact on this SA objective.	0	N/A	N/A	N/A
15	Education	No identified impact on this SA objective.	0	N/A	N/A	N/A
16	Reduce crime	No identified impact on this SA objective.	0	N/A	N/A	N/A
17	Community welfare	No identified impact on this SA objective.	0	N/A	N/A	N/A
18	Accessibility	No identified impact on this SA objective.	0	N/A	N/A	N/A
Comment: This policy achieves very positive outcomes within the environmental objectives as trees break up the built form and provide habitats and serve other functions such as water retention, oxygen producer and also a visually pleasing object.						

OS7 Biodiversity

Subject to other planning considerations, developments seeking to conserve or enhance the biodiversity and geological conservation interests of the area and/or the immediate locality should be permitted. The Council will seek :

- To protect, manage and enhance biodiversity;
- Protection of Sites of Importance for Nature Conservation and Green Corridors;
- To resist proposed development which would harm the population or conservation status of protected and priority species;
- Biodiversity enhancements in new developments;
- Promotion of public access and appreciation of nature;
- and a justification that no alternative sites were available to avoid any impact on habitats.

Only in this instance will the Council seek appropriate mitigation methods and/or other compensatory tools prior to, during and thereafter for so long as the development remains in existence, where development will cause harm to biodiversity.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	The retention of trees allows habitats to thrive and in doing so improves the amount of oxygen produce.	++	P (S – L)	D	No enhancement measures suggested
7	Transport	No identified impact on this SA objective.	0	N/A	N/A	N/A
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.	++	P (S – L)	D	No enhancement measures suggested

10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.	++	P (S – L)	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	No identified impact on this SA objective.	0	N/A	N/A	N/A
13	Human health	No identified impact on this SA objective.	0	N/A	N/A	N/A
14	Reduce poverty & exclusion	No identified impact on this SA objective.	0	N/A	N/A	N/A
15	Education	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
16	Reduce crime	No identified impact on this SA objective.	0	N/A	N/A	N/A
17	Community welfare	No identified impact on this SA objective.	0	N/A	N/A	N/A
18	Accessibility	No identified impact on this SA objective.	0	N/A	N/A	N/A
<p>Comment: The development of this policy seeks to address the social, environmental and economic needs of the boroughs inhabitants directly and indirectly through realising the importance of encouraging wildlife in a safe environment. It is considered that no enhancement or mitigation measures are needed at this stage as the policy covers the strategic objectives well. There are some uncertainties and risks that could prevent the policy from being fully realised and this could stem from changes in central and regional government, extreme climate change, economic change and population growth.</p>						

OS8 South East London Green Chain						
The main opens spaces that form the South East London Green Chain are protected as MOL. These spaces will be promoted and managed in order to enhance their role as a local and regional outdoor recreational resource.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	New Open space provides a scenic and quiet place and the implementation of this policy will enhance this role. Trees produce oxygen from the harmful carbon dioxide which aid in improving air quality.	++	P (S – L)	D	No enhancement measures suggested
7	Transport	This policy encourages greater accessibility and quality of the borough's existing open spaces, this may encourage people to walkthrough the site safely and in attractive surroundings.	++	P (S – L)	D	No enhancement measures suggested
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.	++	P (S – L)	D	No enhancement measures suggested
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but	++	P (S – L)	D	No enhancement measures suggested

		will aid in enhancing its role and historic character within the public realm.				
Social						
12	Sufficient & decent housing	Open space is important to providing sufficient and decent housing. This policy seeks to encourage further open space as it is considered a vital feature. However, the protection of open space limits potential for housing developments and provision of affordable housing	++/-	P (S – L)	D	No enhancement measures suggested
13	Human health	Open space is considered to be an important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces help to relieve people of stress like symptoms and provide a break from the built environment.	++	P (S – L)	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No identified impact on this SA objective.	0	N/A	N/A	N/A
15	Education	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
16	Reduce crime	No identified impact on this SA objective.	0	N/A	N/A	N/A
17	Community welfare	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
18	Accessibility	Better designed spaces will aid in natural surveillance and reduce the opportunities for crime related activities. This policy aims to make this a requirement. The policy at the moment does not specifically mention crime. Crime occurs for a variety of reasons and in different types of locations. As such	++	P (S - L)	I	No enhancement measures suggested.

		the policy does not seek to mitigate the effects of crime but through better design can reduce the fear of crime.				
<p>Comment: The development of this policy seeks to address the social, environmental and economic needs of the boroughs inhabitants directly and indirectly through realising the importance of open space as an outlet for society, to encourage wildlife in a safe environment and to promote economic rejuvenation. It is considered that no enhancement or mitigation measures are needed at this stage as the policy covers the strategic objectives well. There are some uncertainties and risks that could prevent the policy from being fully realised and this could stem from changes in central and regional government, extreme climate change, economic change and population growth.</p>						

OS9 River Corridors and the Waterlink Way

The Council will safeguard the Rivers and the proposed route of the Waterlink Way as shown on the Proposals Map. It will seek the reduction of impact on the natural environment and habitats by the most acceptable route. Through agreements with developers of sites within and adjoining the route some or all of the following elements, as appropriate, will be achieved:

- (a) to provide additional open space;
- (b) to improve the quality of the open spaces in Waterlink Way and the links between them, notably footpaths and cycleways;
- (c) to improve the course and appearance of the waterways and public access to them for passive and active recreation;
- (d) to create wildlife habitats and to enhance the existing nature conservation value of the waterways.
- (e) to ensure that a minimum buffer zone of 8 metres of reserved soft landscaped land is maintained alongside the river confluence.

The Council will, where appropriate, protect land within and adjacent to River Corridors and the Waterlink Way by seeking planning obligations where development would compromise its strategic role.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	No identified impact on this SA objective.	0	N/A	N/A	N/A
7	Transport	This policy encourages greater accessibility and quality of the borough's existing open spaces, this may encourage people to explore river transportation where feasible to do so.	++	P (S – L)	D	No enhancement measures suggested
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing	++	P (S – L)	D	No enhancement measures suggested

		down the flow of water and absorption of water for its own use.				
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.	++	P (S – L)	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	Open space is important to providing sufficient and decent housing. This policy seeks to encourage further open space as it is considered a vital feature. However, the protection of open space limits potential for housing developments and provision of affordable housing	++/-	P (S – L)	D	No enhancement measures suggested
13	Human health	Open space is considered to be an important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces help to relieve people of stress like symptoms and provide a break from the built environment.	++	P (S – L)	D	No enhancement measures suggested
14	Reduce poverty & exclusion	The use of open space is a widely recognised community asset which brings people from all walks of life for leisure and relaxation. This policy encourages social cohesion within the borough's diverse community.	++	P (S – L)	D	No enhancement measures suggested.
15	Education	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
16	Reduce crime	No identified impact on this SA objective.	0	N/A	N/A	N/A
17	Community welfare	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself	++	P (S - L)	I	No enhancement measures suggested.

		does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.				
18	Accessibility	Better designed spaces will aid in natural surveillance and reduce the opportunities for crime related activities. This policy aims to make this a requirement. The policy at the moment does not specifically mention crime. Crime occurs for a variety of reasons and in different types of locations. As such the policy does not seek to mitigate the effects of crime but through better design can reduce the fear of crime.	++	P (S - L)	I	No enhancement measures suggested.
<p>Comment: The development of this policy seeks to address the social, environmental and economic needs of the boroughs inhabitants directly and indirectly through realising the importance of open space as an outlet for society, to encourage wildlife in a safe environment and to promote economic rejuvenation. It is considered that no enhancement or mitigation measures are needed at this stage as the policy covers the strategic objectives well. There are some uncertainties and risks that could prevent the policy from being fully realised and this could stem from changes in central and regional government, extreme climate change, economic change and population growth.</p>						

OS10 Green Corridors

The Green Corridors identified on the Proposals Map are protected for their nature conservation and informal recreation value. Planning Permission will only be granted for developments within Green Corridors that enhance these roles.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0	N/A	N/A	N/A
2	Employment	No identified impact on this SA objective.	0	N/A	N/A	N/A
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	New Open space provides a scenic and quiet place and the implementation of this policy will enhance this role. Trees produce oxygen from the harmful carbon dioxide which aid in improving air quality.	++	P (S – L)	D	No enhancement measures suggested
7	Transport	No identified impact on this SA objective.	0	N/A	N/A	N/A
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.	++	P (S – L)	D	No enhancement measures suggested
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.	++	P (S – L)	D	No enhancement measures suggested
Social						
12	Sufficient & decent	No identified impact on this SA objective.	0	N/A	N/A	N/A

	housing					
13	Human health	Open space is considered to be an important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces help to relieve people of stress like symptoms and provide a break from the built environment.	++	P (S – L)	D	No enhancement measures suggested
14	Reduce poverty & exclusion	The use of open space is a widely recognised community asset which brings people from all walks of life for leisure and relaxation. This policy encourages social cohesion within the borough’s diverse community.	++	P (S – L)	D	No enhancement measures suggested.
15	Education	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
16	Reduce crime	No identified impact on this SA objective.	0	N/A	N/A	N/A
17	Community welfare	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (S - L)	I	No enhancement measures suggested.
18	Accessibility	Better designed spaces will aid in natural surveillance and reduce the opportunities for crime related activities. This policy aims to make this a requirement. The policy at the moment does not specifically mention crime. Crime occurs for a variety of reasons and in different types of locations. As such the policy does not seek to mitigate the effects of crime but through better design can reduce the fear of crime.	++	P (S - L)	I	No enhancement measures suggested.
Comment: The development of this policy seeks to address the social and environmental needs of the boroughs inhabitants directly and indirectly through realising the importance of open space as an outlet for society, to encourage wildlife in a safe environment. It is considered that no enhancement or mitigation						

measures are needed at this stage as the policy covers the strategic objectives well. There are some uncertainties and risks that could prevent the policy from being fully realised and this could stem from changes in central and regional government, extreme climate change, economic change and population growth.

SE1 Energy efficiency for residential development

The Council will require all new residential dwellings to achieve an energy efficiency rating and an environmental (CO₂) impact rating of 'A' as part of the Energy Performance Certificate. The Council will expect this to be supported by a commitment to achieve this rating at the detailed design stage.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect				
2	Employment	No significant effect				
Environmental						
3	Minimise waste	No significant effect				
4	Water resources	No significant effect				
5	Biodiversity	No significant effect				
6	Air quality	No significant effect				
7	Transport	No significant effect				
8	Energy use and Climate Change	An A rating will ensure that the dwellings are achieving the highest energy efficiency rating and hence reducing CO ₂ emissions	++	P S-L	D	No enhancement measures suggested
9	Flood risk	No significant effect				
10	Landscapes and Townscapes	No significant effect				
11	Historic environment	No significant effect				
Social						
12	Sufficient & decent housing	High energy efficiency will help reduce fuel costs and alleviate fuel poverty	+	P S-L	D	No enhancement measures suggested
13	Human health	Energy efficient homes are well insulated which reduces dampness and hence reduces associated ill health	+	P S-L	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No significant effect				
15	Education	No significant effect				
16	Reduce crime	No significant effect				
17	Community welfare	No significant effect				
18	Accessibility	No significant effect				

Comment: The policy impacts positively on energy and climate change objectives and social objectives related to decent housing and health.

SE2 Energy efficiency and renewables for major developments

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

- a) Provide an assessment of energy demand and the expected energy and CO₂ emissions savings from energy efficiency and renewable energy measures incorporated into the development, including the feasibility of CHP/CCHP and community heating systems.
- b) Achieve a 3* rating under the Code for Sustainable Homes or BREEAM 'Very Good rating'. The Council will expect this to be supported by a commitment to achieve certification under an appropriate scheme at the detailed design stage.
- c) To incorporate on-site renewable energy equipment to reduce predicted CO₂ emissions by at least 20%. Applicants will be required to provide a full feasibility study of all renewable technologies considered.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Potential positive effect due to increase in demand for green industry and services	+	T S-L	D	Enhanced by partnership working with local employment sector and local service providers
2	Employment	Potential positive effect due to increase in demand for green industry and services	+	T S-L	D	Enhanced by partnership working with local employment sector and local service providers
Environmental						
3	Minimise waste	The CSH includes provision facilities for recycling and waste, and applies the waste hierarchy	+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
4	Water resources	The CSH includes requirements for grey water harvesting and water saving devices	+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
5	Biodiversity	The CSH can include Incorporation of green roofs which will help biodiversity	+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
6	Air quality	The CSH includes incorporation of green travel plans and restricting car usage, which improves air quality	+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
7	Transport	The CSH includes incorporation of green travel plans and restricting car usage, which improves air quality	+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
8	Energy use and Climate Change	The policy will reduce CO ₂ emissions and energy consumption significantly	++	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
9	Flood risk		+	P S-L	D	Enhancement by increasing the required 3* rating to 4* or more
10	Landscapes and Townscapes	Potential negative effect from new technology may have an influential impact	-	P S-L	D	Adherence to local context and character of its surroundings.

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

SE3 Stand alone and roof mounted renewable energy

Installation of stand alone and roof mounted renewable energy schemes will be permitted provided that the following criteria are met:

- a) the impact of noise and vibration from mechanical components is considered satisfactory;
- b) the visual amenity from public viewpoints is safeguarded;
- c) there is no adverse impact from reflected light and shadow flicker on adjoining land-uses; and,
- d) any impact on open space areas / conservation areas / historic buildings/ general character of the area, is considered satisfactory.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Potential positive effect due to increase in demand for green industry and services	+	T S-L	D	Enhanced by partnership working with local employment sector and local service providers
2	Employment	Potential positive effect due to increase in demand for green industry and services	+	T S-L	D	Enhanced by partnership working with local employment sector and

						local service providers
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	Potentially positive as generally stand alone and roof mounted renewable energy technology do not impact on the air quality.	+	P S-L	I	No enhancement measures suggested.
7	Transport	No significant effect	0			
8	Energy use and Climate Change	Positive effect on the environment by using renewable energy.	++	P S-L	D	No enhancement measure suggested.
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	Potential negative effect through the poorly designed stand alone and roof mounted technology.	-	P S-L	D	Design of this new technology should be in keeping with the local context and character of the area.
11	Historic environment	Potential negative effect through the poorly designed stand alone and roof mounted technology.	-	P S-L	D	Design of this new technology should be in keeping with the local context and character of the area.
Social						
12	Sufficient & decent housing	Positive effect as this policy will aid in achieving a decent housing by reducing future energy bills	+	P M-L	D	No enhancement measures suggested.
13	Human health	No significant effect	0			
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	More information on renewable energy is a positive factor in educating the borough of the benefits of using renewable energy.	+	P S-M	D	No enhancement measures suggested.
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: very positive effects with regard to economic, environmental and social objectives but the policy will need to overcome the pressure for new developments to fit in with the development so that its visual impact is reduced.						

SE4 Flood risk

Planning applications for development proposals of 1ha or greater in flood zone 1 and all proposals for new development located in flood zones 2 and 3, as identified in the flood risk figure 8 may be required to submit a site-specific flood risk assessment with the planning application.

The suitability of the proposed development will be determined by applying the sequential test, and where necessary the exceptions test, as outlined in PPS25.

Where necessary the applicant will be required to contribute to the cost of works to provide, improve and maintain flood defences via planning conditions or s106 agreements

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

Comment: the policy is in place for an event which may happen once within 50 years. As such it will be very hard to test whether the policy is capable of preventing

catastrophic damage in the short to medium term.

SE5 River water quality

The Council will seek to protect and enhance Lewisham's Blue Ribbon Network to provide a safe, healthy and attractive river environment. The Council will oppose proposals that are likely to lead to a reduction in water quality, unless suitable mitigational measures are provided.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	Good employment opportunities for people working with the river and its tributaries	+	P S-L	D	No enhancement measures suggested.
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	Positive effect on the water quality	+	P S-L	D	No enhancement measures suggested
5	Biodiversity	Positive effect on local habitats through the strengthening of this policy.	+	P S-L	D	No enhancement measures suggested
6	Air quality	No significant effect	0			
7	Transport	By encouraging safe and attractive river environment will encourage more people to travel via the river.	++	P M-L	D	No enhancement measures suggested
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	An attractive river will enhance the townscape	++	P S-L	D	No enhancement measures suggested
11	Historic environment	The rivers are part of Lewisham's historic environment and retaining them in their natural form preserves the character of the local areas which they flow through	++	P S-L	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	Some positive effect as the policy will encourage people to use the open spaces along the rivers for recreation.	+	P S-L	D	Provide safe and secure access to the rivers. Implemented via development policies and
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			

16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The policy shows significant positive effects for the environmental objectives and employment and human health. Enhancement measures include ensuring that policies on safe transport and access are implemented.						

SE6 Water resources

The Council will protect and conserve water supplies in order to secure Lewisham's long term needs.

Planning permission will only be granted for development which increase the demand for off-site service infrastructure (water supply, sewer drainage and treatment) where:

- (a) Sufficient capacity already exists, or
- (b) Extra capacity can be provided in time to serve the development which will ensure that the environment and the amenities of local residents are not adversely affected.

When there is a capacity problem and improvements in offsite infrastructure are not programmed, planning permission will only be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	The policy will preserve water resources and ensure that water abstraction is sustainable	++	P S-L	D	No enhancement measures suggested
5	Biodiversity	Securing water resources will have long term benefits for the natural environment.	++	P M-L	D	No enhancement measures suggested
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	No significant effect	0			
11	Historic environment	No significant effect	0			

Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	The provision of sufficient water is vital for survival.	++	P L	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The policy secures water resources which shows positive effect for human health, natural environment and water resources. Provision of water is essential for survival so it is important that long term needs are secured.						

SE7 Sustainable urban drainage systems (SUDS)

The Council will require applicants to demonstrate how surface water run-off is managed as close to its source as possible. The use of sustainable urban drainage systems will be encouraged for all developments. Preference will be given to proposals that ensure that adequate water resources are available and that:

- Minimise the use of treated water
- Maximise rainwater harvesting opportunities
- Incorporate grey water recycling systems.

The Council will require proposals for developments on brownfield sites with a floor space of 1000m², or ten or more residential units to demonstrate through calculations that the rate of run-off of surface water from the site is less than the conditions before development.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Some initial negative effects as the added cost of SUDS to development proposals may affect development in the borough. However, increase in demand for SUDS technologies may create local business opportunities and hence economic growth	-/++	P S-L	D	No enhancement measures suggested
2	Employment	Some initial negative effects as the added cost of SUDS to development proposals may affect development in the borough. However, increase in demand for SUDS technologies may create local business	-/++	P S-L	D	No enhancement measures suggested

		opportunities and hence create employment opportunities				
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	SUDS will reduce surface run-off and help replenish water reservoirs	++	P S-L		No enhancement measures suggested
5	Biodiversity	Green roofs used as SUDS will increase the biodiversity potential	+			No enhancement measures suggested
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	SUDS significantly help reduce flood risk by reducing surface run-off	++			No enhancement measures suggested
10	Landscapes and Townscapes	No significant effect	0			
11	Historic environment	No significant effect	0			No enhancement measures suggested
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			No enhancement measures suggested
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	Positive effects where school children can learn about how to protect natural resources	+	T S-L	I	Links with educational boards to use examples of SUDS as educational material
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The policy reduces surface run-off and protects water resources. Can be enhanced by promoting examples of SUDS with educational boards						

SE8 Air Quality

The council will require development proposals to take air quality into account with other material considerations, and provide an air quality assessment where considered appropriate by the Council. Where necessary the development proposal will be required to provide appropriate mitigation measures which will be implemented by a condition or planning obligation (s106 agreement).

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

SE9 Development on Contaminated Land

Where development is proposed on contaminated land, or land suspected of being contaminated, the council requires the developers to:

- (a) submit a contaminated land survey
- (b) identify any contamination of land and provide details of proposed remedial treatment which can be required as a condition on a planning application or through a planning obligation.

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

18	Accessibility	No significant effect				
Comment: The policy reduces the risk of toxic substances in the environment affecting human health and entering water courses.						

SE10 Noise and vibration						
Where noise/vibration-sensitive development is proposed close to an existing source, or when a noise/vibration generating development is proposed, a detailed noise/vibration impact survey will be required outlining attenuation measures.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	No significant effect	0			
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	The policy ensures that housing developments are sited appropriately so that they are not affected by noise and vibration	++	P S-L	D	No enhancement measures suggested
13	Human health	The policy will help reduce noise and vibration related health effects such as stress and insomnia.	++	P S-L	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	Appropriate siting of developments will benefit communities by creating more pleasant built environments	+	P S-L	D	No enhancement measures suggested
18	Accessibility	No significant effect	0			

Comment: The policy will ensure that developments are sited appropriately and that noise and vibration is take into consideration in development proposals which will reduce stresses on human health and provide decent homes.

SE11 Light attenuation

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

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

Comment: The policy reduces the effect obtrusive lights may have on the environment.

SE12 Construction waste and aggregates

Developments will be required to demonstrate how they will contribute towards reducing and recycling construction, demolition and excavation waste. Information on these measures must be submitted with an application.

The Council will require that new developments over 1000m², or 10 dwellings should submit and implement a site waste management plan to minimise the disposal of wastes to landfill, by reducing waste of materials on site and promoting reuse, segregation, recycling and composting of wastes that arise. The waste management plan is required to evaluate what level of reuse and recycling is possible and set targets for materials diverted from landfill.

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

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

SE13 Construction materials

The Council will require

- a) all development proposals to demonstrate how they intend to contribute towards using construction materials from sustainable resources and use recycled and reused materials. Information on these will be required to be submitted with the application;
- b) all major developments over 1000m² or 10 dwellings or more, to source at least 10% of the total value of material used from recycled and reused materials;
- c) developments which require demolition of an existing building will be encouraged to recycle and/or reuse reclaimed materials for the proposed development.

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

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities	-/+	P S-L	I	
2	Employment	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities and hence employment opportunities.	-/+	P S-L	I	
Environmental						
3	Minimise waste	Direct positive effect on waste minimisation	++	P S-L	D	No enhancement measures suggested
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	No significant effect	0			

7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	Minimisation of waste will reduce the need to provide additional waste management locations	+	P L	D	No enhancement measures suggested
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The policy has some significantly positive effects on waste minimisation and townscapes. The policy could also be beneficial for the local economy						

SE14 Hazardous substances

The Council will require any proposed or existing development containing hazardous substances to be stored in a manner that meets National Regulations, limits the risk to human health and safety and avoids contamination of air, ground and water resources.

Full details of mitigational storage facilities for hazardous substances will be required before a planning application is considered.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	No significant effect	0			
4	Water resources	The policy reduces the risk of hazardous substances contaminating water courses and resources	++	P S-L		No enhancement measures suggested
5	Biodiversity	No significant effect	0			
6	Air quality	The policy reduces the risk of accidental release of toxic fumes	++	P S-L		No enhancement measures suggested
7	Transport	No significant effect	0			
8	Energy use and	No significant effect	0			

	Climate Change					
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	No significant effect	0			
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	The policy reduces the risk of hazardous substances affecting human health	++	P S-L		No enhancement measures suggested
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	A reduction of risk to human health provides a sense of safety for the local environment	+	P S-L		No enhancement measures suggested
18	Accessibility	No significant effect	0			
Comment: The policy will prevent hazardous substances contaminating the environment and becoming a threat to human health						

SE15 Residential waste facilities

The Council will require all new residential developments to provide sufficient waste storage and recycling facilities.

Planning applications for residential developments will consider the following:

- The provision of facilities to recycle or compost household waste by means of a separated dedicated storage space.
- Appropriate siting of waste storage and recycling facilities within the development, visual screening and health and safety precautions.

Requirements for planning obligations will be used in pursuit of this policy

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant effect	0			
2	Employment	No significant effect	0			
Environmental						
3	Minimise waste	Some benefits as the policy will encourage recycling for householders.	+	P S-L	D	No enhancement measures suggested
4	Water resources	No significant effect	0			

5	Biodiversity	No significant effect	0			
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	No significant effect	0			
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	The policy will enable easy access to recycling facilities	+	P S-L	D	No enhancement measures suggested
Comment: The policy directly benefits recycling and waste reduction. The policy complements other policies on waste management hence no enhancement measures have been suggested.						

SE16 Waste facilities in commercial and large scale development

The Council will require all new commercial/business operations to provide designated space for waste storage and recycling facilities, and to demonstrate how they will contribute towards reducing operational waste and increasing segregation and recycling of waste.

Applicants proposing large-scale developments or developments that employ or attract a large number of people, such as supermarkets or industrial units, should provide appropriately designed facilities for the collection for recycling or re-use of the waste that they, their customers or they staff generate. Applicants should submit a comprehensive waste and recycling management strategy.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth					
2	Employment					
Environmental						
3	Minimise waste					

4	Water resources					
5	Biodiversity					
6	Air quality					
7	Transport					
8	Energy use and Climate Change					
9	Flood risk					
10	Landscapes and Townscapes					
11	Historic environment					
Social						
12	Sufficient & decent housing					
13	Human health					
14	Reduce poverty & exclusion					
15	Education					
16	Reduce crime					
17	Community welfare					
18	Accessibility					
Comment:						

SE17 Provision of new waste management sites

The Council will consider following criteria when assessing applications for waste management facilities:

Location

1. the waste management facility is in a strategic employment area
2. it is compatible with adjoining land uses.
3. the distance travelled for waste is minimised (particularly through noise sensitive areas) and sustainable modes of transport such as rail and river transport are encouraged
4. there is no adverse effects on surface and underground water, nor land stability;
5. the facility is not visually intrusive, and has appropriate screening / landscaping;

Conditions

1. The applicant will be required to mitigate any adverse effects that the development has on the natural environment and nuisance caused by excessive air pollutants, odour, noise, litter, vermin or birds;

2. the applicant will be required to ensure that hours of operation and duration of operations are controlled so as not to disturb neighbours;						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities	-/+	P S-L	I	
2	Employment	Potentially short term negative impacts as the policy require developers to put in additional resources. The policy may however create local business opportunities and hence employment opportunities.	-/+	P S-L	I	
Environmental						
3	Minimise waste	Direct positive effect on waste minimisation	++	P S-L	D	No enhancement measures suggested
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	Minimisation of waste will reduce the need to provide additional waste management locations	+	P L	D	No enhancement measures suggested
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			
14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	No significant effect	0			
Comment: The policy has some significantly positive effects on waste minimisation and townscapes. The policy could also be beneficial for the local economy						

SE18 Protection of existing waste management sites

1. The Council will encourage retention of existing waste management sites in Strategic Employment Areas unless appropriate compensatory provision is made (policy applying to council managed waste management facilities, and private enterprises).
2. Existing sites in mixed use areas will be relocated within Strategic Employment Areas if a need is identified.
3. The council will encourage new, and change of existing, waste management facilities to recycling and reuse facilities.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy ensures that waste management sites are appropriately located in the proximity of other employment uses that could complement waste management. A change to recycling and reuse could generate local business opportunities.	+	P S-L	D	No enhancement measures suggested
2	Employment	The policy ensures that waste management sites are appropriately located in the proximity of other employment uses that could complement waste management and create employment opportunities	+	P S-L	D	No enhancement measures suggested
Environmental						
3	Minimise waste	Point 3 of the policy will encourage industry to shift towards recycling and reuse which may encourage a demand for recycled and reused materials	+	P S-L	D	No enhancement measures suggested
4	Water resources	No significant effect	0			
5	Biodiversity	No significant effect	0			
6	Air quality	No significant effect	0			
7	Transport	No significant effect	0			
8	Energy use and Climate Change	No significant effect	0			
9	Flood risk	No significant effect	0			
10	Landscapes and Townscapes	The location of waste management sites will be consistent with other uses and preserve the character of the local area	+	P S-L	D	No enhancement measures suggested
11	Historic environment	No significant effect	0			
Social						
12	Sufficient & decent housing	No significant effect	0			
13	Human health	No significant effect	0			

14	Reduce poverty & exclusion	No significant effect	0			
15	Education	No significant effect	0			
16	Reduce crime	No significant effect	0			
17	Community welfare	No significant effect	0			
18	Accessibility	The policy ensures that waste sites are located in areas of good public transport	+	P S-L	D	No enhancement measures suggested
Comment: The policy ensures an appropriate location for waste management facilities that is consistent with the local environment and that provides access to local people						

SE19 Living roofs for biodiversity

The Council will encourage all new developments to incorporate a green/brown roof system. Development proposals, other than minor developments, will be required to provide a statement on the feasibility of incorporating a green/brown roof system at the detailed design stage.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy may encourage some local business opportunities if green roof system installers are sourced locally	+	P S-L	D	
2	Employment	The policy may encourage some local business and employment opportunities if green roof system installers are sourced locally	+	P S-L	D	
Environmental						
3	Minimise waste	No significant effect				
4	Water resources	A green roof system can act as a SUDS and reduce surface run off which can improve water resources	+	P S-L	D	
5	Biodiversity	A green roof increase opportunities for biodiversity and flora and fauna	++	P S-L	D	
6	Air quality	No significant effect				
7	Transport	No significant effect				
8	Energy use and Climate Change	A green roof reduces the heat island effect and acts an insulent on the roof which increases the energy efficiency of the building	++	P S-L	D	
9	Flood risk	A green roof system can act as a SUDS and reduce surface run off which in turn will reduce flood risk	++	P S-L	D	
10	Landscapes and Townscapes	Positive and negative effects as green roofs may change the character of the	+/-	P S-L	D	

		townscape. Uncertain whether this will be a positive or negative effect				
11	Historic environment	No significant effect				
Social						
12	Sufficient & decent housing	A green roof acts as an insulant, which increases energy efficiency and reduces the running costs of the internal heating	+	P S-L	D	
13	Human health	A green roof acts as an insulant, which increases energy efficiency and reduces the running costs of the internal heating. This can help reduce fuel poverty and produce a more comfortable internal atmosphere.	+	P S-L	D	
14	Reduce poverty & exclusion	No significant effect				
15	Education	Green roof systems can be used as examples for educational material about environmental sciences	+	P S-L	D	
16	Reduce crime	No significant effect				
17	Community welfare	No significant effect				
18	Accessibility	No significant effect				
Comment: The policy shows positive effects for a number of SA objectives. The policy could potentially be enhanced by changing the word 'encourage' to 'require' green roof systems. The implications of this are however uncertain with regards to design of development of site specific issues.						

U1 Development Sites

The Council has identified in the Site Allocations Document and on the Proposals Map, the larger sites which it is promoting for development, with an indication of the uses and general form and density of development that will be considered appropriate for these sites.

The Council will be seeking a high standard of design and townscape quality on these identified sites, and on all sites that may come forward for development during the lifetime of this document.

New development will need to have regard to the following principles:

- (a) The quality of design, including sufficient and well functioning private and public amenity spaces;
- (b) Urban design principles including acknowledgement and respect for the prevailing character of the area (see other policies in this chapter);
- (c) The location of the development in relation to amenity facilities including but not limited to: open space, leisure facilities, shops and cultural facilities;
- (d) Maintenance of adequate daylight and sunlight to adjoining buildings and land and preservation of residential amenity;
- (e) Maintenance of the existing landscape quality or any nature conservation interests including topography, landscape setting, ridges and natural features
- (f) Development of large (10 dwellings or greater and/or greater than 0.5 ha) or existing employment sites (larger than 0.5ha) should be undertaken within the context and framework of a master plan, or planning brief for the site. The Local Planning Authority will determine whether a master plan, or planning brief is required,

- (h) The Council's car parking policies as set out in Table 1 Lewisham Car Parking standards;
- (i) Maximise energy conservation, through effective layout, orientation, use of appropriate materials, detailing and landscaping design;
- (j) The nature conservation value and biodiversity of the site;
- (k) Achieve a 3* star rating under the Code for Sustainable Homes or BREEAM 'Very Good rating'.

Explanatory Text and London Plan Definitions
Density Matrix

New development should normally be built within the following illustrative density ranges, according to whether the site falls within what is determined to be a Central, Urban or Suburban character area. For guidance purposes only, and NOT forming part of this policy, the range of density that **might** be appropriate is shown below:

Setting and Location	Accessibility Index (PTAL)	Predominant Housing Type		
		Detached and linked houses	Terraced houses and flats	Mostly flats
CENTRAL	6-4		450-700 hr/ha 165-275 u/ha Ave. 3.0 hr/u	650-1000 hr/ha 240-435 u/ha Ave. 2.7 hr/u
URBAN e.g. Major or District town centres and regeneration areas. Areas within 10 min walk/800 m of the above town centres	6-4		200-450 hr/ha 55-175 u/ha Ave. 3.1 hr/u	450-700 hr/ha 165-275 u/ha Ave. 3.0 hr/u
e.g. District town centre and sites along major transport corridors.	3-2	180-210 hr/ha u/ha Ave. hr/u	200-300 hr/ha 50-110 u/ha Ave. 3.7 hr/u	300-450 hr/ha 100-150 u/ha Ave. 3.0 hr/u
e.g. District town centre and sites along major transport corridors.	2-0	180-210 hr/ha u/ha Ave. hr/u	180-210 hr/ha u/ha Ave. hr/u	180-210 hr/ha u/ha Ave. hr/u
<i>URBAN</i> <i>Parking provision</i>		1.5 space per unit	1.5-1 space per unit	Less than 1 space per unit
SUBURBAN e.g. District town centres	6-4	180-210 hr/ha 240-435 u/ha	200-300 hr/ha 50-110 u/ha	250-350 hr/ha 80-120 u/ha

Areas within 10 min walk/800 m of a town centre.		Ave. 2.7 hr/u	Ave. 3.7 hr/u	Ave. 3.0 hr/u
	3-2	150-200 hr/ha 30-65 u/ha Ave. 4.4 hr/u	200-250 hr/ha 50-80 u/ha Ave. 3.8 hr/u	
Currently remote	2-1	150-200 hr/ha 30-50 u/ha Ave. 4.6 hr/u		
<i>SUBURBAN Parking Provision</i>		1.5 space per unit	1.5-1 space per unit	Less than 1 space per unit

Notes to the Density Matrix

- Note 1: In all settings, larger sites (greater than 0.5 ha) should be developed with a mix of house types. See policy H1 and H2 on housing mix.
- Note 2: In a suburban setting, larger sites (greater than 0.5 ha) should be developed with a mix of house types. The majority of the site should be developed with non-flatted style housing. Car parking provision will not be permitted to exceed 1.5 spaces per unit in this circumstance.
- Note 3: All the above densities and parking provision ratio's are indicative and may need to be adjusted if it is considered that the (off-street and) on-street parking capacity is inadequate.
- Note 4: If the urban context is appropriate higher densities for sites up to the maximum allowable in the above table with good public transport accessibility, may be appropriate in the following circumstances:
(a) where the site is intended for permanent occupation by the elderly or students
(b) is located in the Thames Policy Area as shown on the Proposals Map
(c) is within a mixed use scheme where housing is combined with uses such as commercial, retail or industrial development.
Commercial and industrial developments will be expected to maximise plot ratios between a range of 1:3 to 1: 5 dependent on public transport availability and capacity.
- Note 5: Density ranges for sites within Lewisham and Catford Major Town Centres are dealt with in the relevant Area Action Plan documents.
- Note 6: Conservation areas: The primary consideration when considering the question of density in Conservation Areas will be whether a proposed development preserves or enhances the character or appearance of the area.

ANNEX 1 - NOTE ON LONDON PLAN DEFINITIONS

London Plan paragraph 4.47 states 'Appropriate density ranges are related to location, setting in terms of existing building form and massing and the index of Public Transport Accessibility (PTAL). Site setting can be defined as:

Central – very dense development, large building footprint and building of 4-6 stories and above, such as larger town centres all over London and much of central London.
Urban – dense development with a mix of different uses and buildings of 3-4 stories, such as town centres, along main arterial routes and substantial parts of inner London.
Suburban – lower density development, predominantly residential, 2-3 stories, as in some parts of inner London and much of outer London.

