



Residential Development Standards

Supplementary Planning Document

**Final
SUSTAINABILITY APPRAISAL
REPORT**

June 2006

POLICY TEAM

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1. INTRODUCTION

1.1 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;
 - Area Action Plans;
 - The Proposals Map.
- Supplementary Planning Documents;
- The Statement of Community Involvement; and
- The Annual Monitoring Report.

More information on the Local Development Framework, and the documents which will be prepared as part of it, can be obtained in the Lewisham Local Development Scheme at www.lewisham.gov.uk. The Lewisham Local Development Scheme is a work program for preparing the Local Development Framework and has been adopted by the Council.

1.2 SUSTAINABILITY APPRAISAL

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. 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.

1.3 STRATEGIC ENVIRONMENTAL ASSESSMENT

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

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

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

1.4 SUSTAINABILITY APPRAISAL GUIDANCE

The Government has issued guidance on sustainability appraisals and this is contained in the following documents: -

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – Consultation Paper, ODPM, September 2004 (www.odpm.gov.uk/planning).
- Planning Policy Statement 12 – Local Development Frameworks, ODPM, September 2004 (www.odpm.gov.uk/planning).
- Creating Local Development Frameworks – A Companion Guide to PPS12, ODPM, 2004 (www.odpm.gov.uk/planning).

This document, and the subsequent stages of the Sustainability Appraisal process, will be prepared in a manner consistent with the above guidance issued by the Government. It is also noted that the SEA Directive is reproduced in full as part of the document [Creating Local Development Frameworks](#).

1.5 RESIDENTIAL DEVELOPMENT STANDARDS SUPPLEMENTARY PLANNING DOCUMENT

The planning document which is the subject of this Sustainability Appraisal is the '*Residential Development Standards Supplementary Planning Document*' (*Residential Development Standards SPD*).

This document gives advice that supplements the saved policies in the Lewisham Unitary Development Plan 2004 that relate to urban design and the residential environment.

The scope of the document is limited to those residential developments in Lewisham of fifteen dwellings or less. These small scale infill developments are the most common form of development in the Borough. Larger developments would be subject to further special advice by the Council.

1.6 THE SUSTAINABILITY APPRAISAL PROCESS

The 5 key stages of the Sustainability Appraisal are shown below.

FIGURE 1 – SUSTAINABILITY APPRAISAL PROCESS

STAGE & OUTPUT	LINKAGES TO PLAN PREPARATION	PURPOSE
STAGE A SCOPING REPORT	Prepared alongside the preparation of the evidence base.	<ul style="list-style-type: none"> Identify relevant plans and programmes; Establishing the baseline; Setting a framework; and Deciding on the scope of the appraisal.
STAGE B Initial Sustainability Appraisal	Prepared so as to inform the preparation of the draft SPD. Consultation will be undertaken.	<ul style="list-style-type: none"> Identify issues and options for the plan; Appraise the sustainability of the options.
STAGE C Draft Sustainability Appraisal Report	Prepared alongside the preparation of the draft SPD. Consultation on both will take place at the same time.	<ul style="list-style-type: none"> Identify preferred options; Assessing the effects of the plan (economic, social and environmental); Developing proposals for monitoring.
STAGE D Final Sustainability Appraisal Report	Prepared alongside the final version for adoption of the SPD. Will be published with the adopted SPD.	<ul style="list-style-type: none"> Appraising significant changes to the plan arising out of consultation undertaken in Stage C;
STAGE E Annual Monitoring Report	The sustainability of the SPD will be assessed as part of the Annual Monitoring Report	<ul style="list-style-type: none"> Monitoring implementation of the plan.

1.7 THE SUSTAINABILITY APPRAISAL SCOPING REPORT

As noted above, the Scoping Report is the first stage in undertaking a sustainability appraisal of the Residential Development Standards SPD. This report has been prepared as the basis for consultation on the scope and level of detail that should be included in the Final Sustainability Appraisal Report. The Scoping Report sets out the baseline information that has been collected so far, as well as the draft objectives, targets and indicators, and proposals as to how the appraisal of the Residential Development Standards SPD will be undertaken.

1.8 ROLE OF STAKEHOLDERS

The Government (through the *Environmental Assessment of Plans and Programmes Regulation 2004*) requires the contents of the Scoping Report must be consulted on with the following authorities: -

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

2. BRIEF OVERVIEW OF THE AREA SUBJECT TO THE RESIDENTIAL DEVELOPMENT STANDARDS SPD

This Supplementary Planning Document will set out further guidance on the policies in the Adopted Lewisham Unitary Development Plan 2004 that are intended to ensure that residential development is built to an appropriate high standard and achieves an acceptable level of amenity.