Definition of density: 'Residential density figures should be based on net residential area which includes internal roads and ancillary open spaces'

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	High quality design and a high standard of development means that development is sustainable in the long term. Good quality environments in general attract economic growth by raising the quality of areas and attracting new investment. Appropriate density to make the best overall use of sites dependent on context will ensure the best economic use of sites.	++	P (S – L)	I	
2	Employment	High quality design and a high standard of development means that development is sustainable in the long term. Good quality environments in general attract economic growth by raising the quality of areas and attracting new investment. Appropriate density to make the best overall use of sites dependent on context will ensure the best economic use of sites and thereby contribute to the creation of jobs.	++	P (S – L)	I	
Environmental						
3	Minimise waste	The construction of new development will have short term negative effects on construction waste. New residential development will generate increased amounts of waste.	--	(S – L) P/T	D	Require disposal of waste (and construction waste) according to the waste hierarchy. Encourage residential occupants to recycle and to reduce the amount of packaging by the choice of goods purchased.
4	Water resources	The development of sites at a higher level and density of use will increase the use of water resources. However there will be an opportunity to introduce measures in new buildings to reduce the use of water, and to introduce sustainable urban drainage techniques.	--/+	(S - L) P	D	Many developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas. Introduction of water saving equipment in new buildings.
5	Biodiversity	This policy requires biodiversity to be taken into account in development proposals	++	(S – L) P	D	
6	Air quality	The construction of new development proposed by the policy will have short term negative impacts on air quality due to generation of dust. The policy provides guidelines for density of development that is appropriate for the level of public transport accessibility site has. Large amounts of new development may have cumulative impacts on air quality.	++/-	(S – L) P T (S)	D/I	Increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these. Measures to mitigate effects of

						construction will be required.
7	Reduce Car Travel and improve Accessibility	The policy provides guidelines for density of development that is appropriate for the level of public transport accessibility site has.	++	(S – L) P	D	
8	Climate Change	New development will have to be designed to maximise energy conservation according to certain standards by this policy..	++	(S – L) P	D	
9	Mitigate Flood Risk	This policy does not refer specifically to dealing with Flood Risk which is dealt with in other policies in the Local Development Framework.	0			Add cross reference to flood risk policies in full version of policy in submission document.
10	Landscapes and Townscapes	This policy is designed to ensure that new development is compatible with and improves landscapes and townscapes.	++	(M – L) P	D	
11	Historic environment	Most of these sites do not possess any buildings of historic merit or interest (with the exception of Convoys Wharf and Arklow Road/Childers Street). They all fall within the area of archaeological priority of the borough where redevelopment proposals may necessitate and present the opportunity for investigation/preservation of remains.	0/+	(M – L) P	D	
Social						
12	Sufficient & decent housing	This policy proposes a mixed use development with high density housing that will make a high contribution to housing provision targets..	++	(M – L) P	D	Ensure that the mix of housing provided provides for family occupation as well as smaller units of accommodation.
13	Human health	This policy sets general parameters to ensure that new development is designed to appropriate amenity standards which will have an indirect positive effect on human health.	+	(S – L)	I	
14	Reduce poverty & exclusion	This policy is not relevant	0	0		
15	Education	This policy requires development to consider location in relation to facilities.	+	(S – L)	I	
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. This will be changed by mixed use development designed with reduction of crime and the fear of crime in mind, a greater variety of uses inspiring more confidence, and increased passive surveillance.	++	(M – L) I	D/I	Security measures such as 24 hour caretaking and CCTV. Increase public transport provision
17	Community welfare	Not relevant to this policy	0	0		Ensure that uses are provided as part of the development.
18	Accessibility	These sites will be designed to improve accessibility – to buildings, to public transport and to increase their integration with the surrounding development.	++	(M – L) P	D	
Comment: This is an over-arching policy designed to indicate to the developer the basic design considerations that need to be taken into account when preparing development schemes. It does not include specific reference to all of the policies in the urban design chapter but requires developers to take account of them/						

HEC1 Size, nature and location

The size, nature and scale of health, education and community facilities should be considered so that they are suitably located within their catchment area. Leisure, Community, Arts, Cultural, Entertainment and Sports facilities should be located in appropriate places, such as regeneration areas, that both contribute to sustainability objectives and provide access for users.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Appropriate location of HEC facilities to large housing developments will make them more attractive as long term homes and hence assist in raising the land value and property prices in the borough	+	P S-L	I	The effect can be enhanced by providing local employment opportunities and improve shopping facilities
2	Employment	HEC facilities will increase employment opportunities in the building industry and running of the facilities	+	P S-L	D	Enhancement by promoting available jobs locally to increase local employment
Environmental						
3	Minimise waste	Demolition and construction waste will be generated. Operational waste will generate some waste	-	P S-L	D	Require development proposals to reduce and reuse materials where possible and use materials from sustainable sources
4	Water resources	Some facilities, such as swimming pools will increase water usage	-	P S-L	D	Mitigation by requiring grey water recycling in the developments
5	Biodiversity	Sports facilities may pave over land that can could be used as greenfields. Some facilities do however create more opportunities for biodiversity	+/-	P S-L	D	Mitigation and enhancement by using permeable surfaces for paved areas and introduce biodiversity where feasible.
6	Air quality	Construction of facilities and people accessing facilities by vehicles will have a negative impact on air quality	-/+	P S-L	D	Mitigation via appropriate construction practices
7	Transport	Locating facilities close to developments will reduce the need to use motor vehicles to access the facilities	+	P S-L	D	Enhancement by incorporating green travel plans
8	Energy use and Climate Change	Construction and operational phase will require energy	-	P S-L	D	Require development proposals to reduce and reuse materials where possible and use materials from sustainable sources. Require high energy efficiency and renewable

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

HEC2 Redevelopment/Change of use of health, education community and leisure facilities

The Redevelopment/Change of use of health, education, community and leisure facilities will be permitted if it can be demonstrated that:

- (a) the facility can equally be replaced at an alternative site with an equal or improved level of accessibility; and
- (b) The facilities needs updating which cannot be achieved at a reasonable cost; or
- (c) a sound evidence base clearly indicates that the facility is no longer needed.

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

HEC3 Social and economic impact assessment						
Major development proposals will be required to submit a social and economic impact assessment. Where a need for improved or additional health, education or community facilities is identified, planning obligations and conditions on planning permissions may be applied to ensure adequate provision.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						

1	Economic Growth	An impact assessment will identify gas and areas of concern which will ensure that developments provide the basic social infrastructure for an community to thrive	+	S-L	D	
2	Employment	The policy will help identify gaps in the employment market	+	S-L	D	
Environmental						
3	Minimise waste	No significant effect				
4	Water resources	No significant effect				
5	Biodiversity	No significant effect				
6	Air quality	No significant effect				
7	Transport	No significant effect				
8	Energy use and Climate Change	No significant effect				
9	Flood risk	No significant effect				
10	Landscapes and Townscapes	No significant effect				
11	Historic environment	No significant effect				
Social						
12	Sufficient & decent housing	No significant effect				
13	Human health	The policy will help identify gaps in the provision of healthcare services	++	S-L	I	Ensure that the gaps identified are addressed
14	Reduce poverty & exclusion	The policy will help identify needs of the local community and provide funds via s106 agreements	+	S-L	I	Ensure that the gaps identified are addressed
15	Education	The policy will help identify gaps in the provision of educational facilities and provide funds via s106 agreements	++	S-L	I	Ensure that the gaps identified are addressed
16	Reduce crime	The impact assessments will help identify gaps and needs of the local community which can aid crime reduction	+	M-L	I	Ensure that the gaps identified are addressed
17	Community welfare	The impact assessment will help identify gaps in the needs of the social infrastructure	++	S-L	I	Ensure that the gaps identified are addressed
18	Accessibility	The impact assessment will help identify gaps in the needs of the social infrastructure	+	S-L	I	Ensure that the gaps identified are addressed
Comment:						

HEC4 Provision of leisure Facilities

Within the Major and District Centres, but outside the Core Shopping Areas, the Council will encourage the provision of new, and retention of existing, recreational and leisure

facilities including facilities for arts, culture and entertainment, as part of any appropriate major redevelopment in the Town Centres.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Leisure and recreational facilities will enhance the use of the town centre as a destination and hence provide economic growth	+	P	D	
2	Employment	Leisure and recreational facilities will provide employment opportunities	+	P	D	
Environmental						
3	Minimise waste	Waste will be generated in the demolition and construction phase and the running of the facilities	-	T	D	Ensure waste management plans are implemented
4	Water resources	Water will be used during construction and the operation of facilities	-	T	D	Seek to reduce water consumption where possible
5	Biodiversity	No significant effect				
6	Air quality	These facilities will generate more traffic. However some of this will be offset by being located in a central location close to public transport facilities	0/-	T	D	Require green travel plans
7	Transport	These facilities will generate more traffic. This will however be offset by being located in a central location close to public transport facilities	0	T	D	Require green travel plans
8	Energy use and Climate Change	These facilities will require energy in the construction and operational phase	-	P	D	Mitigation is to ensure energy efficient design and use of renewable technologies
9	Flood risk	No significant effect				
10	Landscapes and Townscapes	No significant effect				
11	Historic environment	No significant effect				
Social						
12	Sufficient & decent housing	No significant effect				
13	Human health	The provision of recreational and health facilities can add to people's sense of wellbeing	+	P	D	
14	Reduce poverty & exclusion	The provision of accessible recreational and health facilities can add to people's sense of wellbeing	+	P	D	

15	Education	No significant effect				
16	Reduce crime	No significant effect				
17	Community welfare	The provision of accessible recreational and health facilities can add to people's sense of wellbeing	+	P	D	
18	Accessibility					
Comment: The policy will encourage recreational facilities are located in town centres which are central locations with good public transport facilities						

HEC5 Places of worship

Applications for places of worship will be granted permission provided the following have been taken into consideration:

- a) Adequate parking provision
- b) Traffic generation
- c) Noise generation
- d) Impact on neighbours
- e) Hours of operation
- f) Opportunity loss of other uses

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant impact				
2	Employment	No significant impact				
Environmental						
3	Minimise waste	No significant impact				
4	Water resources	No significant impact				
5	Biodiversity	No significant impact				
6	Air quality	The policy will ensure that traffic generation is reduced	+	P S-L	D	
7	Transport	The policy will ensure that traffic generation is reduced and that adequate parking facilities are provided	+	P S-L	D	
8	Energy use and Climate Change	No significant impact				
9	Flood risk	No significant impact				
10	Landscapes and Townscapes	No significant impact				
11	Historic environment	No significant impact				
Social						

12	Sufficient & decent housing	No significant impact				
13	Human health	The policy will ensure that any impact from noise and traffic is reduced	+	P S-L	D	
14	Reduce poverty & exclusion	No significant impact				
15	Education	No significant impact				
16	Reduce crime	No significant impact				
17	Community welfare	The policy ensures appropriate location of places of worship	+	P S-L	D	
18	Accessibility	No significant impact				
Comment:						

HEC6 Temporary school buildings

The Council will grant planning permission for temporary schools buildings provided that the following criteria have been taken into consideration:

- (a) There is no adverse impact on the amenity of the surrounding neighbourhood;
- (b) The proposed site is vacant or the existing use can be satisfactorily relocated; and
- (c) The proposed use is not on an open space.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No significant impact				
2	Employment	No significant impact				
Environmental						
3	Minimise waste	No significant impact				
4	Water resources	No significant impact				
5	Biodiversity	The policy protects open space from being used for temporary school buildings	+	P S-L	D	
6	Air quality	No significant impact				
7	Transport	No significant impact				
8	Energy use and Climate Change	No significant impact				
9	Flood risk	No significant impact				
10	Landscapes and Townscapes	The policy will protect the townscape	+	P S-L	D	
11	Historic environment	No significant impact				
Social						
12	Sufficient & decent	No significant impact				

	housing					
13	Human health	No significant impact				
14	Reduce poverty & exclusion	No significant impact				
15	Education	Temporary school buildings are essential as an interim measure during construction of new facilities	+	P S-L	D	
16	Reduce crime	No significant impact				
17	Community welfare	No significant impact				
18	Accessibility	No significant impact				
Comment: The policy shows benefits as it protects for education and biodiversity						

E1 Surrey Canal Strategic Employment Location

The Council will grant permission for B1 (b), B1(c), B8 and where appropriate B2 uses within the Surrey Canal Strategic Employment Location as defined on the Proposals Map. The Council will grant permission for uses with Class B1(a) when these uses are ancillary to light industrial, general industrial or warehousing uses.

Permission for other uses will only be granted in the following circumstances:

- (a) Uses considered to enhance the business and industrial functioning of the area
- (b) Uses considered ancillary to the business and industrial functioning of the area.

New developments that will intensify the business and industrial functioning of the area, which are appropriate to this location and do not conflict with other relevant policies in this plan will be welcomed.

Residential developments will not be granted planning permission in Strategic Employment Locations as they are considered to have an adverse impact on the continuing industrial functioning of these areas.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy will have a positive effect on economic growth by protecting a set of employment locations for functions such as warehousing, storage, waste, and business uses and services, essential to the strategic and local functioning of the economy that do not require high quality locations in Town Centres, in order to function at an optimum level. These include printing firms, business services firms, and food manufacturing premises. It will contribute to sustainable growth by ensuring that a set of these locations are available locally, and retaining vitality and viability within the local economy thereby reducing the need to travel or out-commute.	++	(S – L) P	D	
2	Employment	Similar comments apply to the above. The retention of this locations will ensure a supply of local job opportunities and add variety to the types of jobs available, in an area of the borough with historically high unemployment levels.	++	(S – L) P	D	Ensure that measures are in place to train local residents to be able to obtain jobs in the location.
Environmental						
3	Minimise waste	The protection of the Strategic Employment Location will ensure that there are sufficient	+/-	(S – L) P	D/I	Businesses can be encourage to minimise the amount of packaging

		sites to handle the borough's waste, thereby leading to an increase in waste recovery and recycling as a direct effect. Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The retention and use of the existing buildings for employment uses rather than their redevelopment for other uses will lead to no increase in construction waste other than those business uses whose function is in the construction industry.				used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The retention of these sites in employment uses will mean that their hard surfaced servicing areas will be retained, and there will be fewer opportunities to install SUDs. Industrial processes often use large amounts of water.	--	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas
5	Biodiversity	This policy will not improve biodiversity or open space provision in the Borough	-	(S - L) P	I	The encouragement of Living Roof Installation might improve biodiversity on these sites
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality. The Surrey Canal Strategic Employment Location which is a major concentration of business and industrial activity is very poorly served by public transport.	+/-	(S - L) P	D/I	increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. The Surrey Canal Strategic Employment Location which is a major concentration of business and industrial activity is very poorly served by public transport.	+/-	(S - L) P	D/I	Increase public transport provision to Surrey Canal Strategic Employment Location. Promote completion of East London Railway.
8	Climate change	Manufacturing processes will increase emissions of greenhouse gases. Local	+/-	(S - L) P	D	Installation of energy efficiency measures in manufacturing

		businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods.				processes and buildings and use of appropriate energy efficient vehicles.
9	Mitigate Flood Risk	Much of the Surrey Canal Strategic Employment Location is within Zone 3 (High probability) Flood Risk Area of the Borough. Most of these sites have large areas of hard-standing which causes water run off and are older developments which have no measures to mitigate flood risk. The uses in the Location are defined as being of low vulnerability in PPS 25.	--	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems.
10	Landscapes and Townscapes	The retention of these sites will not have a positive effect on the landscapes and townscapes of the borough. Most of the sites comprise of industrial sheds of relatively low urban design quality (with some exceptions) and large areas of hard surfacing.	--	(S – L) P	D	More could be done to provide attractive landscaping and screening for these sites to improve the overall quality of the streetscape in the Surrey Canal Strategic Employment Location.
11	Historic Environment	The sites within the Surrey Canal Strategic Employment Location are in an Area of Archaeological Priority as defined by English Heritage (Greater London Archaeological Service). This means that redevelopment in these areas that might reveal remains of interest will require an assessment and preservation in accordance with central government legislation and a UDP policy. This policy does not necessarily promote redevelopment on these sites, but on the other hand relocation of waste uses and the associated environmental mitigation might mean that there might be extensive land works that require archaeological assessment.	-	(L) P	D	Legislation requires archaeological assessment and appropriate remediation investigation and preservation.
Social						
12	Sufficient & decent housing	Protecting employment sites will have the effect of removing the possibility of using these sites for housing development.	--	(S – L) P	D	Ensure that sufficient housing sites are designated elsewhere in the borough to meet housing provision targets
13	Human health	Protecting employment sites will have the	-	(S – L)	I	This policy relates to a core of

		effect of removing the possibility of using these sites for health facilities.				industrial sites suitable for various commercial uses that do not require a high quality environment. Other sites are being made available in the Borough, particularly in the northern half which is lacking in facilities for mixed use development which represent opportunities to provide the core of more cohesive communities with the facilities to match
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of local jobs within this locations will help reduce poverty and exclusion for some local people.	+	(L) P?	I	
15	Education	There are no Council proposals to build schools on any of these sites, and school uses would be restricted by the policy. A proposal from a community group to build a school on one of the Defined Employment Areas was not carried forward as a Preferred Option.	-	(S – L) P	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places..
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. The common building form is often window free, and public spaces are not overlooked. This can be a deterrent to those wishing to work in these areas and to 24 hour working where required.	--	(S – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision through larger areas of this land.
17	Community welfare	This policy by restricting the nature of uses on these sites will not contribute to community welfare.	-	(S – L) P	I	This policy relates to a core of industrial sites suitable for various commercial uses that do not require a high quality environment. Other sites are being made available in the Borough for mixed use development which represent opportunities to provide the core of more cohesive communities with the facilities to match.
18	Accessibility	This policy which restricts uses on these	-	(S – L) P	I	

		sites to offices, industry, warehousing and other related uses such as waste transfer and processing will not directly improve accessibility to key local facilities.				
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Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has negative effects recorded against a large number of social and environmental objectives. The main positive benefits are to be found in respect of economic growth and employment, and objectives connected with the fact that industrial sites situated locally should have an effect in reducing traffic movements. London will not be able to function without a certain amount of London given over to waste management and warehousing and industrial processes so in terms of overall sustainability objectives these sites need to be protected. Many of the negative environmental effects could be mitigated by various measures such as use of green roofs, sustainable urban drainage techniques, and energy saving buildings. However it is not expected that these sites within the Strategic Employment Location will be redeveloped to provide new higher building and landscaping standards so opportunities for this sort of improvement will probably be rather limited. This will mean that the location of the these sites will be significant in minimising any environmental impacts. Negative effects on housing provision can be mitigated by ensuring the provision of housing sites elsewhere to meet targets.

E2 Surrey Canal Strategic Sites for Waste Uses, New Waste Uses and Relocation of Waste Uses
Existing waste processing and transfer sites in the Surrey Canal Strategic Employment Locations are considered suitable for continuation in these uses and planning permission will not be granted for changes of use. The preferred location for new and relocated waste transfer and processing uses will be the Surrey Canal Strategic Employment Location subject to meeting the appropriate environmental constraints for these uses as set out in Policy WASTE ?

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy will have a positive effect on economic growth by protecting a set of locations for waste processing. The contribution to economic growth will depend on the future of the waste processing industry and the nature of the processes that might be undertaken on these sites.	++	(S – L) P	D	
2	Employment	Similar comments apply to the above. New waste uses in this location will ensure a supply of local job opportunities and add variety to the types of jobs available, in an area of the borough with historically high unemployment levels.	++	(S – L) P	D	Ensure that measures are in place to train local residents to be able to obtain jobs in the location.
Environmental						
3	Minimise waste	The protection of the Strategic Employment Location will ensure that there are sufficient sites to handle the borough's waste,	++	(S – L) P	D	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage

		thereby leading to an increase in waste recovery and recycling as a direct effect.				disposal of waste according to the waste hierarchy.
4	Water resources	New waste disposal uses are likely to increase water use and involve amounts of hard surfacing and increasing water run off.	--	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas.
5	Biodiversity	This policy will not improve biodiversity or open space provision in the Borough	-	(S - L) P	I	The encouragement of Living Roof Installation might improve biodiversity on these sites, and new waste development would be required to have mitigation measures which would include landscaping involving the introduction of green elements and native species.
6	Air quality	Provision of local waste sites will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, may have local effects on air quality. The Surrey Canal Strategic Employment Location which is a major concentration of business and industrial activity is poorly served by public transport. Some waste management uses generate dust and other emissions.	+/-	(S - L) P	D/I	Increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of waste sites will improve air quality overall in that travel to waste sites will be reduced. The Surrey Canal Strategic Employment Location which is however very poorly served by public transport.	+/-	(S - L) P	D/I	Increase public transport provision to Surrey Canal Strategic Employment Location. Promote completion of East London Railway.
8	Climate change	Waste re-manufacturing processes will increase emissions of greenhouse gases. Local businesses and firms providing these services locally will have a beneficial effect by reducing the amount of energy required to transport goods.	+/-	(S - L) P	D	Installation of energy efficiency measures in manufacturing processes and buildings and use of appropriate energy efficient vehicles.
9	Mitigate Flood Risk	The Surrey Canal Strategic Employment Location is within the Zone 3 Flood Risk Area (High probability). Many of these sites have large areas of hard-standing which causes water run off and are older	--	(S - L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems, and other flood mitigation measures.

		developments which have no measures to mitigate flood risk. New waste sites will also involve areas of hard standing particularly on Silwood Triangle.				
10	Landscapes and Townscapes	The retention of these sites will not have a positive effect on the landscapes and townscapes of the borough. Most of the sites comprise of industrial sheds of relatively low urban design quality (with some exceptions) with large areas of hard surfacing.	--	(S – L) P	D	Provide attractive landscaping and screening for these sites to improve the overall quality of the streetscape in the Surrey Canal Strategic Employment Location. The SEL itself is located in an area of the borough that is located behind railway lines where these uses have the least adverse impact
11	Historic environment	The sites within the Surrey Canal Strategic Employment Location are in an Area of Archaeological Priority as defined by English Heritage (Greater London Archaeological Service). This means that redevelopment in these areas that might reveal remains of interest will require an assessment and preservation in accordance with central government legislation and a UDP policy. This policy does not necessarily promote redevelopment on these sites, but on the other hand relocation of waste uses and the associated environmental mitigation might mean that there might be extensive land works that require archaeological assessment.	-	(L) P	D	Policies require archaeological assessment and appropriate remediation investigation and preservation.
Social						
12	Sufficient & decent housing	Protecting waste sites will have the effect of removing the possibility of using these sites for housing development. The location of waste processing sites will need careful consideration	--	(S – L) P	D	Ensure that sufficient housing sites are designated elsewhere in the borough to meet housing provision targets
13	Human health	Protecting waste sites will have the effect of removing the possibility of using these sites for health facilities.	-	(S – L)	I	This policy relates to a core of industrial sites suitable for various commercial uses, and also waste processing that do not require a high quality environment. Other sites are being made available in the Borough, particularly in the northern half which is lacking in facilities for mixed use

						development which represent opportunities to provide the core of more cohesive communities with the facilities to match
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of local jobs within this locations will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs in these areas.
15	Education	There are no Council proposals to build schools on any of these sites, and school uses would be restricted by the policy.	-	(S – L) P	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places..
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. The common building form is often window free, and public spaces are not overlooked. This can be a deterrent to those wishing to work in these areas and to 24 hour working where required.	--	(S – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision through larger areas of this land.
17	Community welfare	This policy by restricting the nature of uses on these sites will not contribute to community welfare.	-	(S – L) P	I	This policy relates to a core of industrial sites suitable for various commercial uses that do not require a high quality environment. Other sites are being made available in the Borough for mixed use development which represent opportunities to provide the core of more cohesive communities with the facilities to match.
18	Accessibility	This policy which restricts uses on these sites to offices, industry, warehousing an other related uses such as waste transfer and processing will not directly improve accessibility to key local facilities.	-	(S – L) P	I	Development on other sits in the borough will contribute to meeting these needs.
Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the						

provision of housing sites, and also the requirements to support the need for waste transfer and recycling facilities by the provision of appropriate sites. This policy has negative effects recorded against a large number of social and environmental objectives. The main positive benefits are to be found in respect of economic growth and employment, and objectives connected with the fact that waste sites situated locally should have an effect in reducing traffic movements. London will not be able to function without a certain amount of London given over to waste management processes so in terms of overall sustainability objectives these sites need to be protected.

Many of the negative environmental effects could be mitigated by various measures such as use of green roofs, sustainable urban drainage techniques, and energy saving buildings. However it is not expected that many of these sites within the Strategic Employment Location will be redeveloped to provide new higher building and landscaping standards so opportunities for this sort of improvement will probably be rather limited. This will mean that the location of these sites will be significant in minimising any environmental impacts. Negative effects on housing provision can be mitigated by ensuring the provision of housing sites elsewhere to meet targets.

E3 Bromley Road Strategic Employment Location

The Council will continue to support the important utility uses, and industrial/ warehouse units in this area by refusing planning permission not within the B Use Class. The Council will consider favourably:

- (a) new or intensified public infrastructure developments;
- (b) extension to the bus garage; and
- (b) B1/ B8 uses and where appropriate B2 industrial or warehousing units.

The Council will support the removal of residential uses within the Strategic Employment Location and its replacement by developments within the B Use Class. Applications for changes of use within shop units on the local parade will be dealt with by the relevant shopping parade policy, although applications to change the use of any shop to residential will be resisted as these uses are considered to impact on the continued industrial functioning of the area.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy will have a positive effect on economic growth by protecting a set of employment locations for functions such as warehousing, storage, public utility and business uses and services, essential to the strategic and local functioning of the economy that do not require high quality locations in Town Centres, in order to function at an optimum level. It will contribute to sustainable growth by ensuring that a set of these locations are available locally, and retaining vitality and viability within the local economy thereby reducing the need to travel or out-commute.	++	(S – L) P	D	
2	Employment	Similar comments apply to the above. The retention of this locations will ensure a	++	(S – L) P	D	Ensure that measures are in place to train local residents to be able to

		supply of local job opportunities and add variety to the types of jobs available.				obtain jobs in the location.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The retention and use of the existing buildings for employment uses rather than their redevelopment for other uses will lead to no increase in construction waste other than those business uses whose function is in the construction industry	+/-	(S – L) P	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The retention of these sites in employment use will mean that their hard surfaced servicing areas will be retained, and there will be fewer opportunities to install SUDs. Some industrial processes use large amounts of water.	--	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas.
5	Biodiversity	This policy will not improve biodiversity or open space provision in the Borough.	-	(S – L) P	I	The encouragement of Living Roof Installation might improve biodiversity on these sites.
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. The provision of a public utility, in this case a bus garage will be beneficial in reducing the amount buses need to travel to get to their route starting points. However local deliveries and traffic movements, and industrial activities may have local effects on air quality.	+/-	(S – L) P	D/I	increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. The Bromley Road SEL is relatively well served by public transport.	++	(S – L) P	D/I	
8	Climate change	Manufacturing processes will increase emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will	+/-	(S – L) P	D	Installation of energy efficiency measures in manufacturing processes and buildings and use of appropriate energy efficient vehicles.

		have a beneficial effect by reducing the amount of energy required to transport goods. The provision of a public utility (in this case a bus garage) will have the effect of reducing greenhouse gas emissions by enabling shorter bus journeys overall.				
9	Mitigate Flood Risk	The Bromley Road Strategic Employment Locations is within the Zone 3 (High probability) Flood Risk Area of the Borough. Most of the sites in this location have large areas of hard-standing which causes water run off and are older developments which have no measures to mitigate flood risk. The uses are considered to fall into the 'less vulnerable' category of uses.	--	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems.
10	Landscapes and Townscapes	The buildings in the Bromley Road SEL are of varying quality . The retention of these sites will not have a positive effect on the landscapes and townscapes of the borough. The area is opposite the Culverley Green Conservation area on the east side of the A21.	--	(S – L) P	D	More could be done to provide attractive landscaping and screening for these sites to improve the overall quality of the streetscape. The boundary of the adjacent Conservation Area crosses within the SEL and provides a landscaped buffer zone to protect the Conservation Area which should be retained.
11	Historic Environments	None of the buildings within the SEL have been identified as of merit. The site is not within an Area of Archaeological Priority. The site is opposite a Conservation area (see above).	-	(L) P	D	The boundary of the adjacent Conservation Area crosses within the SEL and provides a landscaped buffer zone to protect the Conservation Area which should be retained.
Social						
12	Sufficient & decent housing	Protecting employment sites will have the effect of removing the possibility of using these sites for housing development.	--	(S – L) P	D	Ensure that sufficient housing sites are designated elsewhere in the borough to meet housing provision targets
13	Human health	Protecting employment sites will have the effect of removing the possibility of using these sites for health facilities.	-	(S – L) P	I	The Council is proposing to adopt policies that are more flexible in allowing for these health facilities elsewhere.
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of local jobs within this location	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.

		will help reduce poverty and exclusion for some local people.				
15	Education	There are no Council proposals to build schools on any of these sites, and school uses would be restricted by the policy.	-	(S – L) P	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places..
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. The common building form is often window free, and public spaces are not overlooked. This can be a deterrent to those wishing to work in these areas and to 24 hour working where required.	--	(S – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision through larger areas of this land.
17	Community welfare	This policy by restricting the nature of uses on these sites will not contribute to community welfare.	-	(S – L) P	I	This policy relates to a core of industrial sites suitable for various commercial uses that do not require a high quality environment. Other sites are being made available in the Borough for mixed use development which represent opportunities to provide the core of more cohesive communities with the facilities to match.
18	Accessibility	This policy which restricts uses on these sites to offices, industry, warehousing an other related uses will not directly improve accessibility to key local facilities. However the public utilities on this site will improve access to local transport by enabling local bus routes to operate	-/+	(S – L) P	I	

Comment: : The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has negative effects recorded against a large number of social and environmental objectives. The main positive benefits are to be found in respect of economic growth and employment, and objectives connected with the fact that industrial sites situated locally should have an effect in reducing traffic movements. London will not be able to function without a certain amount of land given over to warehousing and industrial processes, and sites available for public utility operations so in terms of overall sustainability objectives these sites need to be protected.

Many of the negative environmental effects could be mitigated by various measures such as use of green roofs, sustainable urban drainage techniques, and energy saving buildings. However it is not expected that these sites within the Strategic Employment Location will be redeveloped to provide new higher building and landscaping standards so opportunities for this sort of improvement will probably be rather limited. This will mean that the location of these sites will be significant in minimising any environmental impacts. Negative effects on housing provision can be mitigated by ensuring the provision of housing sites elsewhere to meet targets.

E4 General Policy: Local Employment Locations

The Council will seek to protect business and industrial uses in the Local Employment Locations. Permission will be granted for uses falling within the B Use Class for these sites. Specific guidance as to the which category of B Use Class is acceptable for individual areas can be found in the area specific policies below. Proposals to intensify the business uses in these areas will be welcome provided this does not harm the amenity of any adjacent uses that might be sensitive to noise or pollution creating activities.

Permission for residential development will not be granted as it is considered that this will affect the continuing industrial functioning of the area.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy will have a positive effect on economic growth by protecting a set of employment locations for functions such as warehousing, storage, public utility and business uses and services, essential to the local functioning of the economy that do not require high quality locations in Town Centres, in order to function at an optimum level. It will contribute to sustainable growth by ensuring that a set of these locations are available locally, and retaining vitality and viability within the local economy thereby reducing the need to travel or out-commute.	++	(S – L) P	D	
2	Employment	Similar comments apply to the above. The retention of these locations will ensure a supply of local job opportunities and add variety to the types of jobs available.	++	(S – L) P	D	Ensure that measures are in place to train local residents to be able to obtain jobs in the location.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The retention and use of the existing buildings for employment uses rather than their redevelopment for other uses will lead	+/-	(S – L) P	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.

		to no increase in construction waste other than those business uses whose function is in the construction industry.				
4	Water resources	The retention of these sites in employment uses will mean that hard surfaced servicing areas will be retained, and there will be fewer opportunities to install SUDs. Some industrial processes use large amounts of water.	--	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas.
5	Biodiversity	This policy will not improve biodiversity or open space provision in the Borough.	-	(S - L) P	I	The encouragement of Living Roof Installation might improve biodiversity on these sites.
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. The provision of a public utility, in this case a bus garage will be beneficial in reducing the amount buses need to travel to get to their route starting points. However local deliveries and traffic movements, and industrial activities may have local effects on air quality.	+/-	(S - L) P	D/I	increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel.	++	(S - L) P	D/I	
8	Climate change	Manufacturing processes will increase emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods.	+/-	(S - L) P	D	Installation of energy efficiency measures in manufacturing processes and buildings and use of appropriate energy efficient vehicles.
9	Mitigate Flood Risk	Most of the sites in this policy allocation have large areas of hard-standing which causes water run off and are older developments which have no measures to mitigate flood risk. The uses are considered to fall into the 'less vulnerable to flood risk' category of uses. Two of these areas are in Zone 3 (High probability). This will be discussed below in relation to the specific areas.	--	(S - L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems.

10	Landscapes and Townscapes	Most of these sites comprise standard industrial warehousing units that are relatively modern. They do not make a positive contribution to the architectural quality or streetscape.	--	(S – L) P	D	More could be done to provide attractive landscaping and screening for these sites to improve the overall quality of the streetscape.
11	Historic environment	Two of the areas are Areas of Archaeological priority. Redevelopment might necessitate investigation and preservation of historic remains.	0	(L) P	D	Ensure policies on areas of Archaeological priority are followed.
Social						
12	Sufficient & decent housing	Protecting employment sites will have the effect of removing the possibility of using these sites for housing development.	--	(S – L) P	D	Ensure that sufficient housing sites are designated elsewhere in the borough to meet housing provision targets
13	Human health	Protecting employment sites will have the effect of removing the possibility of using these sites for health facilities.	-	(S – L)	I	The Council is proposing to adopt policies that are more flexible in allowing for these health facilities elsewhere.
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of local jobs within this location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on any of these sites, and school uses would be restricted by the policy.	-	(S – L) P	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places..
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. The common building form is often window free, and public spaces are not overlooked. This can be a deterrent to those wishing to work in these areas and to 24 hour working where required.	--	(S – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision through larger areas of this land.
17	Community welfare	This policy by restricting the nature of uses on these sites will not contribute to community welfare.	-	(S – L) P	I	This policy relates to a core of industrial sites suitable for various commercial uses that do not require

						a high quality environment. Other sites are being made available in the Borough for mixed use development which represent opportunities to provide the core of more cohesive communities with the facilities to match.
18	Accessibility	This policy which restricts uses on these sites to offices, industry, warehousing and other related uses will not directly improve accessibility to key local facilities.	-/+	(S – L) P	I	

Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has negative effects recorded against a large number of social and environmental objectives. The main positive benefits are to be found in respect of economic growth and employment, and objectives connected with the fact that industrial sites situated locally should have an effect in reducing traffic movements. London, and the economy locally will not be able to function without a certain amount of land given over to warehousing and industrial processes so in terms of overall sustainability objectives these sites need to be protected. Many of the negative environmental effects could be mitigated by various measures such as use of green roofs, sustainable urban drainage techniques, and energy saving buildings. However it is not expected that these sites within the Local Employment Locations will be redeveloped in the lifetime of the plan to provide new higher building and landscaping standards so opportunities for this sort of improvement will probably be rather limited. This will mean that the location of these sites will be significant in minimising any environmental impacts. Negative effects on housing provision can be mitigated by ensuring the provision of housing sites elsewhere to meet targets.