The Supplementary Planning Document will be relevant to housing development throughout the Borough of Lewisham. Lewisham has a generally good residential environment covering a wide range of styles and period, ranging from Victorian and Edwardian terraced housing, modern estates, and suburban style semi detached housing. Some areas of the borough are of poorer environmental quality. The 2001 Census statistics shows that the 15.7% of the population of Lewisham are pensioners. 33% of all households are one person and 28% are households with children. 20% of all households are from ethnic minorities. 63% of the economically active population are in full time employment. 12% of all residents have a limiting long term illness. 47% of all households do not have a car.

Figure 2 – Location Map



3. VISION AND OBJECTIVES OF THE RESIDENTIAL DEVELOPMENT STANDARDS SPD

The vision for the Residential Development Standards SPD, and the objectives identifying what needs to occur for the vision to be met, is outlined below. The Residential Development Standards SPD objectives are assessed and refined later in the Scoping Report.

VISION: -

To achieve good design for new residential development that will contribute to the continued development and regeneration of the Borough and to reinforce civic pride and a sense of place.

OBJECTIVES:-

The Residential Development Standards Supplementary Planning Document will seek to ensure that new development meets the following objectives: -

1. Character, coherence and identity
2. Continuity and enclosure – a clear distinction between private and public spaces
3. Public spaces with a good visual and environmental quality
4. New residential development that is physically accessible to all members of the community
5. Development that makes good and efficient use of resources
6. Places that are designed with safety in mind (reduce crime and the fear of crime)
7. Sustainability – places that are well built, popular, well-used and adaptable to a number of uses, and which offer a high standard of residential amenity.
8. Protection and enhancement of the residential environment to contribute to regeneration and the urban renaissance
9. Ensure that all new-build or conversions of existing housing is of a standard to make a positive contribution to the urban environment
10. Contribute to natural resource conservation and energy efficiency
11. Preservation of the green elements of the built environment

4. INFLUENCE OF OTHER PLANS AND PROGRAMMES

The Residential Development Standards SPD will be influenced in various ways by other plans, programmes, initiatives, policies and legislation (hereon referred to as plans and programmes) operating on a number of levels (e.g. European, national, regional, and local). The relationships between these and the Residential Development Standards SPD need to be identified so that potential synergies can be exploited and any inconsistencies and constraints can be addressed.

The influence that other plans and programmes have is presented below. The process of identifying other relevant plans and programmes is **TASK A1** within the Government's guidance document 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks'.

QUESTION 1

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

4.1 INTERNATIONAL / EUROPEAN PLANS AND PROGRAMMES

In most cases, international / European plans and programmes do not have an immediate or direct impact on the Residential Development Standards SPD. Rather, their objectives and requirements are reflected in lower-order plans and programmes, particularly at the national level and regional level. Therefore, their requirements will filter down through these documents and indirectly influence the Residential Development Standards SPD. The full review of international / European plans and programmes is shown in Appendix 1.

The following plans & programmes have been assessed: -

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

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD

- Sustainable development to be a constant reference point for developing the SPD;
- Reducing greenhouse gas emissions should be built into the sustainability objectives and the plan objectives;
- Plan to protect and enhance habitats and flora and fauna (biodiversity);
- Waste management to be a key focus of the SPD;

4.2 SUMMARY OF OTHER KEY PLANS AND PROGRAMMES THAT INFLUENCE THE RESIDENTIAL DEVELOPMENT STANDARDS SPD

4.2.1 LEWISHAM COMMUNITY STRATEGY

The Lewisham Community Strategy identifies ten (10) priority issues relating to improving the wellbeing of people, developing and engaging with local communities, and improving public sector performance and delivery. These priority areas are intended to be the focus of actions within the Lewisham community to move towards the Community Strategy's vision which is: *"Together we will make Lewisham the best place in London to live, work and learn"*.

Key themes which have driven the establishing of the priority areas are the creative Lewisham agenda, community development, and public involvement and engagement.

The 10 priority areas are: -

- 1. Crime
- 2. Health
- 3. Education
- 4. Enterprise and business growth
- 5. Effectiveness, efficiency and sustainability of local public services
- 6. Welfare dependency
- 7. Regeneration
- 8. Cultural vitality
- 9. Engage local communities
- 10. Equity in service delivery

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD
<ul style="list-style-type: none">• Reduce crime and the fear of crime;• Improve health;• Promote the regeneration of the entire borough.

4.2.2 NATIONAL LEVEL PLANS AND PROGRAMMES

Planning Policy Statement 1

PPS1 sets the overarching planning policies on the delivery of sustainable development through the planning system and reiterates the Governments sustainable development objectives which are: -

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- the prudent use of natural resources; and,
- the maintenance of high and stable levels of economic growth and employment.

PPS1 advises that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people’s quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources 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 exclusion to benefit the entire community
- 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.

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD

- Sustainability to be central to new development;
- SPD to consider and advance economic, social and environmental objectives for the whole borough
- development should be designed to be inclusive and not create unnecessary barriers
- development should take the opportunity to improve the character and quality of an area
- development should protect and enhance the natural and historic environment

PPG 3 HOUSING

PPG 3 advises the following. The Council should:

- Plan to meet the housing requirements of the whole community, including those in need of affordable housing
- Provide wider housing opportunity and choice, and 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 patterns of development by building in ways that exploit and deliver accessibility by public transport to the full range of infrastructure and services
- Seek to reduce car dependency by facilitating more walking and cycling through mixed uses and by improving linkages by public transport to infrastructure and services
- Promote good design in new housing in order to create attractive, high quality living environments in which people will choose to live.

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD

- Promote good design in new housing
- Seek to reduce car dependency by facilitating more walking and cycling

PLANNING POLICY STATEMENT 3 – HOUSING (DRAFT)

This guidance has the following objectives:

- Everyone should have the opportunity of a decent home
- There should be greater housing choice
- Housing should not be used to reinforce social distinctions
- 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.

**KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS
SPD**

- Housing should not be used to reinforce social distinctions
- New housing should be well designed
- New housing should contribute to the quality of urban life and promote urban renaissance

BY DESIGN: URBAN DESIGN IN THE PLANNING SYSTEM – TOWARDS BETTER PRACTICE

This document provides supplementary guidance to government Planning Policy Guidance Note 1 (now superseded by PPS 1 (see above)).

This document sets out a set of inter-related urban design objectives that deal 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 madding) appearance (details and use of materials); landscape (public realm, built and green spaces).

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD
<ul style="list-style-type: none"> • General guidelines for what constitutes good urban design

PPS 9 BIODIVERSITY AND GEOLOGICAL CONSERVATION

This is a new Planning Policy Statement which has the following aims:-

- 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

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD
<ul style="list-style-type: none"> • Preservation of the green environment alongside residential development • Retention of trees and planting/retention of native species • Retention of attractive or ecologically important features of a site • Landscape design an integral part of residential development

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

Single family dwelling houses have a number of permitted development rights under this order. Works that can be carried out without planning permission include replacing windows, doors, roofs, gardens walls or building hard standings.

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD
SPD
<ul style="list-style-type: none"> • The SPD to provide guidance on how to conduct repairs and alterations to the exterior of buildings without affecting their character, thereby benefiting the environment

4.2.3 THE LONDON PLAN

The London Plan, which is the Mayor of London’s spatial development strategy, is the relevant regional planning document which the Residential Development Standards SPD must be in general conformity with. The following policies are directly relevant.

- To accommodate London’s growth within its boundaries without encroaching on open spaces
- To make London a better city for people to live in
- To promote social inclusion and tackle deprivations and discrimination
- To improve London’s accessibility
- To make London a more attractive, well-designed and green city
- Importance of good design
- Sustainable design and construction
- Maximise intensity of use compatible with the local context

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD
<ul style="list-style-type: none"> • The SPD to provide guidance on how to achieve housing that makes the best use of the available site area thereby contributing to accommodating London’s growth within its boundaries • The SPD to emphasise the importance of good design and accessibility thereby promoting social inclusion • The SPD to emphasise the importance of retaining and improving the green elements in the urban built environment • The SPD to promote sustainable design and construction • The SPD to maximise intensity of use compatible with the local context

4.2.4 LOCAL PLANS AND PROGRAMMES

Lewisham Unitary Development Plan

Policies in Chapter 2 Urban Design and Conservation contains policies on the form, and layout of all types of development, and how to achieve good urban design. Chapter 4 Environmental Protection has policies on energy efficiency, and sustainable drainage. Chapter 5 Housing has policies on how to achieve good residential amenity and housing density. Appendix 3 has a comprehensive list of UDP policies with relevant issues.