E5 Plough Way Local Employment Location

The Council will grant permission for uses within the B1, B8 and where appropriate B2 Use Class for this site. Proposals to intensify or diversify the office uses on Marine Wharf will be welcomed.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy will have a positive effect on economic growth by protecting a locations for functions such as warehousing, storage, and business uses and services, essential to the strategic and local functioning of the economy that do not require high quality locations in Town Centres, in order to function at an optimum level. It will contribute to sustainable growth by ensuring that a set of these locations are available locally, providing a variety of premises, and retaining vitality and viability	++	(S – L) P	D	

		within the local economy thereby reducing the need to travel or out-commute.				
2	Employment	Similar comments apply to the above. The retention of this locations will ensure a supply of local job opportunities and add variety to the types of jobs available, in an area of the borough with historically high unemployment levels.	++	(S – L) P	D	Ensure that measures are in place to train local residents to be able to obtain jobs in the location.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The retention and use of the existing buildings for employment uses rather than their redevelopment for other uses will lead to no increase in construction waste other than those business uses whose function is in the construction industry.	+/-	(S – L) P	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The retention of this area in employment use will mean that hard surfaced servicing areas will be retained, and there will be fewer opportunities to install SUDs. Some industrial processes use large amounts of water.	--	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas.
5	Biodiversity	This policy will not improve biodiversity or open space provision in the Borough.	-	(S – L) P	I	The encouragement of Living Roof Installation might improve biodiversity on these sites.
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. The provision of a public utility, in this case a bus garage will be beneficial in reducing the amount buses need to travel to get to their route starting points. However local deliveries and traffic movements, and industrial activities may have local effects on air quality.	+/-	(S – L) P	D/I	increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. The	++	(S – L) P	D/I	

		Bromley Road SEL is relatively well served by public transport (both by bus and by train).				
8	Climate change	Manufacturing processes will increase emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods.	+/-	(S – L) P	D	Installation of energy efficiency measures in manufacturing processes and buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	The two sites in this area have large areas of hard-standing which causes water run off. The uses are considered to fall into the 'less vulnerable to flood risk' category of uses. This area is in Flood Risk Zone 3 (High probability).	--	(S – L) P	D	Encourage introduction of more green elements and living, and sustainable urban drainage systems.
10	Landscapes and townscapes	This site is in two main uses. The buildings are of a modern, relatively attractive standard.	-	(S – L) P	D	More could be done to provide attractive landscaping and screening for these sites to improve the overall quality of the streetscape.
11	Historic environment	None of the buildings within this area are of historical merit. This area is in an area of archaeological priority which might necessitate archaeological investigation/preservation of remains in the case of redevelopment. The adjacent built development is modern.		(L) P	D	
Social						
12	Sufficient & decent housing	Protecting employment sites will have the effect of removing the possibility of using these sites for housing development.	--	(S – L) P	D	Ensure that sufficient housing sites are designated elsewhere in the borough to meet housing provision targets
13	Human health	Protecting employment sites will have the effect of removing the possibility of using these sites for health facilities.	-	(S – L)	I	The Council is proposing to adopt policies that are more flexible in allowing for these health facilities elsewhere.
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of local jobs within this location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on any of these sites, and school uses would be restricted by the policy.	-	(S – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases

						not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places..
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. The business uses at this location are secured gated sites with walls that present a blank frontage to the street.	--	(S – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision through larger areas of this land. The blank walled face to the street is compensated for by residential uses across the street providing a degree of passive surveillance.
17	Community welfare	This policy by restricting the nature of uses on these sites will not contribute to community welfare.	-	(S – L) P	I	This policy relates to a core of industrial sites suitable for various commercial uses that do not require a high quality environment. Other sites are being made available in the Borough for mixed use development which represent opportunities to provide the core of more cohesive communities with the facilities to match.
18	Accessibility	This policy which restricts uses on these sites to offices, industry, warehousing and other related uses will not directly improve accessibility to key local facilities. However the public utilities on this site will improve access to local transport by enabling local bus routes to operate	-/+	(S – L) P	I	

Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has negative effects recorded against a large number of social and environmental objectives. The main positive benefits are to be found in respect of economic growth and employment, and objectives connected with the fact that industrial sites situated locally should have an effect in reducing traffic movements. London, and the economy locally will not be able to function without a certain amount of land given over to warehousing and industrial processes so in terms of overall sustainability objectives these sites need to be protected. Many of the negative environmental effects could be mitigated by various measures such as use of green roofs, sustainable urban drainage techniques, and energy saving buildings. However it is not expected that these sites within the Local Employment Locations will be redeveloped in the lifetime of the plan to provide new higher building and landscaping standards so opportunities for this sort of improvement will probably be rather limited. This will mean that the location of these sites will be significant in minimising any environmental impacts. Negative effects on housing provision can be mitigated by ensuring the provision of housing sites elsewhere to meet targets.

E6 Evelyn Street Local Employment Location

The Council will grant permission for uses within the B1, B8 and where appropriate B2 Use Class for this site. Proposals to intensify or diversify the uses on this site will be welcomed.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy will have a positive effect on economic growth by protecting a set of employment locations for functions such as warehousing, storage, waste, and business uses and services, essential to the strategic and local functioning of the economy that do not require high quality locations in Town Centres, in order to function at an optimum level. These include printing firms, business services firms, and food manufacturing premises. It will contribute to sustainable growth by ensuring that a set of these locations are available locally, and retaining vitality and viability within the local economy thereby reducing the need to travel or out-commute.	++	(S – L) P	D	
2	Employment	Similar comments apply to the above. The retention of this locations will ensure a supply of local job opportunities and add variety to the types of jobs available, in an area of the borough with historically high unemployment levels.	++	(S – L) P	D	Ensure that measures are in place to train local residents to be able to obtain jobs in the location.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The retention and use of the existing buildings for employment uses rather than their redevelopment for other uses will lead to no increase in construction waste other than those business uses whose function is in the construction industry	+/-	(S – L) P	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The retention of these sites in employment uses will mean that their hard surfaced	--	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof

		servicing areas will be retained, and there will be fewer opportunities to install SUDs. Some industrial processes use large amounts of water.				installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas.
5	Biodiversity	This policy will not improve biodiversity or open space provision in the Borough.	-	(S – L) P	I	The encouragement of Living Roof Installation might improve biodiversity on these sites.
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. The provision of a public utility, in this case a bus garage will be beneficial in reducing the amount buses need to travel to get to their route starting points. However local deliveries and traffic movements, and industrial activities may have local effects on air quality.	+/-	(S – L) P	D/I	increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. The Bromley Road SEL is relatively well served by public transport.	++	(S – L) P	D/I	
8	Climate change	Manufacturing processes will increase emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods.	+/-	(S – L) P	D	Installation of energy efficiency measures in manufacturing processes and buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	This site has large areas of hard-standing which causes water run off and are older developments which have no measures to mitigate flood risk. The uses are considered to fall into the 'less vulnerable to flood risk' category of uses. The area is in Flood Risk Zone 3 (High probability).	--	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems.
10	Landscapes and Townscapes	These sites comprise standard industrial warehousing units that are relatively modern. They do not make a positive contribution to the architectural quality or streetscape.	--	(S – L) P	D	More could be done to provide attractive landscaping and screening for these sites to improve the overall quality of the streetscape.
11	Historic environment	None of the buildings within the areas are	-	(L) P	D	Ensure that policies on the Area of

		of historical merit. The area is in an area of archaeological priority(see above). The adjacent built development is largely modern.				Archaeological Priority are followed.
Social						
12	Sufficient & decent housing	Protecting employment sites will have the effect of removing the possibility of using these sites for housing development.	--	(S – L) P	D	Ensure that sufficient housing sites are designated elsewhere in the borough to meet housing provision targets
13	Human health	Protecting employment sites will have the effect of removing the possibility of using these sites for health facilities.	-	(S – L)	I	The Council is proposing to adopt policies that are more flexible in allowing for these health facilities elsewhere.
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of local jobs within this location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on any of these sites, and school uses would be restricted by the policy.	-	(S – L) P	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places..
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. The common building form is often window free, and public spaces are not overlooked. This can be a deterrent to those wishing to work in these areas and to 24 hour working where required.	--	(S – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision through larger areas of this land.
17	Community welfare	This policy by restricting the nature of uses on these sites will not contribute to community welfare.	-	(S – L) P	I	This policy relates to a core of industrial sites suitable for various commercial uses that do not require a high quality environment. Other sites are being made available in the Borough for mixed use development which represent opportunities to provide the core of more cohesive

						communities with the facilities to match.
18	Accessibility	This policy which restricts uses on these sites to offices, industry, warehousing and other related uses will not directly improve accessibility to key local facilities. However the public utilities on this site will improve access to local transport by enabling local bus routes to operate	-/+	(S – L) P	I	

Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has negative effects recorded against a large number of social and environmental objectives. The main positive benefits are to be found in respect of economic growth and employment, and objectives connected with the fact that industrial sites situated locally should have an effect in reducing traffic movements. London, and the economy locally will not be able to function without a certain amount of land given over to warehousing and industrial processes so in terms of overall sustainability objectives these sites need to be protected. Many of the negative environmental effects could be mitigated by various measures such as use of green roofs, sustainable urban drainage techniques, and energy saving buildings. However it is not expected that these sites within the Local Employment Locations will be redeveloped in the lifetime of the plan to provide new higher building and landscaping standards so opportunities for this sort of improvement will probably be rather limited. This will mean that the location of these sites will be significant in minimising any environmental impacts. Negative effects on housing provision can be mitigated by ensuring the provision of housing sites elsewhere to meet targets.

E7 Creekside Local Employment Location

The Council will support the continuation of creative industries in the Creekside Local Employment Location. Applications for small business units and managed workspaces in this area within the B Use Classes will be welcomed.

Development should improve the structure, environmental quality and appearance of the Creek walls and take account of the Environment Agency's requirements for building near flood defences.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy will have a positive effect on economic growth by protecting a set of employment locations for functions such as warehousing, business uses and services, and particularly in this location creative industry uses essential to the local functioning of the economy that do not require high quality locations in Town Centres, in order to function at an optimum level. It will contribute to sustainable growth by ensuring that a set of these	++	(S – L) P	D	

		locations are available locally, and retaining vitality and viability within the local economy thereby reducing the need to travel or out-commute.				
2	Employment	Similar comments apply to the above. The retention of this locations will ensure a supply of local job opportunities and add variety to the types of jobs available, in an area of the borough with historically high unemployment levels. The creative businesses although often very small have some potential to provide some variety of job opportunity for local people.	++	(S – L) P	D	Ensure that measures are in place to train local residents to be able to obtain jobs in the location.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The retention and use of the existing buildings for employment uses rather than their redevelopment for other uses will lead to no increase in construction waste other than those business uses whose function is in the construction industry	+/-	(S – L) P	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The retention of these in employment uses sites will mean that their hard surfaced servicing areas will be retained, and there will be fewer opportunities to install SUDs. Some industrial processes use large amounts of water.	--	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas.
5	Biodiversity	This policy will not generally improve biodiversity or open space provision in the Borough. However the Black Redstart which is on the amber list of Birds of Conservation Concern which breed in industrial locations in Deptford.	-	(S – L) P	I	The encouragement of Living Roof Installation might improve biodiversity on these sites. Encourage physical habitats for Black Redstarts.
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality.	+/-	(S – L) P	D/I	increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.

7	Energy	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. This area is well served by public transport (bus routes, DLR and over ground rail close by).	++	(S – L) P	D/I	
8	Climate change	Manufacturing processes will increase emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods.	+/-	(S – L) P	D	Installation of energy efficiency measures in manufacturing processes and buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	Most of the sites in this policy allocation have large areas of hard-standing which causes water run off and are older developments which have no measures to mitigate flood risk. The uses are considered to fall into the 'less vulnerable to flood risk' category of uses. The area falls into Flood Risk Zone 3 (High probability).	--	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems.
10	Landscapes and Townscapes	The buildings in this area are older in character. Some of them retain the character of the older Creekside industrial areas including Harold Wharf (Arts in Perpetuity Trust), the Faircharm Estate. As such they are considered to perform a positive function in the local streetscape.	++	(S – L) P	D	Enhance local streetscape to reflect character of the buildings.
11	Historic environment	Some of the buildings on this location represent older buildings that contribute to the character on Creekside as an older industrial area with a long history of occupation by various industries.	++	(L) P	D	Consider local listing of some buildings. Enhance the streetscape of Creekside to reflect its historical industrial character
Social						
12	Sufficient & decent housing	Protecting employment sites will have the effect of removing the possibility of using these sites for housing development.	--	(S – L) P	D	Ensure that sufficient housing sites are designated elsewhere in the borough to meet housing provision targets
13	Human health	Protecting employment sites will have the effect of removing the possibility of using these sites for health facilities.	-	(S – L) P	I	The Council is proposing to adopt policies that are more flexible in allowing for these health facilities elsewhere.
14	Reduce poverty &	This policy will have an indirect effect on	+	(L) P?	I	Ensure that training is available to

	exclusion	reducing poverty and exclusion. The provision of local jobs within this location will help reduce poverty and exclusion for some local people.				enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on any of these sites, and school uses would be restricted by the policy.	-	(S – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places..
16	Reduce crime	Some sites in this location present a blank walled face to the street, but this is less marked than in the more modern industrial estates. The presence of creative industries in the area is likely to increase the number of casual visitors to the area and therefore increase feelings of safety.	--	(S – L) I	D/I	Security measures such as 24 hour caretaking and CCTV.
17	Community welfare	This policy by restricting the nature of uses on these sites will not contribute to community welfare.	-	(S – L) P	I	This policy relates to a core of industrial sites suitable for various commercial uses that do not require a high quality environment. Other sites are being made available in the Borough for mixed use development which represent opportunities to provide the core of more cohesive communities with the facilities to match.
18	Accessibility	This policy which restricts uses on these sites to offices, industry, warehousing and other related uses will not directly improve accessibility to key local facilities.	-/+	(S – L) P	I	

Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has negative effects recorded against a large number of social and environmental objectives. The main positive benefits are to be found in respect of economic growth and employment, and objectives connected with the fact that industrial sites situated locally should have an effect in reducing traffic movements. London, and the economy locally will not be able to function without a certain amount of land given over to warehousing and industrial processes so in terms of overall sustainability objectives these sites need to be protected. Many of the negative environmental effects could be mitigated by various measures such as use of green roofs, sustainable urban drainage techniques, and energy saving buildings. However it is not expected that these sites within the Local Employment Locations will be redeveloped in the lifetime of the plan to provide new higher building and landscaping standards so opportunities for this sort of improvement will probably be rather limited. This will mean that the location of the these sites will be significant in minimising any environmental impacts. Negative effects on housing provision can be mitigated by ensuring the

provision of housing sites elsewhere to meet targets.

E8 Endwell Road Local Employment Location

The Council will grant permission for B1 (a) uses in this area and will welcome new developments that intensify this use.

New developments will need to take account of the adjacent Conservation Area and not cause any adverse impact.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy will have a positive effect on economic growth by protecting a set of employment locations for functions such as warehousing, storage, waste, and business uses and services, essential to the local functioning of the economy that do not require high quality locations in Town Centres, in order to function at an optimum level. These include printing firms, business services firms, and food manufacturing premises. It will contribute to sustainable growth by ensuring that a set of these locations are available locally, and retaining vitality and viability within the local economy thereby reducing the need to travel or out-commute.	++	(S – L) P	D	
2	Employment	Similar comments apply to the above. The retention of this locations will ensure a supply of local job opportunities and add variety to the types of jobs locally available. Areas of the borough with historically high unemployment levels are close by.	++	(S – L) P	D	Ensure that measures are in place to train local residents to be able to obtain jobs in the location.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The retention and use of the existing buildings for employment uses rather than their redevelopment for other uses will lead to no increase in construction waste other than those business uses whose function is	+/-	(S – L) P	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.

		in the construction industry				
4	Water resources	The retention of these sites in employment uses will mean that their hard surfaced servicing areas will be retained, and there will be fewer opportunities to install SUDs. Some industrial processes use large amounts of water.	-	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas.
5	Biodiversity	This policy will not improve biodiversity or open space provision in the Borough.	-	(S - L) P	I	The encouragement of Living Roof Installation might improve biodiversity on these sites.
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality.	+/-	(S - L) P	D/I	increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. This estate is well served by public transport with an overground rail station and bus routes close by.	++	(S - L) P	D/I	
8	Climate change	Manufacturing processes will increase emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods.	+/-	(S - L) P	D	Installation of energy efficiency measures in manufacturing processes and buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	This site has large areas of hard-standing which causes water run off and are older developments which have no measures to mitigate flood risk. It is in Zone 1 (low flood risk)..	-	(S - L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems.
10	Landscapes and Townscapes	This site comprises small purpose built units in a business centre, and open scaffolding yards. It is relatively well hidden from the surrounding roads with very little road frontage, although it is visible from the rear of residential properties and the boundary of a conservation area crosses the rear of the	-	(S - L) P	D	Redevelop scaffolding yard to provide more attractive business units.

11	Historic environment	site. None of the buildings within the this area are of historical merit. It is adjacent to a Conservation Areas	-	(L) P	D	The boundary of the adjacent Conservation crosses within location. Redevelopment of the scaffolding yard would improve the adjacent conservation area.
Social						
12	Sufficient & decent housing	Protecting employment sites will have the effect of removing the possibility of using these sites for housing development.	--	(S – L) P	D	Ensure that sufficient housing sites are designated elsewhere in the borough to meet housing provision targets
13	Human health	Protecting employment sites will have the effect of removing the possibility of using these sites for health facilities.	-	(S – L)	I	The Council is proposing to adopt policies that are more flexible in allowing for these health facilities elsewhere.
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of local jobs within this location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on any of these sites, and school uses would be restricted by the policy.	-	(S – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places..
16	Reduce crime	This is a self contained area with a small street frontage. The impact on the street scene in terms of lack of passive surveillance is fairly minimal. There is security on site.	--	(S – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV.
17	Community welfare	This policy by restricting the nature of uses on these sites will not contribute to community welfare.	-	(S – L) P	I	This policy relates to site suitable for various commercial uses that do not require a high quality environment. Other sites are being made available in the Borough for mixed use development which represent opportunities to provide the core of more cohesive communities with the facilities to match.
18	Accessibility	This policy which restricts uses on these sites to offices, industry, warehousing and	-/+	(S – L) P	I	

		other related uses will not directly improve accessibility to key local facilities. However the public utilities on this site will improve access to local transport by enabling local bus routes to operate				
<p>Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has negative effects recorded against a large number of social and environmental objectives. The main positive benefits are to be found in respect of economic growth and employment, and objectives connected with the fact that industrial sites situated locally should have an effect in reducing traffic movements. London, and the economy locally will not be able to function without a certain amount of land given over to warehousing and industrial processes so in terms of overall sustainability objectives these sites need to be protected.</p> <p>Many of the negative environmental effects could be mitigated by various measures such as use of green roofs, sustainable urban drainage techniques, and energy saving buildings. However it is not expected that these sites within the Local Employment Locations will be redeveloped in the lifetime of the plan to provide new higher building and landscaping standards so opportunities for this sort of improvement will probably be rather limited. This will mean that the location of the these sites will be significant in minimising any environmental impacts. Negative effects on housing provision can be mitigated by ensuring the provision of housing sites elsewhere to meet targets.</p>						

E9 Blackheath Hill, Clyde Vale/Perry Vale, Lewisham Way, Manor Lane, Stanton Square, Willow Way, Worsley Bridge Road Local Employment Locations						
The Council will approve new developments which increase the intensity of the current uses in these areas. Permission for non B Use Classes, that do not support the continued industrial/commercial functioning of these areas will be refused.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy will have a positive effect on economic growth by protecting a set of employment locations for functions such as warehousing, storage, and business uses and services, essential to the strategic and local functioning of the economy that do not require high quality locations in Town Centres, in order to function at an optimum level. These include printing firms, business services firms, and food manufacturing premises. It will contribute to sustainable growth by ensuring that a set of these locations are available locally, and retaining vitality and viability within the local economy thereby reducing the need to travel or out-commute.	++	(S – L) P	D	
2	Employment	Similar comments apply to the above. The retention of this locations will ensure a supply of local job opportunities and add	++	(S – L) P	D	Ensure that measures are in place to train local residents to be able to obtain jobs in the location.

		variety to the types of jobs available, in an area of the borough with historically high unemployment levels.				
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The retention and use of the existing buildings for employment uses rather than their redevelopment for other uses will lead to no increase in construction waste other than those business uses whose function is in the construction industry	+/-	(S – L) P	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The retention of these sites in employment uses will mean that their hard surfaced servicing areas will be retained, and there will be fewer opportunities to install SUDs. Some industrial processes use large amounts of water.	--	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas.
5	Biodiversity	This policy will not improve biodiversity or open space provision in the Borough.	-	(S – L) P	I	The encouragement of Living Roof Installation might improve biodiversity on these sites.
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality.	+/-	(S – L) P	D/I	increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. All the sites are close to good public transport (bus and overground rail).	++	(S – L) P	D/I	
8	Climate change	Manufacturing processes will increase emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods.	+/-	(S – L) P	D	Installation of energy efficiency measures in manufacturing processes and buildings and use of appropriate energy efficient vehicles.

9	Mitigate flood risk	Most of the sites in this policy allocation have large areas of hard-standing which causes water run off and are older developments which have no measures to mitigate flood risk. The uses are considered to fall into the 'less vulnerable to flood risk' category of uses. The areas are in Zone 1 (low) Flood Risk.	--	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems.
10	Landscapes and Townscapes	Most of these sites comprise standard industrial warehousing units that are relatively modern. They do not make a positive contribution to the architectural quality or streetscape.	--	(S – L) P	D	More could be done to provide attractive landscaping and screening for these sites to improve the overall quality of the streetscape.
11	Historic environment	None of the buildings within the these areas are of historical merit. One area is in an area of archaeological priority(see above).	-	(L) P	D	The boundary of the adjacent Conservation crosses within the SEL and provides a landscaped buffer zone to protect the Conservation Area which should be retained.
Social						
12	Sufficient & decent housing	Protecting employment sites will have the effect of removing the possibility of using these sites for housing development.	--	(S – L) P	D	Ensure that sufficient housing sites are designated elsewhere in the borough to meet housing provision targets
13	Human health	Protecting employment sites will have the effect of removing the possibility of using these sites for health facilities.	-	(S – L) P	I	The Council is proposing to adopt policies that are more flexible in allowing for these health facilities elsewhere.
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of local jobs within this location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on any of these sites, and school uses would be restricted by the policy.	-	(S – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places..
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by	--	(S – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision through larger areas of this

		leading to areas that are deserted at night. The common building form is often window free, and public spaces are not overlooked. This can be a deterrent to those wishing to work in these areas and to 24 hour working where required.				land.
17	Community welfare	This policy by restricting the nature of uses on these sites will not contribute to community welfare.	-	(S – L) P	I	This policy relates to a core of industrial sites suitable for various commercial uses that do not require a high quality environment. Other sites are being made available in the Borough for mixed use development which represent opportunities to provide the core of more cohesive communities with the facilities to match.
18	Accessibility	This policy which restricts uses on these sites to offices, industry, warehousing and other related uses and processing will not directly improve accessibility to key local facilities. However the public utilities on this site will improve access to local transport by enabling local bus routes to operate	-/+	(S – L) P	I	

Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has negative effects recorded against a large number of social and environmental objectives. The main positive benefits are to be found in respect of economic growth and employment, and objectives connected with the fact that industrial sites situated locally should have an effect in reducing traffic movements. London, and the economy locally will not be able to function without a certain amount of land given over to warehousing and industrial processes so in terms of overall sustainability objectives these sites need to be protected.

Many of the negative environmental effects could be mitigated by various measures such as use of green roofs, sustainable urban drainage techniques, and energy saving buildings. However it is not expected that these sites within the Local Employment Locations will be redeveloped in the lifetime of the plan to provide new higher building and landscaping standards so opportunities for this sort of improvement will probably be rather limited. This will mean that the location of the these sites will be significant in minimising any environmental impacts. Negative effects on housing provision can be mitigated by ensuring the provision of housing sites elsewhere to meet targets.

E10 Malham Road Local Employment Location

Except in cases of replacement of existing residential development and shop premises, the Council will refuse applications for development that do not fall within the B Use Class order.

Proposals to intensify uses within the B Use Class order will be welcomed provided they do not harm surrounding residential areas. Applications for changes of use of the shop premises will be dealt with by the relevant local shopping parade policy.

No	SA Objective	Effect of policy against SA objective	Significance of	Timescale P	Cause	Mitigation/enhancement measures
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			effect --,-,0,+,++,?, +-	or T (S/M/L/?)	D/I	
Economic						
1	Economic Growth	The policy will have a positive effect on economic growth by protecting a set of employment locations for functions such as warehousing, storage, and business uses and services, essential to the strategic and local functioning of the economy that do not require high quality locations in Town Centres, in order to function at an optimum level. These include printing firms, business services firms, and food manufacturing premises. It will contribute to sustainable growth by ensuring that a set of these locations are available locally, and retaining vitality and viability within the local economy thereby reducing the need to travel or out-commute.	++	(S – L) P	D	
2	Employment	Similar comments apply to the above. The retention of this locations will ensure a supply of local job opportunities and add variety to the types of jobs available, in an area of the borough with historically high unemployment levels.	++	(S – L) P	D	Ensure that measures are in place to train local residents to be able to obtain jobs in the location.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The retention and use of the existing buildings for employment uses rather than their redevelopment for other uses will lead to no increase in construction waste other than those business uses whose function is in the construction industry.	+/-	(S – L) P	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The retention of these sites in employment uses will mean that their hard surfaced servicing areas will be retained, and there will be fewer opportunities to install SUDs. Some Industrial processes use large amounts of water.	--	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas.
5	Biodiversity	This policy will not improve biodiversity or	-	(S – L) P	I	The encouragement of Living Roof

		open space provision in the Borough.				Installation might improve biodiversity on these sites.
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. The provision of a public utility, in this case a bus garage will be beneficial in reducing the amount buses need to travel to get to their route starting points. However local deliveries and traffic movements, and industrial activities may have local effects on air quality.	+/-	(S – L) P	D/I	increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. This area is close to good public transport (buses and overground rail).	++	(S – L) P	D/I	
8	Climate change	Manufacturing processes will increase emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods.	+/-	(S – L) P	D	Installation of energy efficiency measures in manufacturing processes and buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	Most of the sites in this area have large areas of hard-standing which causes water run off and are older developments which have no measures to mitigate flood risk. uses. The location is within Zone 1 (low) Flood Risk .	--	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems.
10	Landscapes and Townscapes	Most of these sites comprise standard industrial warehousing units that are relatively modern. They do not make a positive contribution to the architectural quality or streetscape/.	--	(S – L) P	D	More could be done to provide attractive landscaping and screening for these sites to improve the overall quality of the streetscape.
11	Historic environment	None of the buildings within the these areas are of historical merit. One area is in an area of archaeological priority(see above).	-	(L) P	D	The boundary of the adjacent Conservation crosses within the SEL and provides a landscaped buffer zone to protect the Conservation Area which should be retained.
Social						
12	Sufficient & decent	Protecting employment sites will have the	--	(S – L) P	D	Ensure that sufficient housing sites

	housing	effect of removing the possibility of using these sites for housing development.				are designated elsewhere in the borough to meet housing provision targets.
13	Human health	Protecting employment sites will have the effect of removing the possibility of using these sites for health facilities.	-	(S – L) P	I	The Council is proposing to adopt policies that are more flexible in allowing for these health facilities elsewhere.
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of local jobs within this location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on any of these sites, and school uses would be restricted by the policy.	-	(S – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places..
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night.	--	(S – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV.
17	Community welfare	This policy by restricting the nature of uses on these sites will not contribute to community welfare.	-	(S – L) P	I	This policy relates to a core of industrial sites suitable for various commercial uses that do not require a high quality environment. Other sites are being made available in the Borough for mixed use development which represent opportunities to provide the core of more cohesive communities with the facilities to match.
18	Accessibility	This policy which restricts uses on these sites to offices, industry, warehousing and other related uses and processing will not directly improve accessibility to key local facilities. However the public utilities on this site will improve access to local transport by enabling local bus routes to operate	-/+	(S – L) P	I	

Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has negative effects recorded against a large number of social and environmental objectives. The main positive benefits are to be found in respect of economic growth and employment, and objectives connected with the fact that industrial sites situated locally should have an effect in reducing traffic movements. London, and the economy locally will not be able to function without a certain amount of land given over to warehousing and industrial processes so in terms of overall sustainability objectives these sites need to be protected. Many of the negative environmental effects could be mitigated by various measures such as use of green roofs, sustainable urban drainage techniques, and energy saving buildings. However it is not expected that these sites within the Local Employment Locations will be redeveloped in the lifetime of the plan to provide new higher building and landscaping standards so opportunities for this sort of improvement will probably be rather limited. This will mean that the location of the these sites will be significant in minimising any environmental impacts. Negative effects on housing provision can be mitigated by ensuring the provision of housing sites elsewhere to meet targets.

E11 Mixed Use Employment Locations

The Council will encourage development that maximises the employment contribution from these sites in the form of mixed use developments that meet the following criteria:

- (a) provision of a comprehensive redevelopment of the designated mixed use employment area;
- (b) an increase in the number of jobs provided by the site;
- (c) include a proportion of on-site affordable housing;
- (d) improves the environmental quality of the area;
- (e) and improves connections to the rest of the borough including the improvement of existing or provision of new pedestrian routes to public transport services and local facilities.

The development should also;

- (f) provide small business units for starter business such as managed workspace
- (e) contribute to a raising the architectural quality of the area
- (f) improve the social and leisure amenities of the area.

Implementation

The Council will require a master plan to be submitted with applications for planning permission to ensure a comprehensive development of each mixed use employment area, and will consider using Compulsory Purchase powers to ensure a comprehensive redevelopment of each mixed use employment location.

The Council will enter into Section 106 agreements with developers to implement policy CSE 16. Applications will be supported by a financial appraisal which will establish the proportion of affordable housing to be provided on and area of employment floorspace taking into account any off-site infrastructure requirements necessitated by the development.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy is intended to boost the economy by the redevelopment of a number of large sites that have a low employment density, and make a poorer contribution to the local economy than they would if redeveloped. The policy is intended to introduce new uses to the local economy, in order to produce a physical and social transformation of the	++	(M - L) P	D/I	Ensure that sufficient and varied premises are provided in order to attract a wide variety of businesses.

		area. The introduction of a significant increase in the population over a number of these sites will have an indirect effect of increasing demand for goods and services locally, and thereby benefit local economic growth.				
2	Employment	The policy is intended to increase the number and variety of jobs provided by these sites. Once the proposals in the policies are taken up there will be significant number of short term construction jobs generated by the extensive building works required.	++	(M – L) P (S – L) T	D	Ensure that local people have access to these jobs by providing training opportunities and local area agreements.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The construction of new mixed use development will have short term negative effects on construction waste. New residential development will generate increased amounts of waste.	--	(S – L) P/T	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy. Encourage residential occupants to recycle and to reduce the amount of packaging by the choice of goods purchased.
4	Water resources	The redevelopment of these sites at a higher level and density of use will increase the use of water resources. However there will be an opportunity to introduce measures in new buildings to reduce the use of water, and to introduce sustainable urban drainage techniques.	--/+	(S – L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas. Introduction of water saving equipment in new buildings.
5	Biodiversity	This policy will provide an opportunity to improve biodiversity on these sites by the provision of living roofs and a greater amount of landscaping with the provision of native species.	++	(S – L) P	D	
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality. The construction of developments proposed by the policy will have short term negative impacts on air quality due to generation of dust.	+/-	(S – L) P T (S)	D/I	Increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these. Measure to mitigate effects of construction will be required,.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. Some of the sites will need better public transport provision in order to function appropriately in terms of the level of development density proposed.	+/-	(S – L) P	D	Ensure that public transport is improved associated with the redevelopment.
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services	+/-	(S – L) P	D	Installation of energy efficiency measures in buildings and use of

		locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods. Similar comments apply to the residential element of this development.				appropriate energy efficient vehicles.
9	Mitigate flood risk	The Mixed Use Employment Locations are all located in Flood Risk Areas Zone 3 (High Probability). Redevelopment provides an opportunity to reduce the amount of hard surfacing which is extensive in the current form of built development, add green roofs and other flood mitigation measures. Residential development which is classified as 'More vulnerable' will be built on site.	-/+	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems. Appropriate flood mitigation measures for these developments.
10	Landscapes and Townscapes	These sites are generally have a poor environmental quality, and have a negative effect on landscapes. Some locations and uses are prominent and have a very negative effect. Redevelopment will ensure that the overall quality of these sites, their urban design and landscaping quality is radically improved.	++	(M – L) P	D	
11	Historic environment	Most of these sites do not possess any buildings of historic merit or interest (with the exception of Convoys Wharf and Arklow Road/Childers Street). They all fall within the area of archaeological priority of the borough where redevelopment proposals may necessitate and present the opportunity for investigation/preservation of remains.	0/+	(M – L) P	D	
Social						
12	Sufficient & decent housing	This policy proposes a mixed use development with high density housing that will make a high contribution to housing provision targets..	++	(M – L) P	D	Ensure that the mix of housing provided provides for family occupation as well as smaller units of accommodation.
13	Human health	Mixed use developments allow for the possibility of including local health facilities. A better quality environment will have an indirect effect improving human health in the long term. .	++	(M – L)	D/I	
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of an increased number of local jobs within these location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on any of these site. However, school uses would not necessarily be restricted by this policy. The number of children requiring local education would be increased by the developments.	?	(M – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places. There may be planning

						obligations required for extra school places.
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. This will be changed by mixed use development designed with reduction of crime and the fear of crime in mind, a greater variety of uses inspiring more confidence, and increased passive surveillance.	++	(M – L) I	D/I	Security measures such as 24 hour caretaking and CCTV. Increase public transport provision
17	Community welfare	This policy allowing for mixed use development will involve a likely increase in the number of community facilities available to local residents (including shopping facilities).	++	(M – L) P	I	Ensure that uses are provided as part of the development.
18	Accessibility	These sites will be designed to improve accessibility – to buildings, to public transport and to increase their integration with the surrounding development.	++	(M – L) P	D	

Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has mixed positive and negative effects against a number of environmental indicators connected with the immediate effects of undertaking the redevelopment effects. Effects on the townscape, landscape and historic environment are recorded as positive, as are those for the social indicators particularly for the provision of housing. Effects on the economy and on job provision are positive. This needs to be considered in the context that most of these sites are under-used and have a low job density. The redevelopment of these sites to modern building standards in accordance with up to date sustainability objectives presents a real opportunity to improve the sustainability of the borough. The cumulative effect of a redevelopment of a significant number of these sites will be very significant over all the sustainability objectives.

E12 Arklow Road/Childers Street

New developments considered suitable on this site will be a combination of the following uses:

- (a) Intensifications of uses within the B1 (a) B1 (c) Use Class
- (b) Creative industries which could take advantage of the format of some of the existing buildings
- (c) New small business units
- (d) Residential use

The Council will require a comprehensive approach to the development of this site based on a Masterplan. Existing buildings in the Arklow Road and Childers Street areas are considered to be capable of re-use and refurbishment and applications for their redevelopment will need to demonstrate that such a comprehensive approach will deliver significant benefits beyond their retention including working with the Council on a strategy for re-accommodating the existing businesses in the completed development or elsewhere.

Development will need to take measures to reduce the severance caused by the railway lines traversing the site by the use of imaginative design solutions, and provide through routes to enable the linking of the site to the wider area. This will require negotiation with Network Rail and Spacia (or their successors) to ensure the appropriate handling of the business/warehousing units in the railway arches, and their continued functioning in business/industrial/warehousing use.

Employment uses should provide accommodation for creative uses and new small business units.

Any new development should maximise the employment contribution on the site. Any proposed live/work developments on this site would need to be considered on their merits and demonstrate that appropriate design and management measures have been undertaken to ensure their continuance in business use.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
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Economic						
1	Economic Growth	This policy is intended to boost the economy by the redevelopment of sites that have a low employment density, and make a poorer contribution to the local economy than they would if redeveloped. The policy is intended to introduce new uses to the local economy, in order to produce a physical and social transformation of the area. However this site is in use by various firms that make a contribution to the local economy and with some investment the buildings are capable of being reused.	?	(M - L) P	D	Ensure that firms displaced by the development are enabled to be relocated within the borough. Ensure that the new development makes a significant contribution to the local economy.
2	Employment	The policy is intended to increase the number and variety of jobs provided by these sites. The site currently provides local employment with a variety of jobs requiring a range of skills from manual to high tech. See comments above. Should the site be redeveloped there will be a number of short term construction jobs generated.	?	(M - L) P (S - M) T	D	Ensure that local people have access to these jobs by providing training opportunities and local area agreements. Ensure the new development provides an appropriate variety of jobs and replaces them in numbers. Ensure that the firms that may be displaced by development are relocated in the borough.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The construction of new mixed use development will have short term negative effects on construction waste. Residential uses will generate an increased amount of waste.	--	(S - L) P/T	D/I	Businesses can be encouraged to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy. Encourage residents to recycle and reduce the amount of waste by the choice of goods consumed.
4	Water resources	The redevelopment of these sites at a higher level and density of use will increase the use of water resources. However there will be an opportunity to introduce measures in new buildings to reduce the use of water, and to introduce sustainable urban drainage techniques.	--/+	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas. Introduction of water saving equipment in new buildings.
5	Biodiversity	This policy will provide an opportunity to improve biodiversity on these sites by the provision of living roofs and a greater amount of landscaping with the provision of native species.	++	(S - L) P	D	
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality.	+/-	(S - L) P T (S)	D/I	Increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building

		The introduction of new dwellings may increase local car journeys. The construction of the development proposed by the policy will have short term negative impacts on air quality due to generation of dust.				design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. Some of the sites will need better public transport provision in order to function appropriately in terms of the level of development density proposed. Provision of new dwellings will increase local car journeys.	+/-	(S – L) P	D	Ensure that public transport is improved associated with the redevelopment.
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods. Similar comments apply to the residential element of this development.	+/-	(S – L) P	D	Installation of energy efficiency measures in buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	This Area is located in Flood Risk Area Zones 3 (High Probability). Redevelopment provides an opportunity to reduce the amount of hard surfacing which is extensive in the current form of built development, add green roofs and other flood mitigation measures. Residential development which is classified as a 'More vulnerable' will be built on site.	-/+	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems. Appropriate flood mitigation measures for these developments in particular for the more vulnerable uses proposed for this site..
10	Landscapes and Townscapes	Part of this site is located behind railway lines and viaducts in a self contained industrial estate. As such it has a minimal impact on the street scene. The other part of the site on Childers Street has buildings that provide a positive element to the street scene. If removed the new development would need to provide buildings of some character and quality to replace those lost. New development is proposed to improve permeability, new routes through the site and a high quality design. New uses would introduce an increasing variety to the townscape and improve landscaping.	++/-	(M – L) P	D	Reuse buildings on Childers Street. Ensure new development is of high quality and makes a positive contribution to the urban quality of this location.
11	Historic environment	The buildings on Childers Street have some historic interest as they are former railways maintenance sheds, and are still capable of refurbishment for commercial use. They are not however locally listed. The area is within an Area of Archaeological Priority. Redevelopment would lead to investigation/preservation of archaeological remains.	-/+	(M – L) P	D	Refurbishment of Childers Street buildings would contribute to the built environment at this location.
Social						

12	Sufficient & decent housing	This policy proposes a mixed use development with high density housing that will make a high contribution to housing provision targets.	++	(M – L) P	D	Ensure that the mix of housing provided provides for family occupation as well as smaller units of accommodation.
13	Human health	Mixed use developments allow for the possibility of including local health facilities. A better quality environment will have an indirect effect improving human health in the long term.	++	(M – L)	D/I	
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of an increased number of local jobs within these location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on this site. However, school uses would not necessarily be restricted by this policy. The number of children requiring local education would be increased by the developments.	?	(M – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places. There may be planning obligations required for extra school places.
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. This will be changed by mixed use development designed with reduction of crime and the fear of crime in mind, an increase in permeability, a greater variety of uses inspiring more confidence, and increased passive surveillance.	++	(M – L) I	D/I	Security measures for individual buildings such as 24 hour caretaking and CCTV. Increase public transport provision
17	Community welfare	This policy allowing for mixed use development will involve a likely increase in the number of community facilities available to local residents (including shopping facilities).	++	(M – L) P	I	Ensure that uses are provided as part of the development.
18	Accessibility	These sites will be designed to improve accessibility – to buildings, to public transport and to increase their integration with the surrounding development.	++	(M – L) P	D	
<p>Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has mixed positive and negative effects against a number of environmental indicators connected with the immediate effects of undertaking the redevelopment effects. Effects on the townscape, landscape and historic environment are recorded as invariably positive, as are those for the social indicators particularly for the provision of housing. . Effects on the economy and on job provision are positive. There are concerns with this site that the current uses provide local jobs and an extensive contribution to the local economy. This has been allowed for in the policy to ensure that any replacement development would achieve the aims of relocating existing uses and that the benefits arising would outweigh any disadvantage from the redevelopment.</p>						

The redevelopment of these sites to modern building standards in accordance with up to date sustainability objectives presents a real opportunity to improve the sustainability of the borough.

E13 Oxestalls Road Mixed Use Employment Location

The Council will require a comprehensive approach to redevelopment to provide on this site:

- (a) a mixed use development that increases the employment generating capacity of the site;
- (b) small business units in the B1 (a) B1 (c) Use Class and small B8 storage facilities;
- (c) an element of residential development including affordable housing;
- (d) community facility;
- (e) an element of retail space to serve the needs of the development;
- (f) re-opening or re-use of the former Surrey Canal (subject to a feasibility study) in order to provide a high quality public space;
- (g) an increase in access and permeability;

Redevelopment will also need to deal appropriately with the access constraints provided by the bridge over the former Surrey Canal at the junction of Dragoon Road and Evelyn Street.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy is intended to boost the economy by the redevelopment of sites that have a low employment density, and make a poorer contribution to the local economy than they would if redeveloped. The policy is intended to introduce new uses to the local economy, in order to produce a physical and social transformation of the area. Some uses such as scrap metal recycling at this particular location might act as a positive deterrent to reinvestment in economically viable uses on this large significant site.	++	(M - L) P	D	Ensure that sufficient and varied premises are provided in order to attract a wide variety of businesses.
2	Employment	The policy is intended to increase the number and variety of jobs provided by these sites. Construction of new development will generate a number of short term construction jobs.	++	(M - L) P (M - L) T	D	Ensure that local people have access to these jobs by providing training opportunities and local area agreements.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The construction of new mixed use development will have short term negative effects on construction waste. Loss of a scrap metal recycling firm would need to be taken account of. New residential development will increase	--	(S - L) P/T	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy. Encourage recycling amongst residential occupiers, and reduce packaging by choice of goods.

		the amount of waste generated.				
4	Water resources	The redevelopment of these sites at a higher level and density of use will increase the use of water resources. However there will be an opportunity to introduce measures in new buildings to reduce the use of water, and to introduce sustainable urban drainage techniques.	--/+	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas. Introduction of water saving equipment in new buildings.
5	Biodiversity	This policy will provide an opportunity to improve biodiversity on these sites by the provision of living roofs and a greater amount of landscaping with the provision of native species. Redevelopment will also present an opportunity to reopen the former Surrey Canal and create an entirely new water habitat.	++	(S - L) P	D	
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality. New dwellings may increase the number of car journeys made locally. The construction of the development proposed by the policy will have short term negative impacts on air quality due to generation of dust.	+/-	(S - L) P (S) T	D/I	Increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these. Code of practice to minimise disruption etc caused by construction.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. Some of the sites will need better public transport provision in order to function appropriately in terms of the level of development density proposed.	+/-	(S - L) P	D	Ensure that public transport is improved associated with the redevelopment.
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods. Similar comments apply to the residential element of this development.	+/-	(S - L) P	D	Installation of energy efficiency measures in buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	The Mixed Use Employment Locations are all located in Flood Risk Areas Zone 3 (High Probability). Redevelopment provides an opportunity to reduce the amount of hard surfacing which is extensive in the current form of built development, add green roofs and other flood mitigation measures. Residential development which is classified as 'More vulnerable' will be built on site.	-/+	(S - L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems. Appropriate flood mitigation measures for these developments especially for those uses proposed for the site classified as 'more vulnerable'. The introduction of an

						appropriately designed water feature on site will act to mitigate flood risk.
10	Landscapes and Townscapes	This site has a generally very poor environmental quality, and a negative effect on landscapes. The metal recycling uses in particular are prominent and intrusive and have a very negative environmental effect on the townscape. Redevelopment will ensure that the overall quality of these sites, their urban design and landscaping quality is radically improved together with an opportunity to reopen the former Surrey Canal (subject to a feasibility study) to provide a new landscape feature.	++	(M – L) P	D	
11	Historic environment	This site possesses few buildings of historic merit with two exceptions at the Diploma Works and a public house on the site. They all fall within the area of archaeological priority of the borough where redevelopment proposals may necessitate and present the opportunity for investigation/preservation of remains. Redevelopment presents an opportunity (subject to a feasibility study) to reopen the course of the Surrey Canal to make a link to the former history of the site.	+	(M – L) P	D	Ensure that development where possible enhances the character of the two buildings referred to.
Social						
12	Sufficient & decent housing	This policy proposes a mixed use development with high density housing that will make a high contribution to housing provision targets.	++	(M – L) P	D	Ensure that the mix of housing provided provides for family occupation as well as smaller units of accommodation.
13	Human health	Mixed use developments allow for the possibility of including local health facilities. A better quality environment will have an indirect effect improving human health in the long term.	++	(M – L)	D/I	
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of an increased number of local jobs within these location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on any of these site. However, school uses would not necessarily be restricted by this policy. The number of children requiring local education would be increased by the developments.	?	(M – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places. There may be planning obligations required for extra school places.
16	Reduce crime	Areas of land in single uses that are not used at night	++	(M – L) I	D/I	Security measures for individual

		such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. This will be changed by mixed use development designed with reduction of crime and the fear of crime in mind, a greater variety of uses inspiring more confidence, and increased passive surveillance.				estates such as 24 hour caretaking and CCTV. Increase public transport provision
17	Community welfare	This policy allowing for mixed use development will involve a likely increase in the number of community facilities available to local residents (including shopping facilities).	++	(M – L) P	I	Ensure that uses are provided as part of the development.
18	Accessibility	This area will be designed to improve accessibility – to buildings, to public transport and to increase their integration with the surrounding development.	++	(M – L) P	D	

**Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has mixed positive and negative effects against a number of environmental indicators connected with the immediate effects of undertaking the redevelopment effects. Effects on the townscape, landscape and historic environment are recorded as positive, as are those for the social indicators particularly for the provision of housing. . Effects on the economy and on job provision are positive. This needs to be considered in the context that this site is under-used and has a low job density
The redevelopment of these sites to modern building standards in accordance with up to date sustainability objectives presents a real opportunity to improve the sustainability of the borough.**

E14 Plough Way Mixed Use Employment Location

The Council will require a comprehensive approach to the redevelopment of this site to provide::

- (a) Intensification of Uses within the B1 (a) – B1 (c) use class
- (b) Replacement of the Cannon Business Centre with small business units
- (c) A mixed use development that replaces the employment uses on the site with a mixture of types of employment, and with an element of residential development
- (d) Re-opening or re-use of the former Surrey Canal (subject to a feasibility study) that passes through the site in order to increase permeability, linkages and recreational opportunities.

The Council will be seeking a comprehensive redevelopment of this site to ensure that valuable existing occupiers can be re-accommodated in appropriate locations within the Mixed Use Employment Area, and to ensure that opportunities represented by the development to link development of the course of the former Surrey Canal as a landscape/water feature at Oxestalls Road are taken.

No	SA Objective	Effect of policy against SA objective	Significance of effect --, -, 0, +, ++, ?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy is intended to boost the economy by the redevelopment of a sites that have a low employment density, and make a poorer contribution to the local economy than they would if redeveloped. The policy is intended to introduce new uses to the local economy, in order to produce a physical and social transformation of the area. Significant current business uses will be replaced on site.	++	(M - L) P	D	Ensure that sufficient and varied premises are provided in order to attract a wide variety of businesses. Ensure that provision is made within the redevelopment for relocation of businesses.

2	Employment	The policy is intended to increase the number and variety of jobs provided by these sites. Construction of the development proposed in the policy will generate a number of short term construction jobs.	++	(M – L) P (S) T	D	Ensure that local people have access to these jobs by providing training opportunities and local area agreements.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The construction of new mixed use development will have short term negative effects on construction waste. New residential development will involve an increased generation of waste by the occupiers.	--	(S – L) P/T	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy. Residential occupants can be encouraged to recycle and reduce the amount of packaging by choice of goods purchased.
4	Water resources	The redevelopment of these sites at a higher level and density of use will increase the use of water resources. However there will be an opportunity to introduce measures in new buildings to reduce the use of water, and to introduce sustainable urban drainage techniques.	--/+	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas. Introduction of water saving equipment in new buildings.
5	Biodiversity	This policy will provide an opportunity to improve biodiversity on these sites by the provision of living roofs and a greater amount of landscaping with the provision of native species. The reopening of the former Surrey Canal presents an opportunity to create a new water habitat.	++	(S – L) P	D	
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality. The construction of the development proposed by the policy will have short term negative impacts on air quality due to generation of dust.	+/-	(S – L) P (S) T	D/I	Increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these. Code of practice and planning conditions to minimise impact of construction.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. Some of the sites will need better public transport provision in order to function appropriately in terms of the level of development density proposed.	+/-	(S – L) P	D	Ensure that public transport is improved associated with the redevelopment.
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services locally and to the	+/-	(S – L) P	D	Installation of energy efficiency measures in buildings and use of

		centre of London will have a beneficial effect by reducing the amount of energy required to transport goods. Similar comments apply to the residential element of this development.				appropriate energy efficient vehicles.
9	Mitigate flood risk	The Mixed Use Employment Locations are all located in Flood Risk Areas Zone 3 (High Probability). Redevelopment provides an opportunity to reduce the amount of hard surfacing which is extensive in the current form of built development, add green roofs and other flood mitigation measures. Residential development which is classified as 'More vulnerable' will be built on site.	-/+	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems. Appropriate flood mitigation measures for these developments for those uses categorised as 'more vulnerable' proposed for this site. The introduction of an appropriately landscaped water feature on the site will act to mitigate flood risk.
10	Landscapes and Townscapes	This sites are generally have a poor environmental quality, and have a negative effect on landscapes . Redevelopment will ensure that the overall quality of these sites, their urban design and landscaping quality is radically improved. The introduction of a new water feature (subject to a feasibility study) will introduce an attractive new element into the landscape of the area.	++	(M – L) P	D	
11	Historic environment	This site does not possess any buildings of particular historic merit . It falls within the area of archaeological priority of the borough where redevelopment proposals may necessitate and present the opportunity for investigation/preservation of remains. The introduction of a new water feature by reopening the course of the former Surrey Canal (subject to a feasibility study) will introduce a new link to the history of the area .	+	(M – L) P	D	
Social						
12	Sufficient & decent housing	This policy proposes a mixed use development with high density housing that will make a high contribution to housing provision targets..	++	(M – L) P	D	Ensure that the mix of housing provided provides for family occupation as well as smaller units of accommodation.
13	Human health	Mixed use developments allow for the possibility of including local health facilities. A better quality environment will have an indirect effect improving human health in the long term. .	++	(M – L)	D/I	
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of an increased number of local jobs within these location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on this site. However, school uses would not necessarily be restricted by this policy. The number of children requiring local education would be increased by the developments.	?	(M – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not

						suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places. There may be planning obligations required for extra school places.
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. This will be changed by mixed use development designed with reduction of crime and the fear of crime in mind, a greater variety of uses inspiring more confidence, and increased passive surveillance.	++	(M – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision
17	Community welfare	This policy allowing for mixed use development will involve a likely increase in the number of community facilities available to local residents (including shopping facilities).	++	(M – L) P	I	Ensure that uses are provided as part of the development.
18	Accessibility	These sites will be designed to improve accessibility – to buildings, to public transport an to increase their integration with the surrounding development.	++	(M – L) P	D	
<p>Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has mixed positive and negative effects against a number of environmental indicators connected with the immediate effects of undertaking the redevelopment effects. Effects on the townscape, landscape and historic environment are recorded as positive, as are those for the social indicators particularly for the provision of housing. Effects on the economy and on job provision are positive. This needs to be considered in the context that most of these sites are under-used and have a low job density</p> <p>The redevelopment of these sites to modern building standards in accordance with up to date sustainability objectives presents a real opportunity to improve the sustainability of the borough.</p>						

E15 Surrey Canal Road Mixed Use Employment Location

The Council will require a comprehensive approach to the redevelopment of this site to provide:

- High quality, and high density mixed use business development that contributes to and enhances the Millwall Stadium area as a destination for visitors and for the local community
- The provision of a range of business and commercial development to maximise the employment contribution from the site.

The range of uses that could be accommodated are as follows:

- B1 office and where appropriate B1 (c) development
- Residential development
- Hotel
- Retail development
- Community Facility and/or leisure development

Opportunities should be taken to

- Enhance the attractiveness and functioning of the existing leisure facilities
- Improve access to South Bermondsey overground station

- Improve the connectivity of the site to the north and south
- Any new residential development included as part of this mix would need to be carefully designed to enable the continued functioning of the adjacent waste transfer uses within the Strategic Employment Location, and to allow for the functioning of the proposed new East London Railway station.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy is intended to boost the economy by the redevelopment of sites that have a low employment density, and make a poorer contribution to the local economy than they would if redeveloped. The policy is intended to introduce new uses to the local economy, in order to produce a physical and social transformation of the area.	++	(M - L) P	D	Ensure that sufficient and varied premises are provided in order to attract a wide variety of businesses.
2	Employment	The policy is intended to increase the number and variety of jobs provided by these sites. Construction of this development as proposed by this policy will generate a significant number of short term construction jobs.	++	(M - L) P (S) T	D	Ensure that local people have access to these jobs by providing training opportunities and local area agreements.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The construction of new mixed use development will have short term negative effects on const	--	(S - L) P/T	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The redevelopment of these sites at a higher level and density of use will increase the use of water resources. However there will be an opportunity to introduce measures in new buildings to reduce the use of water, and to introduce sustainable urban drainage techniques.	--/+	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas. Introduction of water saving equipment in new buildings.
5	Biodiversity	This policy will provide an opportunity to improve biodiversity on these sites by the provision of living roofs and a greater amount of landscaping with the provision of native species.	-	(S - L) P	D	
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality. The construction of the development proposed by the policy will have short term negative impacts on air quality due to generation of dust.	+/-	(S - L) P (S) T	D/I	Increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these. Code of practice and planning condition to minimise impact of construction.

7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. Some of the sites will need better public transport provision in order to function appropriately in terms of the level of development density proposed.	+/-	(S – L) P	D	Ensure that public transport is improved associated with the redevelopment. Promote East London Railway completion.
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods. Similar comments apply to the residential element of this development.	+/-	(S – L) P	D	Installation of energy efficiency measures in buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	The Mixed Use Employment Locations are all located in Flood Risk Areas Zone 3 (High Probability). Redevelopment provides an opportunity to reduce the amount of hard surfacing which is extensive in the current form of built development, add green roofs and other flood mitigation measures. Residential development which is classified as 'More vulnerable' will be built on site.	-/+	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems. Appropriate flood mitigation measures for these developments especially in consideration of those uses proposed for the site classified as 'more vulnerable'..
10	Landscapes and Townscapes	This area has a generally a poor environmental quality. Landscaping along Surrey Canal Road is extremely poor and presents a bleak environment.. Redevelopment will ensure that the overall quality of these sites, their urban design and landscaping quality is radically improved. There are some attractive older style warehouse buildings whose qualities could be enhanced in an appropriate settings.	++	(M – L) P	D	
11	Historic environment	This site possesses some older warehouse buildings of some historic interest. Redevelopment could enhance them by providing a better quality setting. The area falls within the area of archaeological priority of the borough where redevelopment proposals may necessitate and present the opportunity for investigation/preservation of remains.	+	(M – L) P	D	
Social						
12	Sufficient & decent housing	This policy proposes a mixed use development with high density housing that will make a high contribution to housing provision targets..	++	(M – L) P	D	Ensure that the mix of housing provided provides for family occupation as well as smaller units of accommodation.
13	Human health	Mixed use developments allow for the possibility of including local health facilities. A better quality environment will have an indirect effect improving human health in the long term. .	++	(M – L)	D/I	
14	Reduce poverty &	This policy will have an indirect effect on reducing poverty and exclusion. The provision of an increased number of local jobs	+	(L) P?	I	Ensure that training is available to enable local people to access jobs

	exclusion	within these location will help reduce poverty and exclusion for some local people.				available.
15	Education	There are no Council proposals to build schools on this site. However, school uses would not necessarily be restricted by this policy. The number of children requiring local education would be increased by the developments.	?	(M – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places. There may be planning obligations required for extra school places.
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. This will be changed by mixed use development designed with reduction of crime and the fear of crime in mind, a greater variety of uses inspiring more confidence, and increased passive surveillance.	++	(M – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision
15	Community welfare	This policy allowing for mixed use development will involve a likely increase in the number of community facilities available to local residents (including shopping facilities).	++	(M – L) P	I	Ensure that uses are provided as part of the development.
16	Accessibility	This area will be redeveloped to improve accessibility – to buildings, to public transport an to increase their integration with the surrounding development.	++	(M – L) P	D	
<p>Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has mixed positive and negative effects against a number of environmental indicators connected with the immediate effects of undertaking the redevelopment effects. Effects on the townscape, landscape and historic environment are recorded as positive, as are those for the social indicators particularly for the provision of housing. Effects on the economy and on job provision are positive. This needs to be considered in the context that most of these sites are under-used and have a low job density</p> <p>The redevelopment of these sites to modern building standards in accordance with up to date sustainability objectives presents a real opportunity to improve the sustainability of the borough.</p>						

E16 Grinstead Road Mixed Use Employment Location

The Council will require a comprehensive approach to the redevelopment of this site to provide::

- Residential development
- B1 (a) or (c) business development

The development should make a positive contribution to the streetscape at this location which presents a frontage on to Deptford Park and provide a Gateway to the commercial and industrial uses on Surrey Canal Road. The opportunity should be taken to provide a pedestrian and cycle link between Deptford Park and Folkestone Gardens using the railway arches at this location.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy is intended to boost the economy by the redevelopment of sites that have a low employment density, and make a poorer contribution to the local economy than they would if redeveloped. The policy is intended to introduce new uses to the local economy, in order to produce a physical and social transformation of the area.	++	(M - L) P	D	Ensure that sufficient and varied premises are provided in order to attract a wide variety of businesses.
2	Employment	The policy is intended to increase the number and variety of jobs provided on this site. Construction of this development will generate a number of short term construction jobs.	++	(M - L) P (S) T	D	Ensure that local people have access to these jobs by providing training opportunities and local area agreements.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The construction of new mixed use development will have short term negative effects on const	--	(S - L) P/T	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The redevelopment of these sites at a higher level and density of use will increase the use of water resources. However there will be an opportunity to introduce measures in new buildings to reduce the use of water, and to introduce sustainable urban drainage techniques.	--/+	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas. Introduction of water saving equipment in new buildings.
5	Biodiversity	This policy will provide an opportunity to improve biodiversity on these sites by the provision of living roofs and a greater amount of landscaping with the provision of native species.	-	(S - L) P	D	
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality. The construction of the development proposed by the policy will have short term adverse effects on air quality.	+/-	(S - L) P (S) T	D/I	Increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these. Code of practice to minimised impact of construction.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. Some of the sites will need better public transport provision in order to function appropriately in terms of the level of development density	+/-	(S - L) P	D	Ensure that public transport is improved associated with the redevelopment.

		proposed.				
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods. Similar comments apply to the residential element of this development.	+/-	(S – L) P	D	Installation of energy efficiency measures in buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	The Mixed Use Employment Locations are all located in Flood Risk Areas Zones 3 (High Probability). Redevelopment provides an opportunity to reduce the amount of hard surfacing which is extensive in the current form of built development, add green roofs and other flood mitigation measures. Residential development which is classified as 'More vulnerable' will be built on site.	-/+	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems. Appropriate flood mitigation measures for these developments.
10	Landscapes and Townscapes	This sites has a poor environmental quality, and have a negative effect on the local landscape and streetscape. It is adjacent to housing and opposite Deptford Park and is also prominent in terms of its position as the eastern gateway to the Surrey Canal Strategic Employment Location. Redevelopment will ensure that the overall quality of these sites, their urban design and landscaping quality is radically improved.	++	(M – L) P	D	
11	Historic environment	This site provides no buildings of historic interest or merit. Redevelopment will have no impact on the historic environment. . They all fall within the area of archaeological priority of the borough where redevelopment proposals may necessitate and present the opportunity for investigation/preservation of remains.	0/+	(M – L) P	D	
Social						
12	Sufficient & decent housing	This policy proposes a mixed use development with high density housing that will make a contribution to housing provision targets..	++	(M – L) P	D	Ensure that a the mix of housing units area provided.
13	Human health	Mixed use developments allow for the possibility of including local health facilities. A better quality environment will have an indirect effect improving human health in the long term. .	++	(M – L)	D/I	
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of an increased number of local jobs within these location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on this site. However, school uses would not necessarily be restricted by this policy. The number of children requiring local education would be increased by the developments.	?	(M – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school

						use any way. The programme has identified sites in appropriate locations to meet needs for school places. There may be planning obligations required for extra school places.
16	Reduce crime	This area is partly empty and much of the rest is not well occupied or used.. This will be changed by mixed use development designed with reduction of crime and the fear of crime in mind, a greater variety of uses inspiring more confidence, and increased passive surveillance.	++	(M – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision
17	Community welfare	This policy allowing for mixed use development will involve a likely increase in the number of community facilities available to local residents (including shopping facilities).	++	(M – L) P	I	Ensure that uses are provided as part of the development.
18	Accessibility	This site will be designed to improve accessibility – to public open space and improve linkages to areas that are severed by railway viaducts	++	(M – L) P	D	
<p>Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has mixed positive and negative effects against a number of environmental indicators connected with the immediate effects of undertaking the redevelopment effects. Effects on the townscape, landscape and historic environment are recorded positive, as are those for the social indicators particularly for the provision of housing. Effects on the economy and on job provision are positive. This needs to be considered in the context that most of these sites are under-used and have a low job density</p> <p>The redevelopment of these sites to modern building standards in accordance with up to date sustainability objectives presents a real opportunity to improve the sustainability of the borough.</p>						

E17 Convoys Wharf Mixed Use Employment Location

Part of Convoys Wharf, as shown on the Proposals Map, is a protected wharf by two Directions made by the Secretary of State for the Environment. New developments within this area must use the site as a wharf, as described in the Secretary of State's directions, and will be referred to the Mayor of London before permission is granted.

New development proposals on the protected wharf which do not involve wharf uses will need to demonstrate that the wharf is no longer needed for this purpose. In order to do this the following information will be required:

- (a) the length of time the site has been vacant, and demonstration by any applicant that the site has been actively and appropriately marketed for use as a wharf, having regard to port operator development timescales, together with current and future market demand for such a use;
- (b) environmental impact of any current and future wharf use that may come forward (e.g. aggregates), and the physical suitability of the site for this;
- (c) geographical proximity, and connections, to existing and potential market areas;
- (d) the contribution a development not involving use of the site as a wharf would make to the physical, economic and social regeneration of the Borough, including the number of jobs likely to be created by the proposals.

If the criteria for release of the Protected Wharf from use as a wharf are satisfied, the Council will require a comprehensive mixed-use development that maximises the employment contribution from the site, subject to a detailed master plan to be prepared for the site, involving all the following uses:-

- (a) tourism, heritage and leisure uses, especially those that enhance the river-related heritage of the site;
- (b) commercial development especially river related development, including B1, B2 and live-work units;
- (c) high density housing

In the case of wharf uses remaining on land reserved as a wharf, or on part of the site, or where the site or part of it, is still reserved for use as a wharf, any new development

proposed on the rest of Convoys Wharf should not interfere with the operation of the wharf, or prejudice its future operation. New development on Convoys Wharf, outside of the land reserved as a wharf should be, in these circumstances for all the uses identified above, so far as this is consistent with the maintenance of the wharf use. It should also be subject to a detailed Master plan which will include the requirement that the employment contribution from the rest of Convoys Wharf is maximised.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy is intended to boost the economy by the redevelopment of sites that have a low employment density, and make a poorer contribution to the local economy than they would if redeveloped. The policy is intended to introduce new uses to the local economy, in order to produce a physical and social transformation of the area. The protected wharf area on this site has been vacant for several years. It has the potential to make a contribution to the London economy as a whole by reinstating transport of goods via the River Thames and/or or passenger transport.	++	(M - L) P	D	Ensure that sufficient and varied premises are provided in order to attract a wide variety of businesses. Ensure reuse of the wharf to maximise contribution to the economy.
2	Employment	The policy is intended to increase the number and variety of jobs provided by this sites. The site has been largely vacant for a number of years. Even when the wharf was in operation the employment density on the site was very low. Mixed use development would greatly increase the number of jobs generated on what is a very large site. Construction of the development would also generate a large number of temporary construction jobs.	++	(M - L) P (S) T	D	Ensure that local people have access to these jobs by providing training opportunities and local area agreements.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The construction of new mixed use development will have short term negative effects on construction waste.	--	(S - L) P/T	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The redevelopment of this sites at a higher level and density of use will increase the use of water resources. However there will be an opportunity to introduce measures in new buildings to reduce the use of water, and to introduce sustainable urban drainage techniques. The development is likely to decrease the amount of hard surfacing on what is a 16 hectare site, and thereby decrease water run off and improve water quality.	--/+	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. Introduction of water saving equipment in new buildings. Introduce soft landscaping on a site which is largely devoid of this.
5	Biodiversity	This policy will provide an opportunity to improve biodiversity on these sites by the provision of living roofs and a greater amount of landscaping with the provision of native species. Sites at Deptford are known to host the Black Redstart on the amber list of Birds of	-	(S - L) P	D	Special environmental measure for Black Redstart breeding

		Conservation Concern.				
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality. Short term adverse affects on air quality caused by construction.	+/-	(S – L) P	D/I	Increased use of less polluting vehicles and increase provision of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these. Construction code of practice/planning conditions to minimise short term adverse effects from construction.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. This site will need better public transport provision in order to function appropriately in terms of the level of development density proposed. There will be an opportunity to provide passenger vehicles to use the river from the site.	+/-	(S – L) P	D	Ensure that public transport is improved associated with the redevelopment.
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods, as will use as a wharf to transport goods by river. Similar comments apply to the residential element of this development.	+/-	(S – L) P	D	Installation of energy efficiency measures in buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	The Mixed Use Employment Locations are all located in Flood Risk Areas Zones 3 (High Probability). Redevelopment provides an opportunity to reduce the amount of hard surfacing which is extensive in the current form of built development, add green roofs and other flood mitigation measures. Residential development which is classified as 'More vulnerable' will be built on site.	-/+	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems. Appropriate flood mitigation measures for these developments.
10	Landscapes and Townscapes	This site is isolated from the surrounding area and prevents access to the River Thames. Redevelopment will act to increase linkages and provide new townscapes and landscapes.	++	(M – L) P	D	
11	Historic environment	Convoys Wharf has a Grade 2 Listed Warehouse. There are likely to be extensive archaeological remains from the former Royal Naval Dockyard. Redevelopment will preserve the Listed Warehouse and provide an opportunity to investigate and preserve archaeological remains.	++	(M – L) P	D	
Social						
12	Sufficient & decent housing	This policy proposes a mixed use development with high density housing that will make a high contribution to housing provision targets..	++	(M – L) P	D	Ensure that the mix of housing provided provides for family occupation as well as smaller

						units of accommodation.
13	Human health	Mixed use developments allow for the possibility of including local health facilities. A better quality environment will have an indirect effect improving human health in the long term. .	++	(M – L)	D/I	
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The provision of an increased number of local jobs within these location will help reduce poverty and exclusion for some local people.	+	(L) P?	I	Ensure that training is available to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on this site. However, school uses would not necessarily be restricted by this policy. The number of children requiring local education would be increased by the developments.	?	(M – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places. There may be planning obligations required for extra school places.
16	Reduce crime	This site is inaccessible to the general public. This situation will be changed by mixed use development designed with reduction of crime and the fear of crime in mind, a greater variety of uses inspiring more confidence, and increased passive surveillance.	++	(M – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision
17	Community welfare	This policy allowing for mixed use development will involve a likely increase in the number of community facilities available to local residents (including shopping facilities).	++	(M – L) P	I	Ensure that uses are provided as part of the development.
18	Accessibility	These sites will be designed to improve accessibility – to buildings, to public transport an to increase their integration with the surrounding development.	++	(M – L) P	D	
<p>Comment: Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has mixed positive and negative effects against a number of environmental indicators connected with the immediate effects of undertaking the redevelopment effects. Effects on the townscape, landscape and historic environment are recorded as invariably positive, as are those for the social indicators particularly for the provision of housing. . Effects on the economy and on job provision are positive. This needs to be considered in the context that most of these sites are under-used and have a low job density. The redevelopment of these sites to modern building standards in accordance with up to date sustainability objectives presents a real opportunity to improve the sustainability of the borough.</p>						

E18 Sun and Kent Wharf Mixed Use Employment Location

The Council will require a mixed use development on this site including

- (a) business development (B1 (a) and (c)