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD
<ul style="list-style-type: none"> • Create a built environment through new development and alterations to existing buildings that are well designed, safe to use, and accessible to all and therefore sustainable • Design to promote a reduction in crime and the fear of crime • To protect the best in our environment and enhance and improve the environment in areas of the Borough where social and environmental conditions are poorest • To protect and enhance the character and amenity of residential areas while providing for higher density in defined Sustainable Living Areas • Facilitate the regeneration of the borough. • Promote energy efficiency and the use of renewable energy in new development, and the use of sustainable urban drainage techniques

LEWISHAM HOUSING COMMISSION – FINAL REPORT (2000)

- Create communities which have a mix of people and properties
- Ensure all council housing is managed in a way which reacts to and meets the needs of residents
- Bring investment into housing and neighbourhoods to provide long-term improvements
- Link housing to wider council objectives like improving health and educational attainment

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD
<ul style="list-style-type: none"> • Housing should not reinforce social distinctions

CREATIVE LEWISHAM – LEWISHAM CULTURAL AND URBAN DEVELOPMENT COMMISSION

This document presents a vision of Lewisham as a visually exciting, creative and imaginative hub, creating a synthesis between urban design, the arts, culture and the economy. It states that any project which impacts on the physical environment should be assessed from an urban design perspective.

KEY ISSUES FOR THE RESIDENTIAL DEVELOPMENT STANDARDS SPD
<ul style="list-style-type: none"> • Design quality of new built development should be assessed from an urban design perspective

5. THE BASELINE

The baseline is effectively information (data) which outlines the current and likely future state of the area subject to the Residential Development Standards SPD. The purpose of collecting this information and documenting it within this Scoping Report is to:-

- Identify sustainability problems;
- Identify alternative ways of dealing with sustainability problems;
- Allow the effects of the Residential Development Standards SPD to be adequately predicted (this is done in later stages of the Sustainability Appraisal process).

The baseline information is presented in Figure 2 below. The process of collecting and presenting baseline information is **TASK A2** within the Government’s guidance document ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks’.

<p>QUESTION 2</p> <p>Do you have or know of any further data that should have been considered in establishing the baseline for the Residential Development Standards SPD?</p>
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FIGURE 3 – BASELINE INFORMATION

INDICATOR	QUANTIFIED DATA	COMPARATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
SOCIAL						
% of overcrowded housing.	2001 – Lewisham 17.6%	London – 17.3%	N/A	N/A	Lewisham has slightly more overcrowded housing than London. Has implications for households possibly wanted to extend housing to reduce overcrowding.	Objectives to include the need to reduce overcrowding.
Life expectancy	2001 – Lewisham – 76 years	London – 77.8 years			Life expectancy slightly below the London average. Limited direct ability for Residential Development Standards SPD to influence this directly.	Objectives to include the need to improve health.
% describing their health as 'not good'	2001 – Lewisham 8.5%	London – 8.3%	N/A	N/A	Lewisham has a slightly higher percentage of people stating that their health is 'not good' Limited ability for Residential Development Standards SPD to influence this issue directly. Housing with better access standards and residential amenity should contribute to overall well being.	Objectives to include the need to improve health in the areas population.
% of residents who are	2001 – Lewisham 15.7%	London – 14%	N/A	N/A	Lewisham has a slightly higher proportion of	Objectives to provide

INDICATOR	QUANTIFIED DATA	COMPARATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
pensioners					people who are pensioners than the London average. There is scope for the guidance to provide advice on standards for housing for older people	housing to meet the needs of older people and flexibility to meet the needs of various occupiers.
% of households that do not have a car	2001 – Lewisham 47%	London – 10.89%	N/A	N/A	Lewisham has a considerably higher proportion of households that do not have a car than the rest of London. There is scope therefore to reduce requirements for parking and increase density.	Objectives include reduce the need for car borne travel and maximise density on development sites.
% of residents who feel very safe/fairly safe when outside in Lewisham during the day/night	Best Value (Annual Residents Survey) Day: 76% (02/03) 77% (03/04) Night: 36% (02/03) 38% (02/03)	Other Boroughs crime statistics	Day: : 87% (04/05) 79% (05/06/07) Night: 39% (04/05) 40% (05/06) 41% (06/07)	Lewisham residents may be feeling safer in their community	Design housing with community safety in mind	Objectives to reduce crime and the fear of crime
Crime statistics	Community Safety data	Other Boroughs crime statistics	Retain Lewisham as Inner London Borough with low overall crime rate. Retain Lewisham's position as the safest borough in	None identified	Design housing with community safety in mind.	Objectives to reduce crime and the fear or crime