(b) residential development

The opportunity should be taken to create a pedestrian and cycleway along the Creek edge to form part of the Waterlink Way long distance path. The Council will enter into S106 agreements with developers to ensure that a proportion of the business floorspace will be retained for use by the Creative industries or will apply appropriate planning conditions to ensure the maintenance of a creative cluster.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy is intended to boost the economy by the redevelopment of sites that have a low employment density, and make a poorer contribution to the local economy than they would if redeveloped. The policy is intended to introduce new uses to the local economy, in order to produce a physical and social transformation of the area. Creekside has been identified as a location where the creative industries are important to the local economy.	++	(M - L) P	D	Ensure that sufficient and varied premises are provided in order to attract a wide variety of businesses. Ensure that specific requirements are included in the policy for these industries.
2	Employment	The policy is intended to increase the number and variety of jobs provided by these sites. Construction of the proposed development would also generate a number of short term construction jobs.	++	(M - L) P (S) T	D	Ensure that local people have access to these jobs by providing training opportunities and local labour agreements.
Environmental						
3	Minimise waste	Business operations are likely to generate waste and successful business operations often do not lead to a reduced consumption of materials and resources, and represent an increase in use as an indirect effect. The construction of new mixed use development will have short term negative effects on const	--	(S - L) P/T	D/I	Businesses can be encourage to minimise the amount of packaging used in their products. Encourage disposal of waste according to the waste hierarchy.
4	Water resources	The redevelopment of these sites at a higher level and density of use will increase the use of water resources. However there will be an opportunity to introduce measures in new buildings to reduce the use of water, and to introduce sustainable urban drainage techniques.	--/+	(S - L) P	D	Many business developments have roofs of a suitable pitch for living roof installation. These could be encouraged by various ways as a means of mitigating the large hard surfaced areas. Introduction of water saving equipment in new buildings.
5	Biodiversity	This policy will provide an opportunity to improve biodiversity on these sites by the provision of living roofs and a greater amount of landscaping with the provision of native species. The Black Redstart which is a rare breeding species of bird will need to be taken account of in landscaping proposals.	++	(S - L) P	D	Ensure that appropriate landscaping measures are taken in respect of the Black Redstart.
6	Air quality	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to	+/-	(S - L) P	D/I	Increased use of less polluting vehicles and increase provision

		work have less distance to travel. However local deliveries and traffic movements, and industrial activities may have local effects on air quality.				of public transport. Location of these sites will need to mitigate environmental impacts, or building design will need to minimise these.
7	Reduce car travel and improve accessibility	Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. Some of the sites will need better public transport provision in order to function appropriately in terms of the level of development density proposed.	+/-	(S – L) P	D	Ensure that public transport is improved associated with the redevelopment.
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods. Similar comments apply to the residential element of this development.	+/-	(S – L) P	D	Installation of energy efficiency measures in buildings and use of appropriate energy efficient vehicles.
9	Mitigate flood risk	The site is located in Flood Risk Area Zones 3 (High Probability of flooding). Redevelopment provides an opportunity to reduce the amount of hard surfacing which is extensive in the current form of built development, add green roofs and other flood mitigation measures. Residential development which is classified as 'More vulnerable' will be built on site.	-/+	(S – L) P	D	Encourage introduction of more green elements and living roofs to these locations, and sustainable urban drainage systems. Appropriate flood mitigation measures for these developments especially in reference to those uses classified as 'more vulnerable' proposed for this area.
10	Landscapes and Townscapes	This sites are generally have a poor environmental quality, and has a negative effect on landscapes. Part of the site has been redeveloped by the Laban Centre which has won architectural awards. Redevelopment will ensure that the overall quality of these sites, their urban design and landscaping quality is radically improved.	++	(M – L) P	D	
11	Historic environment	This site does not have buildings of historic interest and merit. It falls within the area of archaeological priority of the borough where redevelopment proposals may necessitate and present the opportunity for investigation/preservation of remains.	0/+	(M – L) P	D	
Social						
12	Sufficient & decent housing	This policy proposes a mixed use development with high density housing that will make a high contribution to housing provision targets..	++	(M – L) P	D	Ensure that the mix of housing provided provides for family occupation as well as smaller units of accommodation.
13	Human health	Mixed use developments allow for the possibility of including local health facilities. A better quality environment will have an indirect effect improving human health in the long term. .	++	(M – L)	D/I	
14	Reduce	This policy will have an indirect effect on reducing poverty and	+	(L) P?	I	Ensure that training is available

	poverty & exclusion	exclusion. The provision of an increased number of local jobs within these locations will help reduce poverty and exclusion for some local people.				to enable local people to access jobs available.
15	Education	There are no Council proposals to build schools on this site. However, school uses would not necessarily be restricted by this policy. The number of children requiring local education would be increased by the developments.	?	(M – L)	I	The Boroughs schools programme does not have proposals to build on these sites, which are in many cases not suitable or accessible for school use any way. The programme has identified sites in appropriate locations to meet needs for school places. There may be planning obligations required for extra school places.
16	Reduce crime	Areas of land in single uses that are not used at night such as business and industrial estates are considered to increase crime and the fear of crime, by leading to areas that are deserted at night. This will be changed by mixed use development designed with reduction of crime and the fear of crime in mind, a greater variety of uses inspiring more confidence, and increased passive surveillance.	++	(M – L) I	D/I	Security measures for individual estates such as 24 hour caretaking and CCTV. Increase public transport provision
17	Community welfare	This policy allowing for mixed use development will involve a likely increase in the number of community facilities available to local residents (including shopping facilities).	++	(M – L) P	I	Ensure that uses are provided as part of the development.
18	Accessibility	These sites will be designed to improve accessibility – to buildings, to public transport and to increase their integration with the surrounding development.	++	(M – L) P	D	
<p>Comment: The Council is seeking to achieve a balance between the desire to improve the overall environmental and social conditions of the borough, the provision of housing sites, and also the requirements to support the requirements of the London and local economy by the provision of appropriate sites. This policy has mixed positive and negative effects against a number of environmental indicators connected with the immediate effects of undertaking the redevelopment effects. Effects on the townscape, landscape and historic environment are recorded as positive, as are those for the social indicators particularly for the provision of housing. Effects on the economy and on job provision are positive. This needs to be considered in the context that most of these sites are under-used and have a low job density</p> <p>The redevelopment of these sites to modern building standards in accordance with up to date sustainability objectives presents a real opportunity to improve the sustainability of the borough.</p>						

E19 Other Employment Sites

The Council will grant permission for uses within the B Use Class for these sites that are appropriate to the surrounding context.

The Council will grant planning permission for changes of use away from the B Use Class for these premises in the following circumstances:

- (a) The use is not compatible with an adjacent residential environment or other noise sensitive use
- (b) The building has been vacant for at least eighteen months and appropriately marketed for that length of time, and evidence is provided to this effect

(c) The building is not within a town centre as defined on the Proposals Map.

Alternative uses considered will be as follows:

- (a) Office accommodation
- (b) Doctor and dentists surgeries and other similar premises
- (c) Retail premises where the building /site is suitable
- (d) Residential development where surrounding uses are residential

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy allows for a structured release of employment sites that are no longer used or suitable for this use to other beneficial uses. Whilst many of these employment uses provide variety and viability to the local economy most of the uses are small so the overall effect of any loss is unpredictable. Pressure for housing provision may place undue pressure on some businesses to sell sites for this use to the detriment of the local economy.	-	P (S – L)	D	Ensure that measures to support local businesses are in place.
2	Employment	The policy allows for a structured release of small employment sites that are no longer used or suitable for this use to other beneficial uses that may also provide jobs. Whilst many of these employment uses provide variety and viability to the local economy most of the uses are small so the overall effect of any loss is unpredictable. Pressure for housing provision may place undue pressure on some businesses to sell sites for this use to the detriment of the local job provision.	+	P (S – L)	D	Replacement by other employment generating uses where possible.
Environmental						
3	Minimise waste	Reuse or redevelopment would cause short term increases in waste. Employment uses often generate waste. Replacement uses might be generate waste to the same degree. This is difficult to predict.	?	T/P (S – L)	D	Encourage recycling and waste reduction on the part of businesses and good practice in relation to construction waste and reuse of building materials.
4	Water resources	Various small differences in uses are difficult to assess against this indicator. Redevelopment would allow better landscaping and the provision of water efficiency measures.	+	P (S – L)	D	Ensure new buildings have water efficiency measures and appropriate landscaping, SUDs etc
5	Biodiversity	As above for biodiversity elements.	+	P (S – L)	D	Ensure provision of green roofs and landscaping in cases of redevelopment.
6	Air quality	Loss of local employment uses which this policy tries to reduce could increase local car journeys to access local services. Protection of a range of local businesses and services with provision of some jobs	+	P (S – L)	I	

		closer to home should have a minor beneficial effect on air quality.				
7	Reduce car travel and improve accessibility	As above	+	P (S – L)	D	
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods	+/-	P (S – L)	D	
9	Mitigate flood risk	When the policy allows for redevelopment for other uses the opportunity to mitigate flood risk may be taken. However one outcome of the policy will be to preserve local buildings in economic use so the overall effect may be unpredictable. The policy deals with properties all over the borough so no particular flood risk area may be quoted. In the case of replacement of business uses with more vulnerable uses such as residential development in areas of high flood risk then assessment of this would be required under PPS 25.	-/+	P (S – L)	D	Encourage businesses to provide other mitigation such as green roofs, more soft landscaping etc. Replacement of business uses with more vulnerable uses such as residential development would require a flood risk assessment, application of the sequential test if granted permission appropriate flood mitigation measures.
10	Landscapes and Townscapes	Business uses may have a positive or negative effect on townscapes dependent on the use, its location and the quality of the building. Business uses are however characteristic of townscapes and add to their character.	+	P (S – L)	D	
11	Historic environment	As above	+	P (S – L)	D	
Social						
12	Sufficient & decent housing	This policy will allow the release of some sites for residential development. Due to the nature of the sites involved the amount of housing is difficult to predict.	+	P (S – L)	D	
13	Human health	By allowing the release of some employment sites for health facilities this policy will have an indirect benefit to human health	+	P (S – L)	I	
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The maintenance of a number of local jobs in various locations will help reduce poverty and exclusion for some local people.	+	P (S – L)	I	Ensure local people have training to access jobs available.
15	Education	This policy will possibly provide jobs that indirectly enable local people to access training opportunities.	+	P (S – L)	I	Ensure local people have support and prior training to obtain jobs
16	Reduce crime	A mix of uses tends to increase passive surveillance, increase footfall and thereby reduce crime and the fear of crime. In the case of redevelopment new buildings and landscaping will be designed with crime reduction in mind.	+	P (S – L)	I	

17	Community welfare	This policy intended to preserve a mix of local uses will indirectly increase community welfare.	+	P (S – L)	I	
18	Accessibility	This policy intended to preserve a mix of local uses will preserve accessibility to local facilities as far as possible.	+	P (S – L)	D	
Comment: This policy concerns a wide range of small sites in varied locations. It is difficult to assess the overall effect of the policy because of the scattered and small nature of the sites. The appraisal records minor positive effects over a wide range of indicators. Minor negative effects are recorded against some environmental indicators if the change governed by the policy is change of use rather than redevelopment to new environmental standards.						

E20 Other Employment Sites in Town Centre Locations						
Applications for redevelopment or change of use should follow the following principles:						
<ul style="list-style-type: none"> • Provide a ground floor B1 commercial use to replace any employment lost in the new development • Or If the site is within a core/non core shopping area the alternative ground floor use may be a retail use • Dependent on the nature of the location upper floors could be office or residential use 						
Developers should refer to the appropriate retail policy in respect of the Use Class of any proposed retail use.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The policy will act to preserve commercial or add extra retail facilities in town centres thereby supporting the vitality and viability of town centres.	++	P (S – L)	D	
2	Employment	This policy should act to preserve a variety of employment uses in town centres	++	P (S – L)	D	Ensure that local people have training opportunities to access these jobs.
Environmental						
3	Minimise waste	In the case of redevelopment there will be short term effects in respect of waste involved in construction activities. Commercial activities involve the production of waste but as these are for the most part to be replaced with new ones the overall effect might be small.	0/-	T/P (S – L)	D	Encourage good practice with regard to construction waste and re use of building materials. Encourage commercial users to recycle and reduce packaging.
4	Water resources	Redevelopment will provide some opportunities dependent on the nature of the site to improve water quality and reduce wastage by new landscaping, SUDS, water saving equipment within the building and other techniques. However the effect is likely to be small as many applications may be changes of use.	+	P (S – L)	D	
5	Biodiversity	As – above. Redevelopment with new buildings will provide more opportunities to provide landscaping and other green elements on some sites.	+	P (S – L)	D	
6	Air quality	Loss of local employment uses which this policy tries to reduce could	+	P (S – L)	I	

		increase local car journeys to access local services. Protection of a range of local businesses and services with provision of some jobs closer to home should have a minor beneficial effect on air quality.				
7	Reduce car travel and improve accessibility	As above	+	P (S – L)	D	
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods	+/-	P (S – L)	D	
9	Mitigate flood risk	When the policy allows for redevelopment for other uses the opportunity to mitigate flood risk may be taken. However one outcome of the policy will be to preserve local buildings in economic use so the overall effect may be unpredictable. The policy deals with properties all over the borough so no particular flood risk area may be quoted. In the case of replacement of business uses with more vulnerable uses such as residential development in areas of high flood risk then assessment of this would be required under PPS 25.	-/+	P (S – L)	D	Encourage businesses to provide other mitigation such as green roofs, more soft landscaping etc. Replacement of business uses with more vulnerable uses such as residential development would require a flood risk assessment, application of the sequential test if granted permission appropriate flood mitigation measures.
10	Landscapes and Townscapes	Business uses may have a positive or negative effect on townscapes dependent on the use, its location and the quality of the building.	?	P (S – L)	D	
11	Historic environment	As above	?	P (S – L)	D	
Social						
12	Sufficient & decent housing	This policy will allow the release of some sites for residential development. Due to the nature of the sites involved the amount of housing is difficult to predict.	+	P (S – L)	D	
13	Human health	By allowing the release of some employment sites for health facilities this policy will have an indirect benefit to human health	+	P (S – L)	I	
14	Reduce poverty & exclusion	This policy will have an indirect effect on reducing poverty and exclusion. The maintenance of a number of local jobs in various town centre locations will help reduce poverty and exclusion for some local people.	+	P (S – L)	I	Ensure local people have training to access jobs available.
15	Education	This policy will possibly provide jobs that indirectly enable local people to access training opportunities.	+	P (S – L)	I	Ensure local people have support and prior training to obtain jobs
16	Reduce crime	A mix of uses tends to increase passive surveillance, increase footfall and thereby reduce crime and the fear of crime. In the case of redevelopment new buildings and landscaping will be designed with	+	P (S – L)	I	

		crime reduction in mind.				
17	Community welfare	This policy intended to preserve a mix of local uses will indirectly increase community welfare.	+	P (S – L)	I	
18	Accessibility	This policy intended to preserve a mix of local uses will preserve accessibility to local facilities as far as possible.	+	P (S – L)	D	
Comment: Comment: This policy concerns a wide range of small sites in varied locations. It is difficult to assess the overall effect of the policy because of the scattered and small nature of the sites. The appraisal records minor positive effects over a wide range of indicators. Minor negative effects are recorded against some environmental indicators if the change governed by the policy is change of use rather than redevelopment to new environmental standards.						

E21 Office Development						
Applications for B1 development, ancillary to existing employment generating uses will generally be granted, subject to conformity with other policies in this Plan.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --, -, 0, +, ++, ?, +- +-	Timescale P or T (S/M/L?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This policy will support the requirements of existing businesses in the Borough.	+	P (S – L)	D	
2	Employment	The policy will support the physical requirements of existing businesses in the Borough and thereby lead potentially to an increase in local job opportunities.	+	P (S – L)	D	Ensure that local people have appropriate support and training to access job opportunities.
Environmental						
3	Minimise waste	In the case of redevelopment there will be short term effects in respect of waste involved in construction activities. Commercial activities involve the production of waste.	-	P/T (S – L)	D	Encourage good practice with regard to construction waste and re use of building materials. Encourage commercial users to recycle and reduce packaging.
4	Water resources	New developments will provide some opportunities dependent on the nature of the site to improve water quality and reduce wastage by new landscaping, SUDS, water saving equipment within the building and other techniques. However the effect is likely to be small as this policy concerns developments that are ancillary to main uses.	+	P (S – L)	D	
5	Biodiversity	As – above. Redevelopment with new buildings will provide more opportunities to provide landscaping and other green elements on some sites.	+	P (S – L)	D	
6	Air quality	Protection of a range of local businesses and services by allowing for ancillary offices in support of the business with provision of some jobs	+	P (S – L)	I	

		closer to home should have a minor beneficial effect on air quality.				
7	Reduce car travel and improve accessibility	As above. The developments should have the effect of reducing car journeys	+	P (S – L)	D	
8	Climate change	Office uses will contribute to emissions of greenhouse gases. Local businesses and firms providing services locally and to the centre of London will have a beneficial effect by reducing the amount of energy required to transport goods	+/-	P (S – L)	D	
9	Mitigate flood risk	When the policy allows for new development for the opportunity to mitigate flood risk may be taken. However one outcome of the policy will be to preserve local buildings in economic use so the overall effect may be unpredictable. The policy deals with properties all over the borough so no particular flood risk area may be quoted. .	-/+	P (S – L)	D	Encourage businesses to provide other mitigation such as green roofs, more soft landscaping etc. .
10	Landscapes and Townscapes	New office development will be designed to an appropriate standard to enhance the townscape.	+	P (S – L)	D	
11	Historic environment	As above	?	P (S – L)	D	
Social						
12	Sufficient & decent housing	This policy is not relevant to the provision of sufficient and decent housing	0	N/A	N/A	
13	Human health	This policy is not relevant to human health.	0	N/A	N/A	
14	Reduce poverty & exclusion	This policy may have a minor indirect effect on this objective by supporting the operational requirements of businesses, increasing the viability of the economy and thereby the provision of jobs.	+	P (S – L)	I	
15	Education	Training opportunities may arise from firms that can increase their business by having office requirements met.	+	P (S – L)	I	Ensure local people have support to access jobs and training.
16	Reduce crime	This policy is not relevant to crime reduction.	0	0	0	
17	Community welfare	This policy is not relevant to community welfare.	0	0	0	
18	Accessibility	This policy by supporting the operational requirements of existing businesses for office space may improve accessibility to jobs closer to home.	+	P (S – L)	I	Ensure local people have support to access jobs and training.
Comment: This policy is covers small developments of ancillary office facilities to existing businesses. As such the effect on sustainability objectives is likely to be minor in scope						

E22 Local Labour Agreements

The Council supports the employment of local people in the construction of and end use of new commercial and industrial developments in the borough.

The Council may seek to secure planning obligations on development sites providing over 1000 m2 of office space, 2000 m2 of industrial or warehousing uses or 1000ft2 of retail development, towards the cost of training local people in the skills and qualifications required to access employment in the construction of and end use phase of the

development.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --, -, 0, +, ++, ?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Supporting local people to gain jobs will encourage economic growth locally by ensuring that the economic benefit of large new developments is used to the advantage of local people, and reinvested in the local economy.	++	P (S – L)	D	
2	Employment	As above for employment	++	P (S – L)	D	
Environmental						
3	Minimise waste	Not relevant to waste issues	0	0	0	
4	Water resources	Not relevant to water resource issues	0	0	0	
5	Biodiversity	Not relevant to biodiversity issues	0	0	0	
6	Air quality	Enabling people to obtain jobs closer to homes will reduce travel and possibly have a positive effect on air quality	+	P (S – L)	I	
7	Reduce car travel and improve accessibility	Enabling people to obtain jobs closer to homes will reduce travel and possibly have a positive effect on air quality	+	P (S – L)	D	
8	Climate change	Reduction in travel requirements will probably result in fewer long journeys taken and a reduction in carbon emissions	+	P (S – L)	D	
9	Mitigate flood risk	Not relevant to flood risk mitigation	0	0		
10	Landscapes and Townscapes	Not relevant to landscapes and townscapes	0	0		
11	Historic environment	Not relevant to historic environment	0	0		
Social						
12	Sufficient & decent housing	Not relevant to sufficient and decent housing	0	0		
13	Human health	No relevant to human health	0	0		
14	Reduce poverty & exclusion	Enabling local people to gain access to good jobs and training close to home will indirectly reduce poverty and exclusion	++	P (S – L)	D	
15	Education	Enabling local people to gain training close to home improve adult education	++	P (S – L)	D	
16	Reduce crime	Not relevant to crime reduction	0	0		
17	Community welfare	Enabling local people to gain access to jobs and training will indirectly improve community welfare as w whole	+	P (S – L)	I	

18	Accessibility	Not relevant to accessibility	0	0		
Comment: This policy scores well against social and economic effects and also has positive effects connected with the fact that it is likely that fewer and longer journeys would need to be made to jobs closer to home.						

Sustainability Appraisal of Preferred Options Sites

Key for appraisal tables:

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

Site 1 - 16 a Algernon Road

Current use retained: MOT Testing Station and Garage

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The current occupant of the site is a long standing business providing garage services. There are also garages on site that are used for storage and as garaging for local residents.. The use will not contribute to economic growth, as such, but performs a useful function in the local economy.	0	P (S – L)	D	
2	Employment	The use provides jobs locally. However the numbers provided are likely to remain static.	+	P (S – L)	D	
Environmental						
3	Minimise waste	The decision to not promote redevelopment on the site will mean that waste from demolition and reconstruction will not arise. MOT garages and similar services are likely to produce waste oil amongst other things which need to be dealt with properly.	+/-	P (S – L)	D	Require appropriate waste handling techniques by the garage.
4	Water resources	The proposal to not redevelop the site means that the opportunity to improve the way water is handled within the site whether by means of green roofs, SUDs etc. However the site does have a green wooded area on the slopes of the quarry surrounding the garages which contributes to natural drainage.	+/-	P (S – L)	D	Encourage site owners occupants to introduce water saving measures within buildings and in landscaping measures.
5	Biodiversity	The site has wooded quarry slopes which contribute to biodiversity. New development would have provided the opportunity to provide more natural landscaping.	-/+	P (S – L)	D	
6	Air quality	The local garage service provides these facilities locally thereby reducing the number of longer car journeys required, thereby contributing to an improvement in air quality. Redevelopment for more	+	P (S – L)	D	

		intensive uses (e.g. Housing) would have been likely to result in an overall increase in car trips, and therefore a reduction in air quality.				
7	Transport	Similar comments to the above. Retention of a local service will reduce car trips overall. The site currently in PTAL . Redevelopment for housing would therefore have resulted in an increase in the number of car trips.	+	P (S – L)	D	
8	Energy use and Climate Change	The site is used at a relatively low intensity. The MOT garage and car servicing facilities use energy. However a housing redevelopment would have used more despite the introduction of energy saving features in new dwellings.	+	P (S – L)	D	
9	Flood risk	This site is within a Zone 1 Flood Risk Area (low probability of flooding). Redevelopment would have allowed the possibility of SUDs, green roofs etc which improve storm water run off. However the wooded green elements of the site already contribute to this.	-	P (S – L)	D	
10	Landscapes and Townscapes	This site is enclosed with a former quarry with limited impact on the street environment. Surrounding residents have advised that they value the current uses and the privacy afforded by the wooded slopes. New Development at a more intensive level would have impacted on this 'tranquillity' although care would have been taken to minimise any adverse effect	+	P (S – L)	D	
11	Historic environment	There are no historic building or archaeological issues on this site.	0	0		
Social						
12	Sufficient & decent housing	The site was previously allocated as a potential housing site in the former Lewisham Unitary Development Plan. There was opposition to the loss of the current uses from the occupants and residents. The loss of the potential for housing development on this site will have a detrimental impact on the provision of housing.	-	P (S – L)	D	Ensure that sufficient housing sites are allocated elsewhere in the Local Development Framework documents to meet housing targets.

13	Human health	This site allocation is not relevant to human health	0	0		
14	Reduce poverty & exclusion	This site allocation is not relevant to reduction in poverty and exclusion	0	0		
15	Education	This site allocation is not relevant to education	0	0		
16	Reduce crime	This site is self contained and has little presence in terms of a street frontage. The steep banks of the quarry provide security to the rear of the houses surrounding the site. New development would have been designed with crime reduction in mind but as a self contained site with all housing, not overlooked by surrounding development due to its secluded nature then it is possible that security may have been problematic.	?	?	P (S – L)	
17	Community welfare	This site allocation is not relevant to community welfare.	0	0		
18	Accessibility	The current use provides a car servicing facility close to home.	+	+	P (S – L)	
Comment: The current use has few negative environmental effects. The major negative effect of the allocation is a negative effect on housing provision figures which can be mitigated by ensuring the allocation of sufficient housing sites to meet targets.						

Site 2 - Site at New Cross station Amersham Vale Option 1 Housing (100%)						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This option will not contribute to economic growth directly. There may be synergistic effects of large number of housing developments operating to increase demand for local goods and services and thereby economic growth.	0/+	P (M – L)	D/I	
2	Employment	This option will provide construction jobs in the short term, but in the medium to long term will not increase employment.	+	T (S)	D	
Environmental						
3	Minimise waste	The site is currently vacant. Construction	-	P (M – L)	D	Encourage domestic waste recycling

		will not therefore cause a significant amount of waste. New residential development will generate an increased amount of waste.				and waste reduction.
4	Water resources	The site is current vacant. New residential development will increase water usage.	-	P (M – L)	D	Mitigation measures such as water efficiency equipment in new housing, green roofs etc.
5	Biodiversity	The site is currently vacant and has not been surveyed for biodiversity. New housing development presents an opportunity to increase natural landscaping.	+?	P (M – L)	D	
6	Air quality	New housing development is likely to generate more car trips and therefore a minor adverse impact on local air quality	-	P (M – L)	D	The site is next to a station. Low parking standards are possible,
7	Transport	New housing development would be very close by to a station. Occupants will have public transport available both by train and bus.	0	P (M – L)	D	
8	Energy use and Climate Change	The construction of new housing will use energy. New residential development consumes energy but will be designed to high energy and sustainability standards.	-	P (M – L)	D	
9	Flood risk	The site is within Flood Risk Zone 1 where there is a low probability of flood risk. New development will provide an opportunity for soft landscaping etc which will mitigate any run off from t he site.	+	P (M – L)	D	
10	Landscapes and Townscapes	This site is currently vacant and does not form a positive element in the urban environment. New development will improve the character and quality of this area.	++	P (M – L)	D	
11	Historic environment	There are no buildings of historic interest adjacent to this site. The site is within an area of archaeological priority which will present an opportunity to investigate and preserve remain should they be discovered.	+	T (M – L)	D	
Social						
12	Sufficient & decent housing	Development as housing will contribute to housing provision targets.	++	P (S – L)	D	Ensure that a mix of size, type and tenure of housing is provided.
13	Human health	The proposed use will have no effect on human health. The synergistic effect of a number of housing developments might	-	P (S – L)	I	Ensure that community facilities are provided in some developments.

		result in pressure on health facilities.				
14	Reduce poverty & exclusion	The housing site will accommodate some affordable housing which would reduce poverty and exclusion.	+	P (S – L)	D	
15	Education	The development will have no direct effect on education. The synergistic effect of a number of housing developments might result in pressure on education places.	-	P (S – L)	I	New schools programme has increased school provision.
16	Reduce crime	A new residential development would be built with crime prevention in mind and would increase security to surrounding development and street scene.	+	P (S – L)	D	
17	Community welfare	The development would have no impact on community welfare.	0	0		
18	Accessibility	The development would have no impact on accessibility.	0	0		
Comment: This is a small site. Housing development would have limited impact. However that fact that it is close to a railway station that will have increasing importance due to the East London Railway construction means that its townscape value is significant.						

Site 2 - Site at New Cross station Amersham Vale Option 2						
Mixed Use with commercial or community and residential uses						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Mixed use (possible community Use) plus housing. This option could make a possible small contribution to economic growth if the element in the mix of uses was retail or a commercial use.	+	P (M – L)	D	Ensure that a an appropriate mix of uses is provided on site to contribute to the local economy.
2	Employment	A mixed use development will likely have a minor effect in creating a small number of jobs on site.	+	P (M – L)	D	Ensure that local people are able to access these jobs through support and training.
Environmental						
3	Minimise waste	The site is currently vacant. Construction will not therefore cause a significant amount of waste. New residential development will generate an increased amount of waste.	-	P (M – L)	D	Encourage domestic waste recycling and waste reduction.
4	Water resources	The site is current vacant. New mixed use	-	P (M – L)	D	Mitigation measures such as water

		development will increase water usage.				efficiency equipment in new housing, green roofs etc.
5	Biodiversity	The site is currently vacant and has not been surveyed for biodiversity. New mixed use development presents an opportunity to increase natural landscaping.	+?	P (M – L)	D	
6	Air quality	New mixed use development is likely to generate more car trips and therefore a minor adverse impact on local air quality	-	P (M – L)	D	The site is next to a station. Low parking standards are possible,
7	Transport	New housing development would be very close by to a station. Occupants will have public transport available both by train and bus.	0	P (M – L)	D	
8	Energy use and Climate Change	The construction of new housing will use energy. New residential development consumes energy but will be designed to high energy and sustainability standards.	-	P (M – L) T (S)	D	
9	Flood risk	The site is within Flood Risk Zone 1 where there is a low probability of flood risk. New development will provide an opportunity for soft landscaping etc which will mitigate any run off from the site.	+	P (M – L)	D	
10	Landscapes and Townscapes	This site is currently vacant and does not form a positive element in the urban environment. New development will improve the character and quality of this area.	++	P (M – L)	D	
11	Historic environment	There are no buildings of historic interest adjacent to this site. The site is within an area of archaeological priority which will present an opportunity to investigate and preserve remain should they be discovered.	+	T (M – L)	D	
Social						
12	Sufficient & decent housing	Development as housing will contribute to housing provision targets.	++	P (S – L)	D	Ensure that a mix of size, type and tenure of housing is provided.
13	Human health	The proposed use will have no effect on human health. The synergistic effect of a number of housing developments might result in pressure on health facilities.	-	P (S – L)	I	Ensure that community facilities are provided in some developments.
14	Reduce poverty & exclusion	The housing site will accommodate some affordable housing which would reduce poverty and exclusion.	+	P (S – L)	D	
15	Education	The development will have no direct effect	-	P (S – L)	I	New schools programme has

		on education. The synergistic effect of a number of housing developments might result in pressure on education places.				increased school provision.
16	Reduce crime	A new residential development would be built with crime prevention in mind and would increase security to surrounding development and street scene.	+	P (S – L)	D	
17	Community welfare	The development would have no impact on community welfare.	0	0		
18	Accessibility	The development would have no impact on accessibility.	0	0		
Comment: This is a small site. Mixed use would have limited impact. However that fact that it is close to a railway station that will have increasing importance due to the East London Railway construction means that its townscape value is significant.						

Site 3 – New Cross Hospital Site Avonley Road						
Option 2: Mixed use (possible community use) including housing						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	There may be synergistic effects of large number of housing developments operating to increase demand for local goods and services and thereby economic growth. The element of mix in the use proposed such as a community facility or possibility a small shop would not impact on economic growth.	0/+	P (S – L)	D/I	
2	Employment	This option will provide construction jobs in the short term, but in the medium to long term will not increase employment.	+	T (S)	D	Ensure local people have training and are enabled to access these job opportunities.
Environmental						
3	Minimise waste	New development will generate construction waste. New residential development will generate an increased amount of waste.	--	P (S – L)	D	Encourage domestic waste recycling and waste reduction. Encourage good practices in reuse of building materials and handling of construction waste.
4	Water resources	New residential development will increase water usage.	-	P (S – L)	D	Mitigation measures such as water efficiency equipment in new housing, green roofs etc.
5	Biodiversity	New residential development will present	+	P (S – L)	D	

		opportunities to increase the biodiversity on site through better landscaping and provision of natural features.				
6	Air quality	New residential development is likely to generate car trips and a small adverse effect of local air quality.	-	P (S – L)	D	
7	Transport	The site is within PTAL 3 – 4 defined as medium accessibility to public transport. There is likely to be a certain increase in local car trips generated by this development.	-	P (S – L)	D	
8	Energy use and Climate Change	New residential development will result in use of energy during construction. In the post construction phase new development will be built to high standards of energy efficiency and minimise energy consumption and carbon emissions.	-	T (S) P (S – L)	D	
9	Flood risk	The site is with an Area of Flood Risk (Zone 3) where there is a high probability of flooding. Residential use is categorised as 'more vulnerable' to this risk.	--	P (S – L)	D	Ensure development is designed with appropriate flood mitigation measures. It will be necessary to apply the sequential test and exception test for development in areas of Flood Risk outlined in PPS 25.
10	Landscapes and Townscapes	New high quality residential development is likely to have a beneficial impact on the townscape.	+	P (S – L)	D	
11	Historic environment	The development of the site will impact on the setting of Listed Buildings on New Cross Road. The site is within an Area of Archaeological Priority. Redevelopment proposals will represent an opportunity to investigate/preserve any remains (if found)	-/+	P (S – L) T (S)	D	Ensure development is designed to be compatible with Listed Buildings.
Social						
12	Sufficient & decent housing	Development as housing will contribute to housing provision targets.	++	P (S – L)	D	Ensure that a mix of size, type and tenure of housing is provided.
13	Human health	The proposed use will have no effect on human health. The synergistic effect of a number of housing developments might result in pressure on health facilities.	-	P (S – L)	I	Ensure that community facilities are provided in some developments.
14	Reduce poverty & exclusion	The housing site is sufficiently large to accommodate a significant amount of affordable housing which would reduce poverty and exclusion.	++	P (S – L)	D	

15	Education	The development will have no direct effect on education. The synergistic effect of a number of housing developments might result in pressure on education places.	-	P (S – L)	I	New schools programme has increased school provision.
16	Reduce crime	A new residential development would be built with crime prevention in mind and would increase security to surrounding residential development.	+	P (S – L)	D	
17	Community welfare	The development would have no impact on community welfare.	0	0		
18	Accessibility	The development would have no impact on accessibility.	0	0		
Comment: This is a site which is capable of accommodating a significant amount of housing leading to environmental impacts that will need mitigation.						

Site 4 – Former United Dairies Site Baring Road						
100% Housing						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This option will not contribute to economic growth directly. There may be synergistic effects of large number of housing developments operating to increase demand for local goods and services and thereby economic growth.	0/+	P (S – L)	D/I	
2	Employment	This option will provide construction jobs in the short term, but in the medium to long term will not increase employment.	+/-	T (S)	D	Ensure local people have training and are enabled to access these job opportunities.
Environmental						
3	Minimise waste	The site is currently vacant. Construction will not therefore cause a significant amount of waste. New residential development will generate an increased amount of waste.	-	P (S – L)	D	Encourage domestic waste recycling and waste reduction.
4	Water resources	The site is current vacant. New residential development will increase water usage.	-	P (S – L)	D	Mitigation measures such as water efficiency equipment in new housing, green roofs etc.
5	Biodiversity	This site is currently vacant. The previous use was as a depot. New residential	+			

		development would present an opportunity to increase the biodiversity on site by soft landscaping and other features.				
6	Air quality	The site is on a major road in the borough (South Circular) which and has a PTAL of 2 which is low public transport accessibility. The development is likely to generate an increase in car trips which will have an adverse effect on air quality.	-	P (S – L)	D	
7	Transport	The site is on a major road in the borough (South Circular) and has a PTAL of 2 which is low public transport accessibility. The development is likely to generate an increase in car trips	-	P (S – L)	D	
8	Energy use and Climate Change	The site is currently vacant. New residential development will use energy during the construction and thereafter.	-	P (S – L)	D	Ensure new housing is constructed to a sustainable and energy efficient standard.
9	Flood risk	This Site is within Flood Risk Zone 1 (Low probability of flooding). New residential development would improve the capacity of the site to handle water run off by soft landscaping and other measures,	+	P (S – L)	D	
10	Landscapes and Townscapes	The site is currently vacant. Redevelopment with new housing to a high design standard appropriate to the residential context would improve the townscape	+	P (S – L)	D	
11	Historic environment	There are no known issues relating to the historic environment on this site.	0	P (S – L)	D	
Social						
12	Sufficient & decent housing	Development as housing will contribute to housing provision targets.	++	P (S – L)	D	Ensure that a mix of size, type and tenure of housing is provided.
13	Human health	The proposed use will have no effect on human health. The synergistic effect of a number of housing developments might result in pressure on health faculties.	-	P (S – L)	I	Ensure that community facilities are provided in some developments.
14	Reduce poverty & exclusion	The housing site is sufficiently large to accommodate some affordable housing which would reduce poverty and exclusion.	+	P (S – L)	D	
15	Education	The development will have no direct effect on education. The synergistic effect of a number of housing developments might result in pressure on education places.	-	P (S – L)	I	New schools programme has increased school provision.
16	Reduce crime	A new residential development would be	+	P (S – L)	D	

		built with crime prevention in mind and would increase security to surrounding residential development.				
17	Community welfare	The development would have no impact on community welfare.	0	0		
18	Accessibility	The development would have no impact on accessibility.	0	0		
Comment: This site is on a high profile location on a major road through the borough, with a surrounding residential context. Residential development is likely to have a positive effect on the townscape						

Site 5 - Land Between Railway Line and Baring Road with Access from Hoser Avenue						
Retain current use as Metropolitan Open Land and Site of Nature Conservation Importance						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This site is currently in use as allotments. Alternative developments at this location if chosen would likely have been residential. The retention of this area in open space use is therefore likely to have little or no impact on economic growth, especially in the light of the allocation of sufficient housing sites elsewhere.	0	P (S – L)	I	Allocate sufficient housing sites elsewhere in the Plan to achieve a synergistic effect on economic growth.
2	Employment	The site would not be considered to be suitable for employment use. Retention of the site in open space use will have no effect on employment	0	P (S – L)	I	
Environmental						
3	Minimise waste	The current use will have a minimal effect on waste generation.	0	P (S – L)	D	
4	Water resources	This site is in open space use and will enhance the quality of water resources and have a less impact on use than residential development. Allotment holders will probably use hosepipes and sprinklers.	+/-	P (S – L)	D	
5	Biodiversity	Retention of the site in allotment use will have a positive overall effect on biodiversity.	++	P (S – L)	D	
6	Air quality	Green spaces improve air quality.	+	P (S – L)	D	
7	Transport	The site is not likely to be a use that	0	P (S – L)	D	

		generates a high number of car trips.				
8	Energy use and Climate Change	The site will not generate a high demand for energy. Green spaces are likely to be able to compensate for carbon emissions.	++	P (S – L)	D	
9	Flood risk	This site is in Flood Risk Area Zone 1 (Low probability). The green space will be able to absorb water and thereby reduce any likelihood of local flooding from storm run off etc.	++	P (S – L)	D	
10	Landscapes and Townscapes	The site forms part of Metropolitan Open Land which is of Strategic Importance to the overall quality of London's landscapes.	++	P (S – L)	D	
11	Historic environment	There are no known issues in relation to the historic environment on this site.	0	P (S – L)	D	
Social						
12	Sufficient & decent housing	The retention of the site in open space means that it is not available to contribute to housing provision targets	-	P (S – L)	D	Ensure that sufficient other sites are allocated in the Local Development Framework.
13	Human health	Use of the site as allotments may have an indirect effect on human health by providing fresh food, exercise and relation for allotment holders.	+	P (S – L)	I	
14	Reduce poverty & exclusion	It is possible that allotment holders may supplement income by growing food	+	P (S – L)	D	
15	Education	The site will have no significant effect on education.	0	P (S – L)	I	
16	Reduce crime	The site will have no significant effect on crime reduction	0	P (S – L)	I	
17	Community welfare	Being able to grow food will have benefits in that people will feel more self reliant	+	P (S – L)	I	
18	Accessibility	There are waiting lists for Council owned allotments in the Borough. Keeping the site as allotments will maintain accessibility to this activity for more people.	+	P (S – L)	D	
Comment: Use of this land as allotments and open space has a range of significant benefits. Negative effects arise from the fact that housing will not be built and on water use. This lat one is less significant however than if housing were to be built on the site.						

Site 6 – Bell Green Gasworks

Mixed use (Housing plus commercial or other uses)

No	SA Objective	Effect of policy against SA objective	Significance of effect	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
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			--,-,0,+,++,?, +-			
Economic						
1	Economic Growth	A large mixed use development involving retail floorspace and office/commercial units is expected to make a significant contribution to economic growth. The site is currently unused (except for British Gas facilities) and has remained vacant for several years. The introduction of residential development will have an indirect effect on growth by an increase in demand for local goods and services. There is concern that a development of this nature will impact negatively on the economic viability of local town centres.	++/-	P (S – L)	D	Ensure that the retail uses on site do not compete directly with the goods sold in local town centres.
2	Employment	Large elements of this development are expected to generate a significant number of jobs. The construction of this development would generate short term jobs.	++	P (S – L) T (S)	D	Ensure local people have support and training to access these jobs.
Environmental						
3	Minimise waste	New commercial and residential uses on this large site will increase waste generation.	--	P (S – L)	D	Encourage recycling and waste reduction.
4	Water resources	This site which is known to be contaminated has been appropriately remediated to ensure that contamination does not escape into the River Pool adjacent to the site, and other water protection measure have been installed. A large new development will increase water usage.	--	P (S – L)	D	Ensure water efficiency measure are included in new buildings.
5	Biodiversity	This is currently a waste site. It is likely to have some green elements need to be identified and are worthy of preservation. It has not however been proposed as a Site of Nature Conservation Importance by the GLA's recent survey. New development will present an opportunity to increase biodiversity on site by the introduction of native features in landscaping.	-/+	P (S – L)	D	
6	Air quality	This large site with commercial and residential uses (including non food bulky goods retailing)is likely to generate an	--	P (S – L)	D	

		increase in traffic movements. It is in a PTAL area with low accessibility (2 – 1) and therefore adverse effects on air quality However public transport including buses and a railway station at Lower Sydenham are within walking distance.				
7	Transport	This site is in a PTAL area with low accessibility (2 – 1) and therefore adverse effects on air quality However public transport including buses and a railway station at Lower Sydenham are within walking distance. As there will be 'retail park uses' there will be necessity to provide an appropriate number of car parking spaces. However provision of these goods and services in the south of the borough may have the result of shortening car journeys overall	-/+	P (S – L)	D	Ensure public transport provision to the site is improved.
8	Energy use and Climate Change	The site is empty at the moment apart from a community hall and British Gas installations. Development will increase energy use.	--	P (S – L)	D	Ensure energy efficient buildings are constructed.
9	Flood risk	Part of the site adjacent to the river Pool is in Flood Zone 3 High probability of Flooding). The rest of the site is in Zone 1 Low probability of Flooding. The site is known to be contaminated and has been appropriately remediated. Development will need to take account of this and incorporate appropriate measures.	-	P (S – L)	D	Locate proposed housing development (more vulnerable to flooding) away from Flood Risk Zone 3.
10	Landscapes and Townscapes	The site in its present state makes no contribution to landscapes and townscapes. Due to its size its overall effect is negative. Development to a high standard of design and landscaping will significantly improve the area. There are concerns that provision of retail on this site will affect the vitality and viability of local town centres and thereby have an indirect deleterious effect on local townscapes.	++/-	P (S – L)	D	Ensure goods sold do not directly compete with town centres.
11	Historic environment	There are no historic buildings on this site. Part of the site falls within an Area of Archaeological Priority where there may be the opportunity to investigate remains.	+	P (S)	D	

Social						
12	Sufficient & decent housing	This large site will make a significant contribution to housing provision and will also provide affordable housing.	++	P (S – L)	D	Ensure of mix of housing sizes and tenures is provided.
13	Human health	It is considered that development of this site will make no direct or indirect impact on human health.	0	0		
14	Reduce poverty & exclusion	Not relevant to this policy	0	0		
15	Education	It is possible that the site will generate an increased need for school places locally.	-	P (S – L)	D	
16	Reduce crime	The site will be designed with reduction in crime and the fear of crime in mind will intensify uses, increase passive surveillance and the overall vitality of this location. It has the potential to increase feelings of safety on the approaches on the access road to adjacent Sainsbury's development which is currently bleak and not overlooked.	++	P (S - L)	D	
17	Community welfare	Not relevant to this policy	0	0		
18	Accessibility	This site will provide retailing facilities of a different nature to those found in local town centres and therefore improve access to these goods closer to home.	+	P (S – L)	D	
Comment: This large development will have significant environmental effects. The site is currently vacant and has been so for many years. Redevelopment for retail, commercial uses and residential will use valuable brownfield land and contribute to the aims of keeping London a 'compact city'.						

Site 7 – Blackheath Station Car Park						
Current use retained: Car park and weekly use as a Farmers Market						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The car park and Farmers Market provides a strong underpinning to the economic functioning of Blackheath Village by increasing the range of goods sold, and by providing short term shoppers parking and for these who work in the Village.	++	P (S – L)	D	
2	Employment	The car park and market does not employ people directly except in a minimal sense.	+	P (S – L)	I	

		However it supports the job market in Blackheath by providing car parking for employees.				
Environmental						
3	Minimise waste	Waste generate by the Farmers Market is expected to be minimal. The car park is not a generator of waste.	-	P (S – L)	D	
4	Water resources	These uses are not a significant user of water resources. The hard surfacing of the car park might generate water run off and lead to a reduction on water quality.	-	P (S – L)	D	Encourage more soft landscaping in the car park.
5	Biodiversity	The car park is a hard landscaped area with little opportunity for landscaping although there is a green corridor along the southern boundary.	-	P (S – L)	D	Investigate possible introduction of natural features and landscaping of possible.
6	Air quality	Car park uses will generate more car trips and therefore an adverse effect on air quality.	-	P (S – L)	D	
7	Transport	Car park uses generate car trips. The site is adjacent to Blackheath Station.	-	P (S – L)	D	Ensure that car park tariffs /management arrangements are set to discourage commuter parking into central London.
8	Energy use and Climate Change	As a generator of traffic and car trips the car park will have a small adverse impact on climate change and energy use.	-	P (S – L)	D	Ensure that car park tariffs /management arrangements are set to discourage commuter parking into central London.
9	Flood risk	The Car park is with Zone 1 Area of Flood Risk (Low Probability of Flooding). The car park is a hard surfaced area which will not handle surface water run off well.	-	P (S – L)	D	Investigate the introduction of permeable surfaces over some or all of the car park.
10	Landscapes and Townscapes	This site has been an open goods yard since the 19 th century forming an integral part of the character of Blackheath Village. New development would need to carefully enhance or preserve Blackheath Conservation Area. It is considered that this open area has formed a significant feature within Blackheath Village over many years.	+	P (S – L)	D	Investigate possibilities of enhancing the quality of the car park – lighting, landscaping etc.
11	Historic environment	This site has been an open goods yard since the 19 th century forming an integral part of the historic character of Blackheath Village	++	P (S – L)	D	Investigate possibility of interpretation boards explaining the character of this area.
Social						

12	Sufficient & decent housing	Retention of the car park will mean that the site is not available for housing development.	--	P (S – L)	D	Ensure the allocation of sufficient housing sites to meet housing provision targets in the Local Development Framework/
13	Human health	This use will have no significant impact on human health.	0	0		
14	Reduce poverty & exclusion	This use will have not significant impact on the reduction of poverty and exclusion.	0	0		
15	Education	This use will have no significant impact on education provision.	0	0		
16	Reduce crime	This use will have no significant impact on crime reduction. Blackheath Village has CCTV..	0	0		
17	Community welfare	This use will have no significant impact on community welfare.	0	0		
18	Accessibility	This use will have no significant impact on accessibility.	0	0		
Comment: This option scores significantly on the economic and historic character indicators. There are a number of minor environmental impacts which may be mitigated through various measures.						

Site 8 – Sites at Brockley Station, Coulgate Street, Mantle Road, St Norberts Road, Brockley Cross and Endwell Road, 111 & 115 Endwell Road (Timber Yard and Community College)						
Coulgate site: New option with amended boundary with mixed use development and retention of existing Coulgate Street cottages						
Mantle Road Sites: a residential block with the ground floor suitable for commercial use						
Light Industrial Units rear of St Norbert Road: Mixed use commercial /residential development						
Mixed use development at 111 & 115 Endwell Road						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	These site allocations are intended to reinvigorate Brockley Cross by providing a mixture of new uses and economic activities.	++	P (S – L)	D	
2	Employment	As above – it is expected that there will be some new job provision arising from these developments. Construction will provide new jobs on a temporary basis.	++	P (S – L) T (S – M)	D	Ensure local residents are equipped by training and support to access these jobs.
Environmental						
3	Minimise waste	New development will generate	--	P (S – L)	D	Ensure good practice is followed for

		construction waste. New residential and commercial redevelopment will also generate waste. There are a number of sites that are covered by this allocation so taken as a whole the amount generated could be significant.		T (S)		construction waste by reduction in waste and reuse of building materials. Encourage recycling and waste reduction for residential and commercial users.
4	Water resources	New development with increased numbers of residential and commercial uses is expected to result in a rise in water consumption. New development may conversely be expected to improve water quality by better drainage (USDS), soft landscaping, (especially by reducing the amount of hard standing on areas of older commercial/industrial development) water efficiency measures, etc.	-/+	P (S – L)	D	
5	Biodiversity	New development can be expected to increase biodiversity offered by most of these sites. One of these sites falls within a Site of Nature Conservation Importance but already has built development on it.	++	P (S – L)	D	Ensure that for the Site of Nature Conservation Importance the new development takes advantage of existing nature conservation interests and enhances/mitigates any impact of redevelopment.
6	Air quality	Redevelopment is expected to intensify uses on these sites, both commercial and residential thereby leading to an increase in car trips and a locally adverse effect on air quality. However the developments are close to Brockley Railway Station and bus routes. One of the aims of the development is to improve local access to the station and the pedestrian environment. Redevelopment of a large number of sites around Brockley Cross means that the temporary effect on air quality caused by the construction could be significant – however as all the sites are privately owned and will likely come forward for development at different times, the effect is not likely to be significant.	-	P (S – L)	D	Consider low car parking standards/ car free for residential development for these sites Construction code/planning conditions to handle temporary negative effects caused by construction.
7	Transport	The sites are close to Brockley Railway Station and bus routes although only achieving a PTAL level of 3 - 2 (moderate to low). However, the Council's objective for these sites involve improvement to	-/+	P (S – L)	D	Consider low car parking standards for new residential developments.

		access to the Station and the pedestrian environment. More intensive commercial and residential uses will increase traffic movements.				
8	Energy use and Climate Change	New development will result in use of energy during construction. In the post construction phase new development will be built to high standards of energy efficiency and minimise energy consumption and carbon emissions to counterbalance the increased energy use arising from more intensive development.	-	T (S) P (S – L)	D	
9	Flood risk	These Sites are within Flood Risk Zone 1 (Low probability of flooding). New development would improve the capacity of these sites to handle water run off by soft landscaping and other measures.	+	P (S – L)	D	
10	Landscapes and Townscapes	Sites around Brockley Cross are considered to be of poor environmental quality. The Council has specified qualities for new development to specifically mend these deficiencies and restore the urban fabric of this high profile location.	++	P (S – L)	D	
11	Historic environment	Sites to the west of the Brockley to London Bridge Railway line are either adjacent to or within the Brockley Conservation Area. As the sites at the moment have elements that can be improved the historic environment should benefit.	++	P (S – L)	D	
Social						
12	Sufficient & decent housing	Those sites allocated for housing will contribute to housing provision targets.	+	P (S – L)	D	
13	Human health	There is a possibility that uses such as doctors surgeries could be included as part of mixed use development.	+?	P (S – L)	I	
14	Reduce poverty & exclusion	These housing sites are sufficiently large to accommodate some affordable housing which would reduce poverty and exclusion. Increase commercial uses on site will result in the generation of employment which will indirectly reduce poverty and exclusion	+	P (S – L)	I/D	
15	Education	There will be no direct impact on education. Once all the sites are developed there may be an increase demand for school places.	0	0		

16	Reduce crime	New development would be built with crime prevention in mind and would increase security to surrounding residential development. Improvements to the security of the approaches to Brockley Station are explicit aims for the development of these sites.	++	P (S – L)	D	
17	Community welfare	This will depend on the mix of uses that finally come forward for these sites. Provision of community facilities of whatever nature would have an indirect positive impact on this objective. The existing community centre on one of the sites is not proposed for redevelopment.	+?	P (S – L)	I	
18	Accessibility	The aim of development is to improve overall accessibility to Brockley Station and pedestrian accessibility at the difficult junction at Brockley Cross. This will enable local residents to access facilities.	++	P (S – L)	D	
Comment: Development of these sites is expected to add significantly to the vitality and viability of Brockley Cross and thereby achieve long term sustainability objectives.						

Site 9 – Seager Buildings, Brookmill Road						
Mixed use development of B1 employment (offices), live/work units, housing						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	This is a significant development involving the construction of a tall block of flats, significant commercial space a restaurant and an art gallery. The increase in population (167 flats) is expected to add to demand locally and thereby contribute indirectly to economic growth. The modern commercial floorspace will add directly, and the art gallery will add to the creative 'hub' of activities at Deptford.	++	P (S – L)	D/I	
2	Employment	The commercial floorspace and art gallery will generate new employment opportunities., and the construction will in	++	P (S – L) T (S)	D	Ensure local people have support and training to be able to access these employment opportunities.

		the short term provide significant work locally				
Environmental						
3	Minimise waste	The construction of the development with the associated demolition of buildings on sites will have temporary adverse effects on the generation of construction waste. Commercial uses will generate waste as will the residential uses on site.	--	P (S – L) T (S)	D	Ensure best practice on disposal of construction waste.
4	Water resources	The new development will increase use of water. Soft landscaping on what is currently a hard surfaced site will improve water quality and run off.	+/-	P (S – L)	D	
5	Biodiversity	Redevelopment will increase green elements on what is currently a hard landscaped site and will improve biodiversity	+	P (S – L)	D	
6	Air quality	The construction of this large development will have temporary adverse effects on air quality. The development is situated on a major road in the borough which already has high levels of traffic. Extra traffic movements from cars from the development are therefore unlikely to be significant locally. The site is well located for public transport which will also counterbalance this effect.	-	P (S – L) T (S)	D	
7	Transport	This site has a PTAL level of 5. Several difference public transport options are available including the Docklands Light Railway (station directly adjacent), bus routes, and Deptford Railway Station. The develop which has planning permission proposes a footbridge linking directly to the DLR station and also 108 car parking spaces with cycle parking. It is likely that the development will generate a number of extra car journeys offset by its closeness to public transport.	+/-	P (S – L)	D	
8	Energy use and Climate Change	The proposed redevelopment will intensify uses on site. This will be offset by new buildings with increased energy efficiency.	+/-	P (S – L)	D	
9	Flood risk	This site is within Area 3 Food Risk Zone (High probability of Flooding). It is adjacent	+	P (S – L)	D	

		to the river Ravensbourne. Redevelopment will introduce appropriate flood mitigation measures, soft landscaping to improve resilience to flooding. The site already has a valid permission for development that pre-dates the introduction of sequential and exception tests for development classified as 'more vulnerable to flood risk'.				
10	Landscapes and Townscapes	The buildings currently on site were older industrial buildings of some character that were the former Seager Distillery. The buildings are of varying quality and require extensive investment. The buildings fronting on to Deptford Bridge in particular make a strong contribution to the character of the street scene. Development even of high quality has the potential to alter the character of the streetscape at this point in an adverse way. Development is expected to increase the vitality of the street scene.	-	P (S – L)	D	Retain buildings that are of townscape quality on site.
11	Historic environment	The site is adjacent to a Conservation Area and to Metropolitan Open Land. The Seager Buildings though not listed are of local historical interest though of varying quality and age. There is the potential of a new development to impact adversely on these elements. The site is within an Area of Archaeological Priority. Development presents an opportunity to investigate the site.	+/-	P (S – L)	D	Retain buildings of historic value, make appropriate archaeological investigations.
Social						
12	Sufficient & decent housing	The development will be able to accommodate a significant element of residential development and to provide some affordable housing.	++	P (S – L)	D	Ensure a mix of housing size and tenure is provided.
13	Human health	This proposal will have no direct or indirect effect on human health.	0	0		
14	Reduce poverty & exclusion	Provision of affordable housing and some commercial activity on site will provide the opportunities for a reduction in poverty and exclusion.	+	P (S – L)	I	
15	Education	This proposal will not have a significant effect on education.	0	0		
16	Reduce crime	This development will increase the intensity	+	P (S – L)	D	

		of uses on site and is expected to result in an increase in footfall, passive surveillance and thereby a reduction in crime and in the fear of crime.				
17	Community welfare	This proposal is not considered to have an effect on community welfare.	0	0		
18	Accessibility	This development will have direct access to Deptford Bridge DLR Station. It will be an accessible development for those using it.	+	P (S – L)	D	
Comment: Development of this site is expected to increase the vitality and viability of Deptford District Centre and lead to an overall increase in economic growth and urban quality.						

Site 10 - Clyde Street SE8						
Current use retained: Environmental Study area and Wildlife Garden						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	It is considered that this policy will not have a significant impact on economic growth.	0			
2	Employment	It is considered that this policy will not have a significant impact on employment.	0			
Environmental						
3	Minimise waste	It is considered that this policy will not have a significant impact on human health.	0			
4	Water resources	The area will aid the retention of water and slow surface water runoff.	++	P (S – L)	D	No enhancement measures suggested.
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	The retention of plants, shrubs and trees allows habitats to thrive and in doing so improves the amount of oxygen produced.	++	P (S – L)	D	No enhancement measures suggested
7	Transport	No identified impact on this SA objective.	0			
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space. The site also contributes towards reducing the heat island effect which is one of many causes of reducing climate change.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in	++	P (S – L)	D	No enhancement measures

		permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.				suggested
10	Landscapes and Townscapes	The open space site will act as natural break in the urban fabric.	+	P (S – L)	D	No enhancement measures suggested
11	Historic environment	It is considered that this policy will not have a significant impact on the historic environment.	0			
Social						
12	Sufficient & decent housing	It is considered that this policy will not have a significant impact on sufficient and decent housing.	0			
13	Human health	It is considered that this policy will not have a significant impact on human health.	0			
14	Reduce poverty & exclusion	It is considered that this policy will not have a significant impact on reducing poverty and exclusion.	0			
15	Education	The use proposes to retain this educational establishment for future use. This is considered positive against this objective.	++	P (S – L)	D	No enhancement measures suggested.
16	Reduce crime	It is considered that this policy will not have a significant impact on reducing crime.	0			
17	Community welfare	This use is considered to be a very important facility in the school curriculum and is considered positive against this preferred option.	+	P (S – L)	D	No enhancement measures suggested
18	Accessibility	It is considered that this policy will not have a significant impact on accessibility.	0			
Comment: the preferred option is very sustainable and meets the environmental and relevant social objectives well. This preferred option seeks to preserve a wildlife garden for educational use. On a wider scale it would be advantageous for this site to be available to the wider public as a place to relax and learn about biodiversity in Lewisham.						

Site: 11 - Former Alfred Morris Day Centre, Clyde Street SE8						
100% Housing						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The preferred policy for the site is unlikely	-	P (S – L)	D	The policy could indicate a mix of

		to have a significant impact on Economic Growth for the borough				uses to drive up employment opportunities.
2	Employment	The landuse designation of this site will have no effect on employment. Although the population will grow in order to cater for local employment services.	-	P (S – L)	D	The policy could indicate a mix of uses to drive up employment opportunities.
Environmental						
3	Minimise waste	Any development will increase waste. Depending on the number of homes proposed for this site will have a bearing on the amount of waste produced.	-	P (S – L)	D	The preferred option will need to detail sustainable waste handling in order to enhance this policy.
4	Water resources	Water resources on this site should be able to cope with the future demand as long as the development would be low density.	+-	P (L)	D	The preferred option should detail the ways in which to conserve and re use water e.g. (grey water systems).
5	Biodiversity	This policy could have significant adverse impacts on this brownfield site as it may be home to habitats.	-	P (S)	D	The preferred option will need to consider any impact to wildlife on the site and offset any development against it.
6	Air quality	It is considered that this policy will have an insignificant impact on air quality.	0			
7	Transport	The development would be located in close proximity to the Forest Hill Town Centre and as such would warrant a low provision of car parking space	+	P (L)	D	The site has a PTAL score of 3 and should make every effort to promote public transportation and car free development.
8	Energy use and Climate Change	The policy is likely to have some effect on energy use and climate change through the designation of this site.	+-	P (L)	D	The preferred option has minimal detail to be able to qualify whether it could be sustainable or not but future policy should endeavour to create sustainable homes.
9	Flood risk	The site is found within Flood Zone 1 and has a low probability of flooding.	-	P (L)	D	The site would be located on a hill and removal of soft landscaping for housing development will increase surface runoff. The future policy will need to outline measures to deal with this.
10	Landscapes and Townscapes	If designed within the context of the local area, this site could contribute to the townscape.	+	P (S – L)	D	Development of this site should not be out of context with this site.
11	Historic environment	The site is not found within a conservation area or area of special local character. As such it is considered that there will be no significant effect on the historic environment.	0			
Social						

12	Sufficient & decent housing	This policy can have significantly positive addition in providing sufficient and decent housing.	++	P (S – L)	D	The option should be in line with the Core Strategy on delivering affordable housing and lifetime homes.
13	Human health	It is considered that this policy will not have a significant impact on human health.	0			
14	Reduce poverty & exclusion	It is considered that this policy will not have a significant impact on reducing poverty and exclusion.	0			
15	Education	It is considered that this policy will not have a significant impact on Education.				
16	Reduce crime	Although this policy can be designed to design out crime. It is considered that there will be no external influence over reducing crime.	0			
17	Community welfare	Some new housing schemes can bring communities closer and the preferred option could deliver this.	+	P (M – L)	D	The policy should include some form of community building in order to enhance its sustainability.
18	Accessibility	Accessibility for future occupants will need to be considered and the preferred option does not make any reference to this.	+	P (S)	D	The preferred option will need to take in consideration of people with reduced mobility inside and outside the site, to ensure access is built into the development.

Comment: The preferred option for this site would be set in an ideal place as the surroundings are characterised by residential development. It will be important to maintain and improve the open space and where possible allow some form of public access. If habitats are present this should be preserved and enhanced to ensure wildlife can still thrive. Water resources, waste and energy consumption should be promoted in a good quality design to ensure it meets the sustainability objectives.

Site 12 - Comet Street, SE8

Mix of housing and Commercial uses

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Commercial development at this site will allow a local economy to thrive and build on its town centre status.	++	P (S – L)	D	The choice of commercial development in this site will be key to success or failure and the policy should ensure that it will compliment the existing town centre uses.
2	Employment	There will be positive benefits for providing commercial units as employment	++	P (S – L)	D	No mitigation or enhancement measures suggested.

		opportunities will arise from this.				
Environmental						
3	Minimise waste	Any development will increase waste. Depending on the number of homes and level of commercial activity proposed for this site will have a bearing on the amount of waste produced.	-	P (S – L)	D	The preferred option will need to detail sustainable waste handling in order to enhance this policy.
4	Water resources	Water resources on this site should be able to cope with the future demand as long as the development would be low density.	+-	P (L)	D	The preferred option should detail the ways in which to conserve and re use water e.g. (grey water systems).
5	Biodiversity	It is not considered that the preferred option will need to consider any impact to wildlife on the site, however a screening of the area should be carried out to identify any habitats.	0			
6	Air quality	All development will have some impact on the air quality but the emphasis would be to reduce the level of car dependence which would reduce the number of motor vehicles being used.	-	P (S – L)	D	Promoting car free development will ensure that the level of air quality does not further diminish.
7	Transport	The site is located within PTAL 5 - 6 and would be found within a town centre close to amenities. Therefore use of the private motor vehicle should be used less.	+	P (S – L)	D	Promoting car free development will ensure that this objective remains sustainable.
8	Energy use and Climate Change	The policy is likely to have some effect on energy use and climate change through the designation of this site.	+-	P (L)	D	The preferred option has minimal detail to be able to qualify whether it could be sustainable or not but future policy should endeavour to create sustainable homes.
9	Flood risk	The site is found within Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding.	--	P (L)	D	The site proposes housing which is not a preferred use within a flood zone of 3. there will need to be very good measures for reducing damage to properties from flooding.
10	Landscapes and Townscapes	If designed within the context of the local area, this site could contribute to the townscape.	+	P (S – L)	D	Development of this site should not be out of context with this site.
11	Historic environment	The site is found within a conservation area. As such it is considered that there will be a significant effect on the historic environment. The carriage ramp has some listed status and would need to be preserved.	+-	P (S – L)	D	New development will need to be designed in line with conservation area criteria for this objective to be realised.
Social						

12	Sufficient & decent housing	This policy can have significantly positive addition in providing sufficient and decent housing.	++	P (S – L)	D	The option should be in line with the Core Strategy on delivering affordable housing and lifetime homes.
13	Human health	It is considered that this policy will not have a significant impact on human health.	0			
14	Reduce poverty & exclusion	This option provides an opportunity for people in small enterprises and creative industries a chance to develop a niche market which will improve prosperity and reduce the chances of poverty.	+	P (S)	D	No enhancement measures suggested.
15	Education	It is considered that this option will not have a significant impact on human health.	0			
16	Reduce crime	New development and public realm improvements will lead to reducing crime and the fear of crime	++	P (S – L)	D	The option should be explicit in mentioning public realm improvements as this will improve the environment for everyone's benefit.
17	Community welfare	The option proposes a mix of uses and a village style community. Therefore this option should be a positive influence on this objective.	+	P (S – L)	D	A community use added to this option would further enhance this role.
18	Accessibility	Improvements to provide a new pedestrian and cycle route have been incorporated into the preferred option.	++	P (S – L)	D	No enhancement measures suggested.
Comment: the development of this option seeks to address good economic and social objectives of the SA process and makes some improvements with regard to the environmental objectives although Flood Risk, waste minimisation and air quality will all be key factors if this preferred option is to be truly sustainable.						

Site 13 - Giffin Street, SE8

Package of options for enhancing the public facilities in the area to enhance the overall commercial and leisure functioning of Deptford High Street including the market

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Commercial development at this site will allow a local economy to thrive and build on its town centre status.	++	P (S – L)	D	The choice of commercial development in this site will be key to success or failure and the policy should ensure that it will compliment the existing town centre uses.
2	Employment	There will be positive benefits for providing	++	P (S – L)	D	No mitigation or enhancement

		commercial units as employment opportunities will arise from this.				measures suggested.
Environmental						
3	Minimise waste	Any development will increase waste. Depending on the number of homes and level of commercial activity proposed for this site will have a bearing on the amount of waste produced.	-	P (S – L)	D	The preferred option will need to detail sustainable waste handling in order to enhance this policy.
4	Water resources	Water resources on this site should be able to cope with the future demand as long as the development would be low density.	+-	P (L)	D	The preferred option should detail the ways in which to conserve and re use water e.g. (grey water systems).
5	Biodiversity	It is not considered that the preferred option will need to consider any impact to wildlife on the site, however a screening of the area should be carried out to identify any habitats.	0			
6	Air quality	All development will have some impact on the air quality but the emphasis would be to reduce the level of car dependence which would reduce the number of motor vehicles being used.	-	P (S – L)	D	Promoting car free development will ensure that the level of air quality does not further diminish.
7	Transport	The site is located within PTAL 5 - 6 and would be found within a town centre close to amenities. Therefore use of the private motor vehicle should be used less.	+	P (S – L)	D	Promoting car free development will ensure that this objective remains sustainable.
8	Energy use and Climate Change	The policy is likely to have some effect on energy use and climate change through the designation of this site.	+-	P (L)	D	The preferred option has minimal detail to be able to qualify whether it could be sustainable or not but future policy should endeavour to create sustainable homes.
9	Flood risk	The site is found within Flood Zone 3 which has a high probability of flooding with a medium residual risk of flooding.	--	P (L)	D	The site proposes housing which is not a preferred use within a flood zone of 3. there will need to be very good measures for reducing damage to properties from flooding.
10	Landscapes and Townscapes	If designed within the context of the local area, this site could contribute to the townscape.	+	P (S – L)	D	Development of this site should not be out of context with this site.
11	Historic environment	The site is found within a conservation area. As such it is considered that there will be a significant effect on the historic environment. The carriage ramp has some listed status and would need to be preserved.	+-	P (S – L)	D	New development will need to be designed in line with conservation area criteria for this objective to be realised.

Social						
12	Sufficient & decent housing	This option can achieve a positive addition in providing sufficient and decent housing.	++	P (S – L)	D	The option should be in line with the Core Strategy on delivering affordable housing and lifetime homes.
13	Human health	It is considered that the leisure development to the north of the site and the redevelopment of the swimming pools will have a positive effect on the SA process.	++	P (S – L)	D	No enhancement measures suggested.
14	Reduce poverty & exclusion	This option provides an opportunity for people in small enterprises and creative industries a chance to develop a niche market which will improve prosperity and reduce the chances of poverty.	+	P (S)	D	No enhancement measures suggested.
15	Education	It is considered that this policy will not have a significant impact on human health.	0			
16	Reduce crime	New development and public realm improvements will lead to reducing crime and the fear of crime	++	P (S – L)	D	The option should be explicit in mentioning public realm improvements as this will improve the environment for everyone's benefit.
17	Community welfare	The option proposes a mix of uses and a village style community. Therefore this option should be a positive influence on this objective.	+	P (S – L)	D	A community use added to this option would further enhance this role.
18	Accessibility	Improvements to provide a new pedestrian and cycle route have been incorporated into the preferred option.	++	P (S – L)	D	No enhancement measures suggested.
Comment: the preferred option creates many good opportunities on an economic and social scale. The environmental objectives in relation to flood risk, waste and air quality will need to be mitigated to satisfy the objectives of the Sustainability process.						

Site 14 - Hamilton Street, Deptford SE8						
Option 3: Market Traders Car Park						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The site will aid in economic growth as the infrastructure needs to be in place for any company. Therefore by safeguarding this site for market traders will offer safe and convenient storage locations.	++	P (S – L)	I	No enhancement measures suggested.

2	Employment	It is considered that this policy will not have a significant impact on employment.	0			
Environmental						
3	Minimise waste	It is considered that this policy will not have a significant impact on minimising waste.	0			
4	Water resources	It is considered that this policy will not have a significant impact on water resources.	0			
5	Biodiversity	It is considered that this policy will not have a significant impact on biodiversity.	0			
6	Air quality	It is considered that this policy will not have a significant impact on air quality.	0			
7	Transport	It is considered that this policy will not have a significant impact on human health.	0			
8	Energy use and Climate Change	It is considered that this policy will not have a significant impact on energy use and climate change.	0			
9	Flood risk	The site would be in a flood zone 3 with a medium residual risk of flooding, however it is considered that the preferred option will not have a significant impact on the use.	+	P (S – L)	D	Enhancement of the site would be to remove the hardstanding and replace with soft landscaping to allow water penetration.
10	Landscapes and Townscapes	The site would be in close proximity to the Deptford Conservation area and could do more visual harm with the market traders stalls and vehicles.	-	P (S – L)	D	Mitigation in the form of screening will need to be a policy requirement to ensure the visual amenity of the conservation area is not spoiled.
11	Historic environment	It is considered that this policy will not have a significant impact on the historic environment.	0			
Social						
12	Sufficient & decent housing	It is considered that this policy will not have a significant impact on sufficient and decent housing.	0			
13	Human health	It is considered that this policy will not have a significant impact on human health.	0			
14	Reduce poverty & exclusion	It is considered that this policy will not have a significant impact on reducing poverty and exclusion.	0			
15	Education	It is considered that this policy will not have a significant impact on education.	0			
16	Reduce crime	An occupied car park will deter unwanted criminal activity away from these secluded areas.	+	P (S)	D	Security measures should be a requirement of any future policy to deter crime related activity and to protect street marketers goods.
17	Community welfare	The success of this policy will ensure that	+	P (S – L)	D	No enhancement measures

		the market is always there for the local people to use. This is considered a positive objective.				suggested.
18	Accessibility	It is considered that this policy will not have a significant impact on accessibility.	0			
Comment: many of the SA objectives do not have any impact on the preferred option due to the nature of the use. Considering the site is within a high risk of flooding, it will be necessary to minimise any vulnerable uses to the site e.g. housing. As such the preferred option is a sustainable one.						

Site 15 - Octavius Street and Deptford Station, Deptford High Street						
Mixed use commercial and housing development with improvements to Deptford Station and the Listed Carriage ramp						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Commercial development at this site will allow a local economy to thrive and build on its town centre status.	++	P (S – L)	D	The choice of commercial development in this site will be key to success or failure and the policy should ensure that it will compliment the existing town centre uses.
2	Employment	There will be positive benefits for providing commercial units as employment opportunities will arise from this.	++	P (S – L)	D	No mitigation or enhancement measures suggested.
Environmental						
3	Minimise waste	Any development will increase waste. Depending on the number of homes and level of commercial activity proposed for this site will have a bearing on the amount of waste produced.	-	P (S – L)	D	The preferred option will need to detail sustainable waste handling in order to enhance this policy.
4	Water resources	Water resources on this site should be able to cope with the future demand as long as the development would be of low density.	+-	P (L)	D	The preferred option should detail the ways in which to conserve and re use water e.g. (grey water systems).
5	Biodiversity	It is not considered that the preferred option will need to consider any impact to wildlife on the site, however a screening of the area should be carried out to identify any habitats.	0			
6	Air quality	All development will have some impact on the air quality but the emphasis would be to reduce the level of car dependence which would reduce the number of motor vehicles being used.	-	P (S – L)	D	Promoting car free development will ensure that the level of air quality does not further diminish.

7	Transport	The site is located within PTAL 5 - 6 and would be found within a town centre close to amenities. Therefore use of the private motor vehicle should be used less.	+	P (S – L)	D	Promoting car free development will ensure that this objective remains sustainable.
8	Energy use and Climate Change	The policy is likely to have some effect on energy use and climate change through the designation of this site.	+-	P (L)	D	The preferred option has minimal detail to be able to qualify whether it could be sustainable or not but future policy should endeavour to create sustainable homes.
9	Flood risk	The site is found within Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding.	--	P (L)	D	The site proposes housing which is not a preferred use within a flood zone of 3. there will need to be very good measures for reducing damage to properties from flooding.
10	Landscapes and Townscapes	If designed within the context of the local area, this site could contribute to the townscape.	+	P (S – L)	D	Development of this site should not be out of context with this site.
11	Historic environment	The site is found within a conservation area. As such it is considered that there will be a significant effect on the historic environment. The carriage ramp has some listed status and would need to be preserved.	+-	P (S – L)	D	New development will need to be designed in line with conservation area criteria for this objective to be realised.
Social						
12	Sufficient & decent housing	This policy can have significantly positive addition in providing sufficient and decent housing.	++	P (S – L)	D	The option should be in line with the Core Strategy on delivering affordable housing and lifetime homes.
13	Human health	It is considered that this policy will not have a significant impact on human health.	0			
14	Reduce poverty & exclusion	This option provides an opportunity for small enterprises for creative industries which will improve prosperity.	+	P (S)	D	No enhancement measures suggested.
15	Education	It is considered that this policy will not have a significant impact on human health.	0			
16	Reduce crime	New development and public realm improvements will lead to reducing crime and the fear of crime	++	P (S – L)	D	The option should be explicit in mentioning public realm improvements as this will improve the environment for everyone's benefit.
17	Community welfare	The option proposes a mix of uses and a village style community. Therefore this option should be a positive influence on this objective.	+	P (S – L)	D	A community use added to this option would further enhance this role.
18	Accessibility	Improvements to provide a new pedestrian	++	P (S – L)	D	No enhancement measures

		and cycle route have been incorporated into the preferred option.				suggested.
Comment: the development of this option seeks to address good economic and social objectives of the SA process and makes some improvements with regard to the environmental objectives although Flood Risk, waste minimisation and air quality will all be key factors if this preferred option is to be truly sustainable.						

Site 16 - De Frene Road Allotments SE26						
Retain current use: allotments (Urban Green Space)						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0			
2	Employment	No identified impact on this SA objective.	0			
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0	N/A	N/A	N/A
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses as it allows slow filtration to underground water stores	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space. Allotments can provide unmanaged pieces of land which are ideal to habitats for species.	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	Allotments provide a scenic and quiet place and the implementation of this policy will enhance this role. Shrubs, plants and trees produce oxygen from the harmful carbon dioxide which aid in improving air quality.	++	P (S – L)	D	No enhancement measures suggested
7	Transport	No identified impact on this SA objective.	0	N/A	N/A	N/A
8	Energy use and Climate Change	This preferred option will aid in the normalising of the climate through the vegetation and provision of open space and the reduction of the heat island effect.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Allotments are abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.	++	P (S – L)	D	No enhancement measures suggested
10	Landscapes and	This preferred option seeks to enhance the	++	P (S – L)	D	No enhancement measures

	Townscapes	landscapes and townscapes to create a safe and pleasant environment. This option will further strengthen this objective.				suggested
11	Historic environment	The implementation of this option is unlikely to impact on the historic characteristics but will aid in enhancing its role and historic character within the public realm.	++	P (S – L)	D	No enhancement measures suggested
Social						
12	Sufficient & decent housing	Amenity space is important to providing sufficient and decent housing. This option seeks to encourage further open space particularly within housing development as it is considered a vital feature. However, the protection of Allotments limits potential for housing developments and provision of affordable housing.	++/-	P (S – L)	D	No enhancement measures suggested
13	Human health	Allotments are widely considered to be an important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces and especially Allotments help to relieve people of stress like symptoms and provide a break from the built environment.	++	P (S – L)	D	No enhancement measures suggested
14	Reduce poverty & exclusion	The use of allotments are a widely recognised community asset which brings people from all walks of life for leisure and relaxation. This option encourages social cohesion within the borough's diverse community.	++	P (S – L)	D	No enhancement measures suggested.
15	Education	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
16	Reduce crime	The use of allotments are a widely recognised community asset which brings people from all walks of life for leisure and relaxation. This option encourages social cohesion within the borough's diverse community.	++	P (S – L)	D	No enhancement measures suggested.

17	Community welfare	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
18	Accessibility	Current allotments are usually found behind residential estates and inaccessible places for people with impaired mobility. As such this objective has a negative effect on the preferred option.	++	P (S - L)	I	If the opportunity arises access to and within the site needs to be improved.
<p>Comment: The development of this option seeks to address the social and environmental needs of the boroughs inhabitants directly and indirectly through realising the importance of allotments as an outlet for society. It is considered that little enhancement by way of improvements to the access of the site should be improved. However, at this stage the option covers the appropriate strategic objectives well. There are some uncertainties and risks that could prevent the policy from being fully realised and this could stem from changes in central and regional government, extreme climate change and population growth.</p>						

Site 17 - Sites at Forest Hill						
Uses proposed in the Supplementary Planning Guidance						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Commercial development at this site will allow a local economy to thrive and build on its town centre status.	++	P (S – L)	D	The choice of commercial development in this site will be key to success or failure and the policy should ensure that it will compliment the existing town centre uses.
2	Employment	There will be positive benefits for providing commercial units as employment opportunities will arise from this.	++	P (S – L)	D	No mitigation or enhancement measures suggested.
Environmental						
3	Minimise waste	Any development will increase waste. Depending on the number of homes proposed for this site will have a bearing on the amount of waste.	-	P (S – L)	D	The preferred option will need to detail sustainable waste handling in order to enhance this policy.
4	Water resources	Water resources on this site should be able to cope with the future demand as long as	+-	P (L)	D	The preferred option should detail the ways in which to conserve and re use

		the development would be low density.				water e.g. (grey water systems).
5	Biodiversity	The sites straddle a green corridor and as such may offer the opportunity to enhance those sites for biodiversity if identified.	+	P (S)	D	The preferred option will need to consider any impact to wildlife on the site and offset any development against it.
6	Air quality	All development will have some impact on the air quality but the emphasis would be to reduce the level of car dependence which would reduce the number of motor vehicles being used.	-	P (S – L)	D	Promoting car free development will ensure that the level of air quality does not further diminish.
7	Transport	The sites are located within PTAL 3 and would be found within a town centre close to amenities. Therefore use of the private motor vehicle should be used less.	+	P (S – L)	D	Promoting car free development will ensure that this objective remains sustainable.
8	Energy use and Climate Change	The policy is likely to have some effect on energy use and climate change through the designation of this site.	+-	P (L)	D	The preferred option has minimal detail to be able to qualify whether it could be sustainable or not but future policy should endeavour to create sustainable homes.
9	Flood risk	The site is found within Flood Zone 1 and has a low probability of flooding.	-	P (L)	D	The site would be located on a hill and removal of soft landscaping for housing development will increase surface runoff. The future policy will need to outline measures to deal with this.
10	Landscapes and Townscapes	If designed within the context of the local area, this site could contribute to the townscape.	+	P (S – L)	D	Development of this site should not be out of context with this site.
11	Historic environment	The site is found within a conservation area. As such it is considered that there will be a significant effect on the historic environment.	+-	P (S – L)	D	New development will need to be designed in line with conservation area criteria for this objective to be realised.
Social						
12	Sufficient & decent housing	This policy can have significantly positive addition in providing sufficient and decent housing.	++	P (S – L)	D	The option should be in line with the Core Strategy on delivering affordable housing and lifetime homes.
13	Human health	It is considered that this policy will not have a significant impact on human health.	0			
14	Reduce poverty & exclusion	It is considered that this policy will not have a significant impact on reducing poverty and exclusion.	0			
15	Education	It is considered that this policy will not have a significant impact on Education.				

16	Reduce crime	Although this policy can be designed to design out crime. It is considered that there will be no external influence over reducing crime.	0			
17	Community welfare	Some new housing schemes can bring communities closer and the policy could deliver this.	+	P (M – L)	D	The policy should include some form of community building in order to enhance its sustainability.
18	Accessibility	Accessibility for future occupants will need to be considered and the preferred option does not make any reference to this.	+	P (S)	D	The preferred option will need to take in consideration of people with reduced mobility inside and outside the site, to ensure access is built into the development.
Comment: the preferred option is sustainable in its approach by being located within the town centre and proposing a variety of uses. The negative impacts of the SA process will need to be mitigated against in order for the policy to build on creating sustainable communities.						

Site 18 - Forest Hill Library, Pools and adjacent open space						
Continue current use for community use and open space. (The library is a listed building and there are therefore no proposals to redevelop this building)						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The status quo option will ensure that the current level of economic growth is maintained.	+-	P (S – L)	D	No mitigation or enhancement measures suggested.
2	Employment	The status quo option will ensure the current level of employment in Forest Hill does not fall.	+	P (S – L)	D	Funding for the refurbishment of the site could attract local workers on a short term basis.
Environmental						
3	Minimise waste	This will maintain the current level of waste being produced. As such, the significance of this effect is neutral.	+-	P (L)	D	No mitigation or enhancement measures suggested.
4	Water resources	This site will maintain the current level of water resources being used. As such, the significance of this effect is neutral.				No mitigation or enhancement measures suggested.
5	Biodiversity	This site will continue to maintain the current level of biodiversity. As such, the significance of this effect is neutral.				No mitigation or enhancement measures suggested.
6	Air quality	This site will maintain the current air quality level being produced. As such, the significance of this effect is neutral.	+-	P (S – L)	D	No mitigation or enhancement measures suggested.
7	Transport	The preferred option does not influence this	+-	P (S – L)	D	No mitigation or enhancement

		site. Although the number of users who use the library or pools won't rise exponentially. As such, the significance of this effect is neutral.				measures suggested.
8	Energy use and Climate Change	The site will maintain the current energy used. As such, the significance of this effect is neutral.	+-	P (S – L)	D	No mitigation or enhancement measures suggested.
9	Flood risk	The site would be found within a flood zone risk of zone 1. this status quo effect would be neutral.	+-	P (S – L)	D	No mitigation or enhancement measures suggested.
10	Landscapes and Townscapes	No effect on the Landscape and Townscape as the site has Grade II listed building attached to it. The significance of this preferred option would be neutral.	+-	P (S – L)	D	No mitigation or enhancement measures suggested.
11	Historic environment	The policy maintains the historic environment and as such the policy has a positive effect.	++	P (S – L)	D	No mitigation or enhancement measures suggested.
Social						
12	Sufficient & decent housing	This option has no significant effect.	0			
13	Human health	The site will maintain the pool and open space which contribute to human health. As such, the significance of this effect is neutral.	+-	P (S – L)	D	No mitigation or enhancement measures suggested.
14	Reduce poverty & exclusion	The continued use of the library and swimming pool will contribute towards reducing social exclusion. The significance of this objective would be neutral.	+-	P (S – L)	D	No mitigation or enhancement measures suggested.
15	Education	The continued use of the library and swimming pool will contribute positively towards education. The significance of this objective would be neutral.	+-	P (S – L)	D	No mitigation or enhancement measures suggested.
16	Reduce crime	This option has no significant effect.	0			
17	Community welfare	The continued use of the library and swimming pool will contribute positively towards community welfare. Despite this, the significance of this objective would be neutral.	+-	P (S – L)	D	No mitigation or enhancement measures suggested.
18	Accessibility	The continued use of the site will not have a significant impact on the sustainability objectives. It is considered that this site would be neutral.	+-	P (S – L)	D	No mitigation or enhancement measures suggested.
Comment: the preferred option for this site proposes nothing new or nothing to remove, as such, the sustainability of this site is concurrent with its existing status.						

Site 19 - Honor Oak Road Covered Reservoir						
Retain Site as Site of Nature Conservation Importance and Open Space						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No identified impact on this SA objective.	0			
2	Employment	No identified impact on this SA objective.	0			
Environmental						
3	Minimise waste	No identified impact on this SA objective.	0			
4	Water resources	This will have a direct and positive effect on the future of the borough's water courses	++	P (S – L)	D	No enhancement measures suggested
5	Biodiversity	This will have a direct and positive effect on the future of the borough's flora and fauna and the longevity of the borough's open space	++	P (S – L)	D	No enhancement measures suggested
6	Air quality	The retention of trees allows habitats to thrive and in doing so improves the amount of oxygen produced.	++	P (S – L)	D	No enhancement measures suggested
7	Transport	No identified impact on this SA objective.	0			
8	Energy use and Climate Change	This policy will aid in the normalising of the climate through the vegetation and provision of open space. The site also contributes towards reducing the heat island effect which is one of many causes of climate change.	++	P (S – L)	D	No enhancement measures suggested
9	Flood risk	Open Spaces are generally abundant in permeable surfaces allowing collection of rainwater and slow drainage. Vegetation also acts as a natural defence slowing down the flow of water and absorption of water for its own use.	++	P (S – L)	D	No enhancement measures suggested
10	Landscapes and Townscapes	This policy seeks to enhance the landscapes and townscapes to create a safe and pleasant environment. This policy will further strengthen this objective.	++	P (S – L)	D	No enhancement measures suggested
11	Historic environment	The implementation of this policy is unlikely to impact on the historic characteristics but	++	P (S – L)	D	No enhancement measures suggested

		will aid in enhancing its role and historic character within the public realm.				
Social						
12	Sufficient & decent housing	Having good quality open space will aid in creating decent housing as open space provides a break up in the built environment and contributes to the openness of the locality.	++	P (S – L)	D	No enhancement measure suggested.
13	Human health	Open space is considered to be an important tool for people who wish to keep fit or aid in rehabilitation. Some studies also indicate open spaces help to relieve people of stress like symptoms and provide a break from the built environment.	++	P (S – L)	D	No enhancement measures suggested
14	Reduce poverty & exclusion	No identified impact on this SA objective.	0			
15	Education	With the implementation of this policy, new areas for wildlife will be able to thrive giving local people the opportunity to learn about biodiversity in Lewisham. The policy itself does not actively seek to educate the public but through conservation and protection management measures, a new role in educating the public to the wildlife in the borough could be an indirect benefit.	++	P (L)	I	No enhancement measures suggested.
16	Reduce crime	No identified impact on this SA objective.	0			
17	Community welfare	No identified impact on this SA objective.	0			
18	Accessibility	No identified impact on this SA objective.	0			
<p>Comment: The development of this site seeks to address the social and environmental needs of the boroughs inhabitants directly and indirectly through realising the importance of encouraging wildlife in a safe environment. It is considered that no enhancement or mitigation measures are needed at this stage as the policy covers the strategic objectives well. There are some uncertainties and risks that could prevent the policy from being fully realised and this could stem from changes in central and regional government, extreme climate change and population growth.</p>						

Site 20 – rear of Christian Fellowship Centre, Honor Oak Road SE23						
Housing						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	The preferred policy for the site is unlikely	-	P (S – L)	D	The policy could indicate a mix of

		to have a significant impact on Economic Growth for the borough				uses to drive up employment opportunities.
2	Employment	The landuse designation of this site will have no effect on employment. Although the population will grow in order to cater for local employment services.	-	P (S – L)	D	The policy could indicate a mix of uses to drive up employment opportunities.
Environmental						
3	Minimise waste	Any development will increase waste. Depending on the number of homes proposed for this site will have a bearing on the amount of waste.	-	P (S – L)	D	The preferred option will need to detail sustainable waste handling in order to enhance this policy.
4	Water resources	Water resources on this site should be able to cope with the future demand as long as the development would be low density.	+-	P (L)	D	The preferred option should detail the ways in which to conserve and re use water e.g. (grey water systems).
5	Biodiversity	This policy could have significant adverse impacts on this brownfield site as it may be home to habitats.	-	P (S)	D	The preferred option will need to consider any impact to wildlife on the site and offset any development against it.
6	Air quality	It is considered that this policy will have an insignificant impact on air quality.	0			
7	Transport	The development would be located in close proximity to the Forest Hill Town Centre and as such would warrant a low provision of car parking space	+	P (L)	D	The site has a PTAL score of 3 and should make every effort to promote public transportation and car free development.
8	Energy use and Climate Change	The policy is likely to have some effect on energy use and climate change through the designation of this site.	+-	P (L)	D	The preferred option has minimal detail to be able to qualify whether it could be sustainable or not but future policy should endeavour to create sustainable homes.
9	Flood risk	The site is found within Flood Zone 1 and has a low probability of flooding.	-	P (L)	D	The site would be located on a hill and removal of soft landscaping for housing development will increase surface runoff. The future policy will need to outline measures to deal with this.
10	Landscapes and Townscapes	If designed within the context of the local area, this site could contribute to the townscape.	+	P (S – L)	D	Development of this site should not be out of context with this site.
11	Historic environment	The site is not found within a conservation area or area of special local character. As such it is considered that there will be no significant effect on the historic environment.	0			
Social						

12	Sufficient & decent housing	This policy can have significantly positive addition in providing sufficient and decent housing.	++	P (S – L)	D	The policy should be in line with the Core Strategy on delivering affordable housing and lifetime homes.
13	Human health	It is considered that this policy will not have a significant impact on human health.	0			
14	Reduce poverty & exclusion	It is considered that this policy will not have a significant impact on reducing poverty and exclusion.	0			
15	Education	It is considered that this policy will not have a significant impact on Education.				
16	Reduce crime	Although this policy can be designed to design out crime. It is considered that there will be no external influence over reducing crime.	0			
17	Community welfare	Some new housing schemes can bring communities closer and the policy could deliver this.	+	P (M – L)	D	The policy should include some form of community building in order to enhance its sustainability.
18	Accessibility	Accessibility for future occupants will need to be considered and the preferred option does not make any reference to this.	+	P (S)	D	The preferred option will need to take in consideration of people with reduced mobility inside and outside the site, to ensure access is built into the development.

Comment: The preferred option for this site would be set in an ideal place as the surroundings are characterised by residential development. It will be important to maintain and improve the open space and where possible allow some form of public access. If habitats are present this should be preserved and enhanced to ensure wildlife can still thrive. Water resources, waste and energy consumption should be promoted in a good quality design to ensure it meets the sustainability objectives.

Site 21 - rear of 161-171 New Cross Road

Housing

No	SA Objective	Effect of policy against SA objective	Significance of effect --, 0, +, ++, ?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing).	+	T & P S, M & L	D	None required.
2	Employment	Short term increase in construction related	+	T	D	None required.

		employment.		S		
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future housing.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.
6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
8	Energy use and Climate Change	Increase in the number of households will lead to an increase in overall energy consumption.	+	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	It is not considered that the site will have any impact on the historic environment.	0	P S, M & L	D	None required.
Social						
12	Sufficient & decent housing	The increase in housing will help advance this objective.	+	P L	D	Maximise affordable housing.
13	Human health	Increasing housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document.						

Site 22 - Site between New Cross Gate Station and 267 New Cross Road, and 17-25 Goodwood Road

Mix of retail, B1 offices, residential and community facility together with emerging proposal to have a pedestrian route across the northern part of the site (from Hatcham to Batavia Road) and re-building New Cross Gate Station

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

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

Comment:

This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document. Proposals to up-grade New Cross Gate Station and to provide a community facility on site are potentially significant beneficial elements of the proposal.

Site 23 - Kender Estate New Cross Gate

Local community facility with public space and high-density residential units over community uses including doctor's surgery, library, gym. Community hall, café and crèche, with a central high quality public space

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing).	+	T & P S, M & L	D	None required.
2	Employment	Short term increase in construction related employment.	+	T S	D	None required.
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future housing and businesses.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.

5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.
6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the future travel choices of future occupants but the up-grading of New Gross Gate Station a very positive effect.	++	P S, M & L	I	Facilitate more sustainable travel modes.
8	Energy use and Climate Change	Increase in the number of households and businesses will lead to an increase in overall energy consumption.	+	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	It is not considered that the site will have any impact on the historic environment.	0	P S, M & L	D	None required.
Social						
12	Sufficient & decent housing	The increase in housing will help advance this objective.	+	P L	D	Maximise affordable housing.
13	Human health	Increasing housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	Proposal for a community facility beneficial.	++	P L	D	Maximise range of uses and services provided in the community centre.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document. Proposals to provide a substantial community facility on this site are potentially significant beneficial elements of the proposal.						

Site 24 - Somerville Adventure Playground, Queens Road

Relocate Wild Goose Drive Shops to the playground adjacent to the Fire Station on Queens Road and provide residential above, to provide a better frontage and an improved Adventure Play Ground building

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

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

Comment:

This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document. Proposals to provide an up-graded playground on this site are potentially significant beneficial elements of the proposal.

Site 25 – Sites at Nightingale Grove Hither Green

Combination of Mixed Use Commercial and Residential and Community Use

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing). Positive effect through employment generating activities (offices, retail).	++	P L	D	None required.
2	Employment	Short term increase in construction related employment. Positive effect through employment generating activities (offices, retail).	+	T & P S & L	D / I	None required.
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future housing and businesses.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.

6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the future travel choices of future occupants but the up-grading of New Gross Gate Station a very positive effect.	++	P S, M & L	I	Facilitate more sustainable travel modes.
8	Energy use and Climate Change	Increase in the number of households and businesses will lead to an increase in overall energy consumption.	+	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	It is not considered that the site will have any impact on the historic environment.	0	P S, M & L	D	None required.
Social						
12	Sufficient & decent housing	The increase in housing will help advance this objective.	+	P L	D	Maximise affordable housing.
13	Human health	Increasing housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	Proposal for a community facility beneficial.	++	P L	D	Maximise range of uses and services provided in the community centre.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document. Proposals to provide a community facility on site are potentially significant beneficial elements of the proposal.						

Site 26 - 9 Staplehurst Road and rear of Leahurst Road, Hither Green

A combination of Option 1 on the Leahurst Road part of the site and Option 2 on the 'Plumb Centre' site. The Preferred Option will remove the Leahurst Road site from the Submission document as housing on this part of the site is currently being built

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

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

Comment:

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

Site 27 - Tanners Hill

Housing

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

		consumption.				
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	It is not considered that the site will have any impact on the historic environment.	0	P S, M & L	D	None required.
Social						
12	Sufficient & decent housing	The increase in housing will help advance this objective.	+	P L	D	Maximise affordable housing.
13	Human health	Increasing housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document.						

Site 28 - O'Rourke Transport/Sivyer Transport Site, 154-160 Sydenham Road						
Mixed Use employment/residential scheme						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing). Positive effect through employment generating activities (offices)	++	P L	D	None required.
2	Employment	Short term increase in construction related employment. Positive effect through	+	T & P S & L	D / I	None required.

		employment generating activities (offices, retail).				
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future housing and businesses.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.
6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the future travel choices of future occupants but the up-grading of New Gross Gate Station a very positive effect.	++	P S, M & L	I	Facilitate more sustainable travel modes.
8	Energy use and Climate Change	Increase in the number of households and businesses will lead to an increase in overall energy consumption.	+	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	It is not considered that the site will have any impact on the historic environment.	0	P S, M & L	D	None required.
Social						
12	Sufficient & decent housing	The increase in housing will help advance this objective.	+	P L	D	Maximise affordable housing.
13	Human health	Increasing housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed						

through generic development control policies contained in the Development Control and Site Allocations document.

Site 29 - 113 – 157 Sydenham Road SE26

Mixed Use development – retail, employment and housing

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

Social						
12	Sufficient & decent housing	The increase in housing will help advance this objective.	+	P L	D	Maximise affordable housing.
13	Human health	Increasing housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document.						

Site 30 - Rival Envelope Company, Trundleys Road						
Option 2: Mixed Use commercial and residential						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing). Positive effect through employment generating activities (offices)	++	P L	D	None required.
2	Employment	Short term increase in construction related employment. Positive effect through employment generating activities (offices, retail).	+	T & P S & L	D / I	None required.
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future housing and businesses.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.

4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.
6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the future travel choices of future occupants but the up-grading of New Cross Gate Station a very positive effect.	++	P S, M & L	I	Facilitate more sustainable travel modes.
8	Energy use and Climate Change	Increase in the number of households and businesses will lead to an increase in overall energy consumption.	+	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	It is not considered that the site will have any impact on the historic environment.	0	P S, M & L	D	None required.
Social						
12	Sufficient & decent housing	The increase in housing will help advance this objective.	+	P L	D	Maximise affordable housing.
13	Human health	Increasing housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document.						

Site 31 - Nature Reserve, corner of Vesta Road and the Brockley to New Cross Gate Railway and 'Scout Hut' corner of Vesta Road and the Brockley to New Cross Gate railway

Retain site of Nature Conservation Importance						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No effect.	0	n/a	n/a	n/a
2	Employment	No effect.	0	n/a	n/a	n/a
Environmental						
3	Minimise waste	No effect.	0	n/a	n/a	n/a
4	Water resources	No effect.	0	n/a	n/a	n/a
5	Biodiversity	Positive effect as the sites biodiversity values will be protected.	++	P L	D	None required.
6	Air quality	No effect.	0	n/a	n/a	n/a
7	Transport	No effect.	0	n/a	n/a	n/a
8	Energy use and Climate Change	No effect.	0	n/a	n/a	n/a
9	Flood risk	No effect.	0	n/a	n/a	n/a
10	Landscapes and Townscapes	No effect.	0	n/a	n/a	n/a
11	Historic environment	No effect.	0	n/a	n/a	n/a
Social						
12	Sufficient & decent housing	No effect.	0	n/a	n/a	n/a
13	Human health	No effect.	0	n/a	n/a	n/a
14	Reduce poverty & exclusion	No effect.	0	n/a	n/a	n/a
15	Education	No effect.	0	n/a	n/a	n/a
16	Reduce crime	No effect.	0	n/a	n/a	n/a
17	Community welfare	No effect.	0	n/a	n/a	n/a
18	Accessibility	No effect.	0	n/a	n/a	n/a
Comment:						
The retention of this site for nature conservation purposes does not achieve any real impacts except in a positive manner on biodiversity.						

Site32 – Downham Lifestyles Project
(Site A) Downham Library
(Site B), Downham Lane Depot

(Site C) Land to the rear of 80, Downham Way

(Site D) Downham Playing Fields

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction.	+	T S	D	None required.
2	Employment	Short term increase in construction related employment.	+	T S	D	None required.
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future of the site.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	Potential effect on any biodiversity values found on the site.	?	n/a	n/a	Promote biodiversity retention on the site.
6	Air quality	Air quality may be impacted on by the travel choices of future users.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the travel choices of future users.	?	P S, M & L	I	Facilitate more sustainable travel modes.
8	Energy use and Climate Change	Increase in intensity on the site will lead to an increase in overall energy consumption.	+	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	It is not considered that the site will have any impact on the historic environment.	0	P S, M & L	D	None required.
Social						
12	Sufficient & decent housing	No effect	0	n/a	n/a	None required.
13	Human health	Positive impact on the health outcomes of local residents.	+	P L	D	None required.
14	Reduce poverty & exclusion	No effect.	n/a	n/a	n/a	None required.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	Proposal for a community facility beneficial.	++	P L	D	None required.

18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document. Proposals to provide this community facility offer potentially significant beneficial elements.						

Site 33 - School Site - Lewisham College, Lewisham Way						
Redevelopment for a mix of uses or residential						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	Short term economic benefit from construction. Longer term effect through new residents increasing the size of the workforce and their use of local businesses (e.g. retailing). Positive effect through employment generating activities (offices)	++	P L	D	None required.
2	Employment	Short term increase in construction related employment. Positive effect through employment generating activities (offices, retail). Relocation of the education facility should preserve positive education benefits for the borough and future employment prospects.	+	T & P S & L	D / I	None required.
Environmental						
3	Minimise waste	Increase waste from construction and on-going use of future housing and businesses.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	Increased water use as a result of additional housing.	+	P S, M & L	D	Promote sustainable construction and design.
5	Biodiversity	It is not consider that the site has any biodiversity values so no impact.	0	n/a	n/a	None required.
6	Air quality	Air quality may be impacted on by the future travel choices of future occupants.	+	P S, M & L	I	Facilitate more sustainable travel modes.
7	Transport	Air quality may be impacted on by the	++	P	I	Facilitate more sustainable travel

		future travel choices of future occupants but the up-grading of New Gross Gate Station a very positive effect.		S, M & L		modes.
8	Energy use and Climate Change	Increase in the number of households and businesses will lead to an increase in overall energy consumption.	+	P S, M & L	D	Promote renewable energy.
9	Flood risk	It is not considered that the site has any significant risk of flooding.	+	n/a	n/a	None required.
10	Landscapes and Townscapes	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design.
11	Historic environment	It is not considered that the site will have any impact on the historic environment.	0	P S, M & L	D	None required.
Social						
12	Sufficient & decent housing	The increase in housing will help advance this objective.	+	P L	D	Maximise affordable housing.
13	Human health	Increasing housing will assist in reducing the number of people in housing need and will consequently improve health outcomes.	+	P L	D	None required.
14	Reduce poverty & exclusion	Any affordable housing obtained from this site will help provide homes to those in housing need.	+	P L	D	Maximise affordable housing.
15	Education	Relocation of the education facility should preserve positive education benefits for the borough and future employment prospects. New facilities on a new site should be better in standard (e.g. modern, purpose built) which should improve education.	+	P L	D	Effectively manage relocation of education use to another location.
16	Reduce crime	Depends on final design outcome for the site.	?	P S, M & L	D	Promote high quality design and implement safer-by-design principles.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	Depends on the final design outcome.	?	P S, M & L	n/a	Promote high quality design ensure maximum accessibility is achieved.
Comment:						
This preferred option performs well against the sustainability objectives. The main effects are either neutral or positive and the mitigation measures required are addressed through generic development control policies contained in the Development Control and Site Allocations document. There is a need to effectively manage the relocation of the existing education use to a new site within the area to ensure its benefits can continue to be enjoyed by the local community.						

Site 34 - School Site - Sedgemoor School and sites on Beckenham Road

Relocation of the school within the site.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No effect.	n/a	n/a	n/a	None required.
2	Employment	No effect.	n/a	n/a	n/a	None required.
Environmental						
3	Minimise waste	Short term increase in waste from redevelopment. Opportunity for new school buildings to incorporate waste management issues in the design.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	No effect.	n/a	n/a	n/a	None required.
5	Biodiversity	The redeveloped school is expected to condense the building footprint from what is currently on site. This should have a positive impact on biodiversity but the final design will be crucial to determine this.	+	P	D	Ensure the siting and design reduces the overall building footprint and considers the biodiversity values of the site.
6	Air quality	No effect.	n/a	n/a	n/a	None required.
7	Transport	No effect.	n/a	n/a	n/a	None required.
8	Energy use and Climate Change	Opportunity to reduce energy use in the redeveloped school buildings.	++	P	D	Ensure that energy efficiency is built into the design and siting of the new buildings.
9	Flood risk	No effect.	n/a	n/a	n/a	None required.
10	Landscapes and Townscapes	The redeveloped school is may impact on landscapes and townscapes depending on the design.	+	P	D	Ensure the siting and design reduces considers the impact on landscapes and townscapes.
11	Historic environment	No effect.	n/a	n/a	n/a	None required.
Social						
12	Sufficient & decent housing	No effect.	n/a	n/a	n/a	None required.
13	Human health	No effect.	n/a	n/a	n/a	None required.
14	Reduce poverty & exclusion	No effect.	n/a	n/a	n/a	None required.
15	Education	New facilities on the site should be better in standard (e.g. modern, purpose built) which should improve education.	+	P L	D	None required.
16	Reduce crime	No effect.	n/a	n/a	n/a	None required.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	No effect.	n/a	n/a	n/a	Ensure accessibility is built into the new school design.
Comment:						
The preferred options performs well against the sustainability objectives but it will be important that the detailed design of the new building responds to its site and surrounds in						

order to maximise the site redevelopment contribution to advancing sustainability.

Site 35 - School Site – Bonus Pastor School

Retain existing school uses on the two school sites.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No effect.	n/a	n/a	n/a	None required.
2	Employment	No effect.	n/a	n/a	n/a	None required.
Environmental						
3	Minimise waste	No effect.	n/a	n/a	n/a	None required.
4	Water resources	No effect.	n/a	n/a	n/a	None required.
5	Biodiversity	No effect.	n/a	n/a	n/a	None required.
6	Air quality	No effect.	n/a	n/a	n/a	None required.
7	Transport	No effect.	n/a	n/a	n/a	None required.
8	Energy use and Climate Change	No effect.	n/a	n/a	n/a	None required.
9	Flood risk	No effect.	n/a	n/a	n/a	None required.
10	Landscapes and Townscapes	No effect.	n/a	n/a	n/a	None required.
11	Historic environment	No effect.	n/a	n/a	n/a	None required.
Social						
12	Sufficient & decent housing	No effect.	n/a	n/a	n/a	None required.
13	Human health	No effect.	n/a	n/a	n/a	None required.
14	Reduce poverty & exclusion	No effect.	n/a	n/a	n/a	None required.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	No effect.	n/a	n/a	n/a	None required.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	No effect.	n/a	n/a	n/a	None required.

Comment:

This preferred option is only intended to reinforce that the existing uses should continue. As such, no change is proposed.

Site 36 - Deptford Green School

Retain school on existing sites.

No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No effect.	n/a	n/a	n/a	None required.
2	Employment	No effect.	n/a	n/a	n/a	None required.
Environmental						
3	Minimise waste	No effect.	n/a	n/a	n/a	None required.
4	Water resources	No effect.	n/a	n/a	n/a	None required.
5	Biodiversity	No effect.	n/a	n/a	n/a	None required.
6	Air quality	No effect.	n/a	n/a	n/a	None required.
7	Transport	No effect.	n/a	n/a	n/a	None required.
8	Energy use and Climate Change	No effect.	n/a	n/a	n/a	None required.
9	Flood risk	No effect.	n/a	n/a	n/a	None required.
10	Landscapes and Townscapes	No effect.	n/a	n/a	n/a	None required.
11	Historic environment	No effect.	n/a	n/a	n/a	None required.
Social						
12	Sufficient & decent housing	No effect.	n/a	n/a	n/a	None required.
13	Human health	No effect.	n/a	n/a	n/a	None required.
14	Reduce poverty & exclusion	No effect.	n/a	n/a	n/a	None required.
15	Education	No effect.	n/a	n/a	n/a	None required.
16	Reduce crime	No effect.	n/a	n/a	n/a	None required.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	No effect.	n/a	n/a	n/a	None required.
Comment:						
This preferred option is only intended to reinforce that the existing uses should continue. As such, no change is proposed.						

Site 37 - School Site – Lewisham Bridge School and new school site options.						
Redeveloped school site.						
No	SA Objective	Effect of policy against SA objective	Significance of effect --,-,0,+,++,?, +-	Timescale P or T (S/M/L/?)	Cause D/I	Mitigation/enhancement measures
Economic						
1	Economic Growth	No effect.	n/a	n/a	n/a	None required.

2	Employment	No effect.	n/a	n/a	n/a	None required.
Environmental						
3	Minimise waste	Short term increase in waste from redevelopment. Opportunity for new school buildings to incorporate waste management issues in the design.	+	T & P S, M & L	D	Ensure provision for recycling and waste management in the development.
4	Water resources	No effect.	n/a	n/a	n/a	None required.
5	Biodiversity	No effect.	n/a	n/a	n/a	None required.
6	Air quality	No effect.	n/a	n/a	n/a	None required.
7	Transport	No effect.	n/a	n/a	n/a	None required.
8	Energy use and Climate Change	Opportunity to reduce energy use in the redeveloped school buildings.	++	P	D	Ensure that energy efficiency is built into the design and siting of the new buildings.
9	Flood risk	No effect.	n/a	n/a	n/a	None required.
10	Landscapes and Townscapes	The redeveloped school may impact on landscapes and townscapes depending on the design.	+	P	D	Ensure the siting and design reduces considers the impact on landscapes and townscapes.
11	Historic environment	No effect.	n/a	n/a	n/a	None required.
Social						
12	Sufficient & decent housing	No effect.	n/a	n/a	n/a	None required.
13	Human health	No effect.	n/a	n/a	n/a	None required.
14	Reduce poverty & exclusion	No effect.	n/a	n/a	n/a	None required.
15	Education	New facilities on the site should be better in standard (e.g. modern, purpose built) which should improve education.	+	P L	D	None required.
16	Reduce crime	No effect.	n/a	n/a	n/a	None required.
17	Community welfare	No effect.	n/a	n/a	n/a	None required.
18	Accessibility	No effect.	n/a	n/a	n/a	Ensure accessibility is built into the new school design.
Comment:						
The preferred option performs well against the sustainability objectives but it will be important that the detailed design of new buildings responds to its site and surrounds in order to maximise the sites contribution to advancing sustainability.						

Sustainability Appraisal and Strategic Environmental Assessment

Preferred Options Report for the Development Policies and Site Allocations DPD

APPENDIX D

Monitoring Framework

Sustainability Appraisal Monitoring Framework

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

Sustainability Appraisal Monitoring Framework

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
			of disadvantaged groups (BME employment)			Yearly		development and enterprise Block: 6 monthly report, Nov 2006, appendix 2
			Employment rate of disadvantaged groups (lowest qualification employment)	33.5		2004/05	45.5 by 2009	LSP Economic development and enterprise Block: 6 monthly report, Nov 2006, appendix 2
			Number of new businesses created as a result of support from business support agencies	72		2005/06 Yearly	88 by 2009	LSP Economic development and enterprise Block: 6 monthly report, Nov 2006, appendix 2
			Percentage of economically active people in Lewisham	76.4% (132700 people)	74.5% (London Average)	2005/ Yearly	No target	ONS Annual Population survey
			Number of people working within Lewisham	64300	London borough range between 48800 to 274300. Lewisham is 7 th lowest	2004/ Yearly	No target	Annual Business Inquiry
3	To minimise the production of waste and increase waste recovery and recycling.	<ul style="list-style-type: none"> • Lead to reduced consumption of materials and resources? • Reduce household waste? • Increase waste recovery and recycling? • Reduce hazardous waste? 	Percentage of municipal waste recycled	10.63%	13.7% (Average by authority type)	2005/06 Yearly	Increase to 14%	Lewisham Waste management Strategy 2006
			Percentage of municipal waste composted	0.2%	3.7%% (Average by authority type)	2005/06 Yearly	Increase to 3% by 2008	Lewisham Waste management Strategy 2006
			Percentage of municipal waste incinerated	74.26%	22.5%% (Average by authority type)	2005/06 Yearly	Reduce to 70%	Lewisham Waste management Strategy 2006
			Percentage of municipal waste landfilled	15.11%	24.4%% (Average by authority type)	2005/06 Yearly	Reduce to 13%	Lewisham Waste management Strategy 2006

Sustainability Appraisal Monitoring Framework

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
		<ul style="list-style-type: none"> Reduce waste in the construction industry? 	Kg of household waste collected per head	460.4kg	440.9kg (Average by authority type)		No target	BV084
			Percentage of household waste served by recyclables kerbside collection	100%	88.9% (Average by authority type)		No target	BV091
4	To improve water quality and manage water resources	<ul style="list-style-type: none"> Improve the quality of river water or ground water? Conserve water? SUDS? 	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	0		2005/06 Financial year	0	Annual Monitoring Report 2005/06 Core Indicator 7
			Change in biological river quality (Good)	0 percentage points (No data)	Thames gateway: 25.52 England and Wales: 13.66	1990-2003 Annual (next data available 10/11/2006)	No target	Environment Agency, Data extracted from http://tblp.localknowledge.co.uk
			Change in chemical river quality (Good)	0 percentage points (No data)	Thames gateway: 13.89 England and Wales: 18.7	1990-2003 Annual (next data available)	No targets	Environment Agency, Data extracted from http://tblp.localknowledge.co.uk

Sustainability Appraisal Monitoring Framework

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
			Provides an indication of the level of river health. The higher the figure indicates the more healthy the rivers are over time			10/11/2006)		ledge.co.uk
			Chemical river water quality (Good) as a percentage of total river length	100%	Thames gateway: 19.94 England and Wales: 14.45	2003 Annual	No targets	Environment Agency, Data extracted from http://tblp.localknowledge.co.uk
5	To maintain and enhance biodiversity, flora and fauna.	<ul style="list-style-type: none"> • Conserve and enhance natural/semi-natural habitats? • Provision and quality of open space • Conserve and enhance species diversity, and in particular avoid harm to protected species? • Maintain and enhance sites designated for their nature conservation interest? • Maintain and enhance woodland cover and 	Changes in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, or sub-regional significance	(i) not currently monitored (ii) 0% change			No targets	Annual Monitoring Report. 2005/06 Core Indicator 8

Sustainability Appraisal Monitoring Framework

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
		management?						
6	To improve air quality and reduce noise and vibration.	<ul style="list-style-type: none"> • Improve air quality? • Reduce car use? • Reduce vehicle movement? 	Levels Exceeding Main Air Pollutant Quality Standards.				As per AQMA standards.	To be completed
7	To reduce car travel and improve accessibility by sustainable modes of transport	<ul style="list-style-type: none"> • Reduce car use? • Increase/enhance bicycle/walking routes? • Proximity to public modes of transport? 	Traffic volume (million vehicle km)	910	1.1% increase since 2001. Growth of 5.5% by 2011 if trend continues	2003/annual	Zero growth between 2001 and 2011	LIP Target 5
			Modal share (%)	Walk 27.8 Cycle 1.2 Car 39.9 Motorcycle 0.5 Bus 15.4 Underground/ DLR 10.0 Rail 4.4 Taxi 1.4 Other 0.1		2001/annual	Maintain or increase the proportion of personal travel made by means other than the car	LIP Target 7
			Volume and rate of walking trips	163,617 per average day		2001	Increase	LIP Target 12
			Volume and rate of cycling trips	4481	5577 (1991)	2001	increase	LIP Target 13
8	To mitigate, and adapt to, the impact of climate change	<ul style="list-style-type: none"> • Reduce greenhouse gas emissions? • Reduce energy consumption? 	Renewable energy capacity installed by type	No data		Annual	Target to be set in the Spatial (Core) Strategy	Annual Monitoring Report 2005/06 Core Indicator 9

Sustainability Appraisal Monitoring Framework

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
		<ul style="list-style-type: none"> • Lead to an increased proportion of energy needs being met from renewable sources? • Flood protection? • Sustainable design and construction? 						
9	To mitigate flood risk	<ul style="list-style-type: none"> • Is there flood protection? • SUDS? • Decreasing run-off? • Construction practices that adapt to flooding? 	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	0		2005/06 Annual	0	Annual Monitoring Report 2005/06 Core Indicator 7
10	To maintain and enhance landscapes and townscapes	<ul style="list-style-type: none"> • Reduce the amount of derelict, degraded and underused land? • Improve the landscape and ecological quality and character ? • Decrease litter? • Design? 	The proportion of relevant land and highways that is assessed as having combined deposits of litter and detritus across four categories of cleanliness (Clean, Light, Significant, Heavy).	21%	24.6% (Average by authority type)	2004/05		Best Value 199

Sustainability Appraisal Monitoring Framework

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

Sustainability Appraisal Monitoring Framework

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
		exclusion and health inequalities in those areas most affected? • Improve affordability to essential services to the home?						
13	To improve the health of the population.	• Improve qualifications and skills of younger people? • Improve qualifications and skills of adults?	Households with a Limiting Long-Term Illness				No target. Aim to reduce this number.	Census KSO8
14	To reduce poverty and social exclusion.	• Reduce actual levels of crime? • Reduce the fear of crime? • Reduce the actual noise levels? • Reduce noise concerns?	Index of local deprivation				No target. Improve rank.	Govt Index.
15	To provide for the improvement of education and skill levels.	• Encourage Engagement in community activities? • Increase the ability of people to influence decisions? • Improve ethnic relations?	People Aged 16-74 with no qualifications.				No target. Aim to reduce this number.	Census KS13
			Percentage of pupils achieving 5 or more GCSE's at grades A*-C or equivalent.	46.2%	52.1	2004/05 Annual	Increase	Best Value 038
			Number of learners				No target. Aim to increase this	BV – Local Indicator

Sustainability Appraisal Monitoring Framework

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
		<ul style="list-style-type: none"> Conserve and enhance the historic built character of the borough, especially within designated conservation areas? Protect sites of archaeological and historic importance? 	completing adult education basic skills programme.				number	
16	To reduce crime, anti-social behaviour and the fear of crime.	<ul style="list-style-type: none"> Reduce homelessness? Increase the range and affordability of housing for all social groups? Reduce the number on unfit homes? Reduce death rates? Improve access to high quality, health facilities? Encourage healthy lifestyles? Reduce poverty and social exclusion and health inequalities in those areas most affected? 	Domestic burglaries per 1,000 households	23.2	19.2	2004/05 Annual	As per BV Target	Best Value 126a
			Vehicle crimes per 1,000 population	15.9	19.5	2004/05 Annual	As per BV Target	Best Value 128a
			Violent crimes per 1,000 population	N/A		2004/05 Annual	As per BV Target	Best Value 127

Sustainability Appraisal Monitoring Framework

OBJ. NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR/ FREQUENCY	TARGETS (IF ANY)	SOURCE OF DATA
		<ul style="list-style-type: none"> • Improve affordability to essential services to the home? • Improve qualifications and skills of younger people? • Improve qualifications and skills of adults? • 						
17	To encourage a sense of community identity and welfare.	<ul style="list-style-type: none"> • Reduce actual levels of crime? • Reduce the fear of crime? • Reduce the actual noise levels? • Reduce noise concerns? 	No of recorded racial incidents per 100000 population.	26.9	108.5	2004/05 Annual		Best Value 174
18	To improve accessibility to leisure facilities, community infrastructure and services.	<ul style="list-style-type: none"> • Encourage engagement in community activities? • Increase the ability of people to influence decisions? • Improve ethnic relations? 	Number of visits to public libraries (per capita)	6,019	13,866.4	2004/05 Annual		Best Value 117

Sustainability Appraisal and Strategic Environmental Assessment

Preferred Options Report for the Development Policies and Site Allocations DPD

APPENDIX E

Appropriate Assessment

LOCAL DEVELOPMENT FRAMEWORK

Appropriate Assessment

LOCAL DEVELOPMENT FRAMEWORK - PREFERRED OPTIONS

March 2007

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1.0 Introduction

The EU Habitats Directive¹ requires that the Council undertakes an assessment² of the implications of a proposed plan or project on designated European sites³. This is to ensure that the integrity of these sites are protected through the planning process. The assessment must be appropriate to its purpose under the Habitats Directive (hence the title Appropriate Assessment or AA).

In the context of the Local Development Framework, the following documents (hereon referred to as LDF documents) are subject to the Habitats Directive and are the subject of this AA:-

- People, Places and Spaces – Spatial (Core) Strategy Development Plan Document;
- Development Policies and Site Allocations Development Plan Document;
- Proposals Map Development Plan Document;
- Lewisham Town Centre Area Action Plan Development Plan Document;
- Catford Town Centre Area Action Plan Development Plan Document.

This report has been developed having regard to draft guidance issued by the Department for Communities and Local Government⁴ on undertaking AA's⁵. This suggests the following three stage process:-

- Stage 1 - Assess the Likely Significant Effects (screening);
- Stage 2 - Appropriate Assessment and Ascertaining the Effect on Site Integrity;
- Stage 3 - Mitigation Measures and Alternative Solutions.

This report concludes that none of the LDF documents are likely to have significant effects on designated European sites. As such, only Stage 1 (screening) is required to be undertaken and is therefore the subject of this report. Following consultation on this AA and the LDF documents (preferred options), a final AA will be prepared and submitted for examination alongside the final LDF documents.

¹ Council Directive 92/43/EEC on Conservation of Natural Habitats and of Wild Fauna and Flora.

² It is noted that the AA is a separate (but complimentary) activity to the Sustainability Appraisal which has been undertaken on all of the LDF documents.

³ European sites are classified as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Offshore Marine Sites (OMS).

⁴ Planning for the Protection of European Site : Appropriate Assessment, DCLG (August 2006)

⁵ This AA has also had been prepared having regard to the Appropriate Assessment undertaken for the Draft Further Alterations to the London Plan (Sept 06) prepared by Forum for the Future.

2.0 Stage 1 – Assess the Likely Significant Effects (Screening)

Stage 1 seeks to determine if the LDF documents are likely to have a significant effect on any designated European site. This process will determine if subsequent stages of the AA need to be undertaken (i.e. if no likely significant effects are identified then the assessment is complete).

2.1 Identification of Relevant Sites

There are no designated European sites within the London Borough of Lewisham. The following European sites have been identified as being within 15km of the Borough boundary and are considered to be in close enough proximity to potentially be impacted on and therefore necessary to be considered as part of the AA.

FIGURE 1 – DESIGNATED EUROPEAN SITES WITHIN 15km OF LEWISHAM¹

Lee Valley	Special Protection Area (UK9012111)
Richmond Park	Special Areas of Conservation (UK0030246)
Wimbledon Common	Special Areas of Conservation (UK0030301)
Epping Forest	Special Areas of Conservation (UK0012720)

2.2 Site Descriptions and Characteristics

Appendix 2 provides a detailed overview of each designated site, including their characteristics, qualifying habitats / species, and vulnerability. This information highlights the importance of the Lee Valley and Epping Forest sites for their habitats of Atlantic acidophilous beech forests but also the vulnerability of these sites from pollution. All sites are of importance for their species of Stag beetle *Lucanus cervus* whilst Richmond Park and Wimbledon Common were highlighted as being in urbanised areas and vulnerable to recreational pressures.

2.3 Other Plans and Projects – Key Trends and Directions

¹ Sources:- Joint Nature Conservation Committee (www.jncc.gov.uk) and www.magic.gov.uk

In considering the likely significant effects of the LDF documents on designated European sites, the cumulative impact of other plans and projects in addition to the LDF documents need to be considered (e.g. the effect of the LDF documents in combination with other plans and projects).

The plans and projects of all other London boroughs (in particular, their LDF's) are all relevant but in practise the London Plan, as the overriding Regional Spatial Strategy for London, encompasses their directions at a strategic level. Further, other plans and projects considered to be of potential interest such as those of Transport for London and the London Development Agency are also accommodated as part of the London Plan. As such, it is considered that the London Plan is the key plan which will be assessed along with the LDF documents to ascertain key trends and directions for the purpose of this AA.

It is considered that for the purposes of this AA, the key overriding provision in the London Plan, and the plans and programs of other London Local Planning Authorities, is the requirement that London will accommodate an additional XX new houses between 2007 - 2017, of which Lewisham must provide 9,750.

The sustainability appraisal of each of the LDF documents has explored other plans in more detail and has been used as relevant background material for this AA.

2.4 Assessment Methodology Used

Having ascertained the designated European sites of relevant to this AA, it is necessary to assess each policy contained in the LDF documents for the likely impact (if any) they will have on the site. This assessment has been undertaken generally in accordance with the methodology outlined in draft guidance issued by Natural England¹ but adapted where necessary. Whilst this guidance relates specifically to regional spatial strategies (e.g. the London Plan) it is considered sufficiently robust to be utilised for this AA of the LDF documents. It is noted that the guidance defines 'likely' as meaning 'probably, not merely a fanciful possibility'.

¹ The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the provisions of the Habitats Regulations (2006), Tyldesley and Associates.

For each option, the following tests will be used to assess the likely significant effects on each policy in the LDF documents. This will help establish if a policy will have no effect, could have an effect, or is likely to have an effect on a designated European site.

FIGURE 2 – ASSESSMENT TESTS¹

Reason why policy will have no effect	
1	The policy will not itself lead to development (e.g. it relates to design or other qualitative criteria for development, or it is not a land use planning policy)
2	(Test 2 in the guidance only applies to regional spatial strategies and is therefore not applicable to the assessment of the LDF documents)
3	(Test 2 in the guidance only applies to regional spatial strategies and is therefore not applicable to the assessment of the LDF documents)
4	Concentration of development in urban areas will not affect European sites and will help steer development and land use change away from European sites and associated sensitive areas.
5	The policy will help to steer development away from a European site and associated sensitive areas.
6	The policy is intended to protect the natural environment, including biodiversity.
7	The policy is intended to conserve or enhance the natural, built or historic environment, and enhancement measures will not be likely to have any effect on a European site.
Reason why policy could have a potential effect	
8	The document steers development a quantum or type of development towards, or encourages development in, an area that includes a European site or an area where development may indirectly affect a European site.
Reasons why policy would be likely to have a significant effect	
9	The policy makes provision for a quantum or kind of development that in the location(s) proposed would be likely to have a significant effect on a European site.

Those policies which could have an effect (8) will need to be further considered in this scoping stage of the AA and those policies that would be likely to have a significant effect (9) will need to be subject to Stage 2 and 3 of the AA.

The assessment tables can be found in Appendix 3.

2.5 Assessment Outcomes

The assessment of each policy (preferred option) contained in the LDF documents has shown that no policy is expected have a potential effect and no policy is expected to have a significant effect on a designated European site.

¹ Adapted from the Assessment of Regional Spatial Strategies and Sub Regional Strategies under the provisions of the Habitats Regulations (2006), Tyldesley and Associates.

3.0 Conclusion

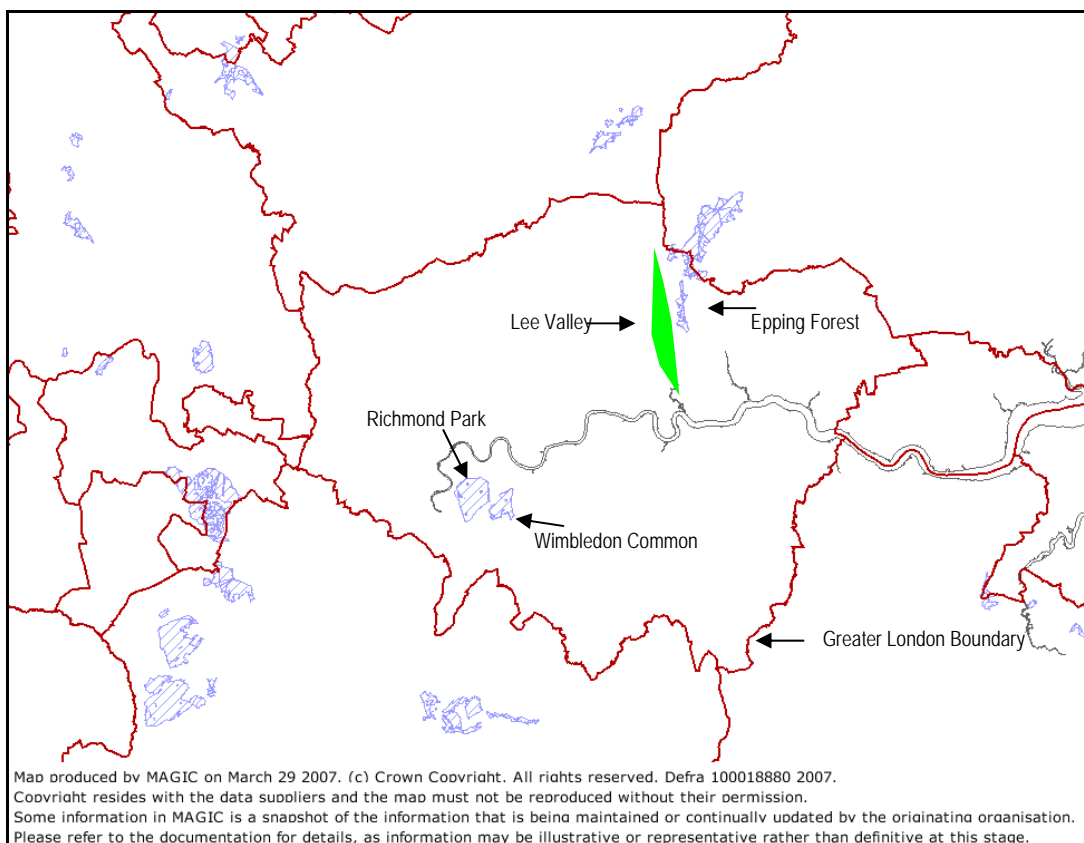
This report identified four European sites of interest to the AA (see Appendix 1) and the key characteristics of each site have been recorded (see Appendix 2). Further, each LDF document, and the policy (preferred options) they contained, have been assessed against a standard criteria (see Appendix 3) to determine their effect on the European sites (if any).

The conclusion of this assessment is that no policies have been found to have a likely significant effect on any designated European sites.

Given the above conclusion, there is no need or requirement to continue to Stage 2 or 3 of the AA. This report will be up-dated and amended (as required) following consultation on the preferred options of the LDF documents and to take into account any changes which may be made to the LDF documents prior to them being finalised for submission to Government and independent examination.

Appendix 1

Designated European Sites within 15km of Lewisham



(Source:- part www.magic.gov.uk and part LB Lewisham)

Lee Valley	Special Protection Area (UK9012111)
Richmond Park	Special Areas of Conservation (UK0030246)
Wimbledon Common	Special Areas of Conservation (UK0030301)
Epping Forest	Special Areas of Conservation (UK0012720)

Appendix 2 –

Site Descriptions and Characteristics

The following are detailed site descriptions and characteristics of the four designated European sites which are considered in this report. All information is sourced from the Joint Nature Conservation Committee (www.jncc.gov.uk).

2.1 Lee Valley

2.1.1 Character

- Inland water bodies (standing water, running water) (6%)
- Bogs. Marshes. Water fringed vegetation. Fens (0.2%)
- Heath. Scrub. Maquis and garrigue. Phygrana (3.8%)
- Dry grassland. Steppes (20%)
- Broad-leaved deciduous woodland (70%)

2.1.2 Qualifying Habitat

- *Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrublayer (Quercion robori-petraeae or Ilici-Fagenion)*

Epping Forest represents **Atlantic acidophilous beech forests** in the north-eastern part of the habitat's UK range. Although the epiphytes at this site have declined, largely as a result of air pollution, it remains important for a range of rare species, including the moss *Zygodon forsteri*. The long history of pollarding, and resultant large number of veteran trees, ensures that the site is also rich in fungi and dead-wood invertebrates.

- *Northern Atlantic wet heaths with Erica tetralix*
- *European dry heaths*

The above habitats are a qualifying feature, but not a primary reason for selection of this site.

2.1.3 Qualifying Species

- Stag beetle *Lucanus cervus*

Epping Forest is a large woodland area in which records of stag beetle *Lucanus cervus* are widespread and frequent; the site straddles the Essex and east London population centres. Epping Forest is a very important site for fauna associated with decaying timber, and supports many Red Data Book and Nationally Scarce invertebrate species.

2.1.4 Vulnerability

After neglect of the pollard cycle for over 100 years, re-pollarding of ancient beech trees was started in the early 1990s, and creation of maiden pollards was begun in 1995. The forest's epiphytic bryophyte population had been declining due to the death of pollards, shading and pollution from acid rain. The reintroduction of pollarding and wood pasture management is helping to reverse the decline.

The slow recovery can also be attributed to the reduction of atmospheric pollutants since the passing of the 1956 Clean Air Act.

There is an active policy to leave felled timber on the ground to increase the habitat for stag beetle and other saproxylic insects.

In 1988, the Corporation of London, who own and manage the forest, agreed a management strategy with English Nature to take forward the management outlined above. A comprehensive management plan was completed and consented in 1998.

The site is subject to the provisions of the Epping Forest Act of 1878.

2.2 Richmond Park

2.2.1 Character

- Inland water bodies (standing water, running water) (1.5%)
- Bogs. Marshes. Water fringed vegetation. Fens (0.5%)
- Heath. Scrub. Maquis and garrigue. Phygrana (25%)
- Dry grassland. Steppes (18%)
- Humid grassland. Mesophile grassland (5%)
- Improved grassland (20%)
- Broad-leaved deciduous woodland (25%)
- Mixed woodland (5%)

2.2.2 Qualifying Habitat

n/a

2.2.3 Qualifying Species

- Stag beetle *Lucanus cervus*

Richmond Park has a large number of ancient trees with decaying timber. It is at the heart of the south London centre of distribution for stag beetle *Lucanus cervus*, and is a site of national importance for the conservation of the fauna of invertebrates associated with the decaying timber of ancient trees.

2.2.4 Vulnerability

The site is surrounded by urban area and therefore experiences high levels of recreational pressure.

2.3 Wimbledon Common

2.3.1 Character

- Inland water bodies (standing water, running water) (1%)
- Bogs. Marshes. Water fringed vegetation. Fens (0.5%)
- Heath. Scrub. Maquis and garrigue. Phygrana (5%)
- Dry grassland. Steppes (45%)
- Improved grassland (3.5%)
- Broad-leaved deciduous woodland (45%)

2.3.2 Qualifying Habitat

- Northern Atlantic wet heaths with *Erica tetralix*
- European dry heaths

The above habitats are a qualifying feature, but not a primary reason for selection of this site.

2.3.3 Qualifying Species

- Stag beetle *Lucanus cervus*

Wimbledon Common has a large number of old trees and much fallen decaying timber. It is at the heart of the south London centre of distribution for stag beetle *Lucanus cervus*, and a relatively large number of records were received from this site during a recent nationwide survey for the species (Percy et al. 2000). The site supports a number of other scarce invertebrate species associated with decaying timber.

2.3.4 Vulnerability

The site is located in an urban area and therefore experiences heavy recreational pressure.

2.4 Epping Forest

2.4.1 Character

- Inland water bodies (standing water, running water) (6%)
- Bogs. Marshes. Water fringed vegetation. Fens (0.2%)
- Heath. Scrub. Maquis and garrigue. *Phygrana* (3.8%)
- Dry grassland. Steppes (20%)
- Broad-leaved deciduous woodland (70%)

2.4.2 Qualifying Habitat

- Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*)

Epping Forest represents Atlantic acidophilous beech forests in the north-eastern part of the habitat's UK range. Although the epiphytes at this site have declined, largely as a result of air pollution, it remains important for a range of rare species, including the moss *Zygodon forsteri*. The long history of pollarding, and resultant large number of veteran trees, ensures that the site is also rich in fungi and dead-wood invertebrates.

- Northern Atlantic wet heaths with *Erica tetralix*
- European dry heaths

The above habitats are a qualifying feature, but not a primary reason for selection of this site.

2.4.3 Qualifying Species

- Stag beetle *Lucanus cervus*

Epping Forest is a large woodland area in which records of stag beetle *Lucanus cervus* are widespread and frequent; the site straddles the Essex and east London population centres. Epping Forest is a very important site for fauna associated with decaying timber, and supports many Red Data Book and Nationally Scarce invertebrate species.

2.4.4 Vulnerability

After neglect of the pollard cycle for over 100 years, re-pollarding of ancient beech trees was started in the early 1990s, and creation of maiden pollards was begun in 1995. The forest's epiphytic bryophyte population had been declining due to the death of pollards, shading and pollution from acid rain. The reintroduction of pollarding and wood pasture management is helping to reverse the decline.

The slow recovery can also be attributed to the reduction of atmospheric pollutants since the passing of the 1956 Clean Air Act.

There is an active policy to leave felled timber on the ground to increase the habitat for stag beetle and other saproxylic insects.

In 1988, the Corporation of London, who own and manage the forest, agreed a management strategy with English Nature to take forward the management outlined above. A comprehensive management plan was completed and consented in 1998.

The site is subject to the provisions of the Epping Forest Act of 1878.

Appendix 3 – Assessment Tables

The following tables provide an assessment of each policy contained in the LDF documents according to the tests and methodology outlined in Section 2.4 of this report.

ASSESSMENT TESTS⁹

Reason why policy will have no effect	
1	The policy will not itself lead to development (e.g. it relates to design or other qualitative criteria for development, or it is not a land use planning policy)
2	(Only applies to regional spatial strategies and is therefore not applicable to the assessment of the LDF documents)
3	(Only applies to regional spatial strategies and is therefore not applicable to the assessment of the LDF documents)
4	Concentration of development in urban areas will not affect European sites and will help steer development and land use change away from European sites and associated sensitive areas.
5	The policy will help to steer development away from a European site and associated sensitive areas.
6	The policy is intended to protect the natural environment, including biodiversity.
7	The policy is intended to conserve or enhance the natural, built or historic environment, and enhancement measures will not be likely to have any effect on a European site.
Reason why policy could have a potential effect	
8	The document steers development a quantum or type of development towards, or encourages development in, an area that includes a European site or an area where development may indirectly affect a European site.
Reasons why policy would be likely to have a significant effect	
9	The policy makes provision for a quantum or kind of development that in the location(s) proposed would be likely to have a significant effect on a European site.

⁹ Adapted from the Assessment of Regional Spatial Strategies and Sub Regional Strategies under the provisions of the Habitats Regulations (2006), Tyldesley and Associates.

A3.1 Spatial (Core) Strategy

Policy No.	Assessment	Impact	Recommendations	Policy No.	Assessment	Impact	Recommendations
CP1	4	No	None	CP17	5	No	None
CP2	4	No	None	CP18	7	No	None
CP3	4	No	None	CP19	7	No	None
CP4	4	No	None	CP20	7	No	None
CP5	7	No	None	CP21	7	No	None
CP6	1	No	None	CP22	7	No	None
CP7	1	No	None	CP23	1	No	None
CP8	6	No	None	CP24	1	No	None
CP9	5	No	None	CP25	1	No	None
CP10	1	No	None	CP26	5	No	None
CP11	1	No	None	CP27	5	No	None
CP12	1	No	None	CP28	5	No	None
CP13	1	No	None	CP29	5	No	None
CP15	1	No	None	CP30	5	No	None
CP15	5	No	None	CP31	5	No	None
CP16	5	No	None	CP32	5	No	None

A3.2 Development Policies and Site Allocations

Policy No.	Assessment	Impact?	Recommendations	Policy No.	Assessment	Impact ?	Recommendations
H1	1	No	None	SE18	5	No	None
H2	1	No	None	SE19	7	No	None
H3	1	No	None	U1	5	No	None
H4	1	No	None	U2	1	No	None
H5	1	No	None	U3	1	No	None
H6	1	No	None	U4	1	No	None
H7	1	No	None	U5	1	No	None
H8	1	No	None	U6	5	No	None
H9	1	No	None	U7	5	No	None
T1	5	No	None	U8	5	No	None
T2	1	No	None	U9	1	No	None
T3	1	No	None	U10	1	No	None
T4	1	No	None	U11	1	No	None
T5	1	No	None	U12	1	No	None
T6	1	No	None	U13	1	No	None
T7	1	No	None	U14	1	No	None
T8	1	No	None	U15	1	No	None
T9	1	No	None	U16	5	No	None
T10	1	No	None	U17	7	No	None
T11	1	No	None	U18	7	No	None
T12	1	No	None	U19	7	No	None
T13	1	No	None	U20	7	No	None
T14	1	No	None	U21	7	No	None
T15	1	No	None	U22	7	No	None
T16	1	No	None	U23	7	No	None
T17	1	No	None	U24	7	No	None
RTC1	5	No	None	U25	7	No	None
RTC2	5	No	None	U26	7	No	None
RTC3	5	No	None	U27	7	No	None

Policy No.	Assessment	Impact?	Recommendations	Policy No.	Assessment	Impact ?	Recommendations
RTC4	5	No	None	U28	7	No	None
RTC5	5	No	None	U29	7	No	None
RTC6	1	No	None	U30	7	No	None
RTC7	1	No	None	HEC1	5	No	None
RTC8	1	No	None	HEC2	1	No	None
RTC9	1	No	None	HEC3	1	No	None
OS1	7	No	None	HEC4	1	No	None
OS2	7	No	None	HEC5	1	No	None
OS3	7	No	None	HEC6	5	No	None
OS4	7	No	None	E1	5	No	None
OS5	7	No	None	E2	5	No	None
OS6	7	No	None	E3	5	No	None
OS7	7	No	None	E4	5	No	None
OS8	7	No	None	E5	5	No	None
OS9	7	No	None	E6	5	No	None
OS10	7	No	None	E7	5	No	None
SE1	7	No	None	E8	5	No	None
SE2	7	No	None	E9	5	No	None
SE3	7	No	None	E10	5	No	None
SE4	7	No	None	E11	5	No	None
SE5	7	No	None	E12	5	No	None
SE6	7	No	None	E13	5	No	None
SE7	7	No	None	E14	5	No	None
SE8	7	No	None	E15	5	No	None
SE9	5	No	None	E16	5	No	None
SE10	7	No	None	E17	5	No	None
SE11	7	No	None	E18	5	No	None
SE12	7	No	None	E19	5	No	None
SE13	7	No	None	E20	5	No	None
SE14	7	No	None	E21	5	No	None
SE15	7	No	None	E22	1	No	None
SE16	7	No	None	Sites (All)	5	No	None
SE17	5	No	None				

A3.3 Lewisham Town Centre Area Action Plan

Policy No.	Assessment	Impact?	Recommendations	Policy No.	Assessment	Impact ?	Recommendations
			None				

A3.4 Catford Town Centre Area Action Plan

Policy No.	Assessment	Impact?	Recommendations	Policy No.	Assessment	Impact ?	Recommendations
			None				