INDICATOR	QUANTIFIED DATA	COMPARATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
			inner London. To reduce the % of residents who feel that the crime level is one of their three top priorities by 1% per annum			
ENVIRONMENTAL						
% of unsympathetic alterations to properties.	N/A.	N/A	No unsympathetic alterations.	N/A	Unsympathetic alterations have impacted on the architectural quality of the environment.	Objectives to include protecting and enhancing the architectural environment.
No of planning applications referred to design panel	Development Control statistics	None	None	None identified	Appropriate set of design policies	Sustainability of good urban design
Traffic Volumes in Inner London	2001 – 0% increase 2002 – 0.67% increase 2003 – 1.1% increase (Transport for London data taken from the draft Lewisham Implementation	Nil.	Target change in traffic growth (inner London Boroughs) = 4% maximum growth between 2001-2011	If trend continues, traffic growth between 2001 and 2011 will be 5.5%.		Reduce the need to travel by car.

INDICATOR	QUANTIFIED DATA	COMPARATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
	Plan)					
Cycling Volume and rate of cycling trips	2002 – 2004 average change in cycle flow and increase of 14% (12 hour flows) (Lewisham Western Screenline Counts)	Nil	Transport for London and boroughs are to achieve an increase of at least 80% in cycling in London between 2001 and 2011	Lewisham Western Screenline Counts data shows an average increase in cycle follow for 2002-20004 over 2001 levels. 2001 Census data indicates that cycle usage has remained fairly steady for home to work trips in Lewisham between 1971 and 2001 at 2%.		
% households living in unsuitable accommodati on	2003 Lewisham Housing Needs Survey 19.6%	Nil	Nil	Getting worse 1998 Survey put this figure at 15.2%	Almost 1 in 5 households considered to be living in unsuitable housing. Most concentrated in Evelyn and Grinling Gibbons wards (40%)	Providing housing which meets the needs of the community Facilitating housing improvements
Density of new development	NEED INFORMATION	Nil	London Plan indicative density	N/A	Increase densities in all areas to accommodate	Maximise use of land

INDICATOR	QUANTIFIED DATA	COMPARATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
			ranges		new housing	
Total Household waste stream	2003: 80% incinerated (SELCHP) 10% Land filled 8% recycled (2002/03: 7.04%) Total: 116,022 tonnes SOURCE: Lewisham Draft Waste Management Strategy	GREATER LONDON (2003) Landfill: 71% Incineration: 20% Recycled: 9% (Greenwich 7% Bromley 15%) SOURCE: The Mayors State of the Environment Report for London	RECYCLE: Lewisham 2003/04: 10% 2005/06: 18% National: 2005/6: 25% 2010: 30% 2015: 33%	National waste growth projected at 3% per annum Predicted 161,000 tonnes in Lewisham by 2010 Recycling levels in the borough are improving slowly	Increased levels of recycling required. Design new development to have space for recycling	Maximise space for recycling in new housing development
No. of development applications approve with recycling facilities incorporated	NEED INFORMATION Development Control	NONE AVAILABLE	NONE AVAILABLE	NONE AVAILABLE	Include space for recycling in new housing development	Maximise space for recycling in new housing development
No. of developments granted planning permission incorporating renewable energy solutions	NEED INFORMATION Anecdotal evidence suggests number of applications in Lewisham is low	NOT AVAILABLE	Mayor of London Energy Strategy – at least one scheme in every borough by 2010.	Renewable energy schemes are slow in being adopted	Increase support and encouragement for renewable energy schemes	Increase renewable energy schemes – appropriate to type of development proposed
Energy consumption levels and	LEWISHAM DATA NEEDED	LONDON WIDE (1999-2000) Domestic	Reduce national CO2 emissions by 20% by 2010 (1990	None available Note: Domestic is highest	Reduce energy consumption from non-renewable sources (fossil	Encourage energy efficiency in

INDICATOR	QUANTIFIED DATA	COMPARATORS	TARGETS	TRENDS	ISSUE IDENTIFIED	ACTION / ISSUES FOR PLAN/SA
resulting emissions		Energy (MWh) 68,343,839 Emissions (tonnes CO2) 18,692.169 (Source: GLA 2002- State of the Environment Report for London 2003)	figures)	consumer	fuels)	new housing development
No. of planning applications for development approved incorporating a sustainable drainage system	NEED INFORMATION	None available	NONE	NONE IDENTIFIED	Incorporation of sustainable drainage systems into developments	Incorporation of sustainable drainage systems into developments
ECONOMIC						
Unemployment	4.7% of the total population Men – 6.6% Women – 2.6% Lewisham Economic Development Plan Nov 2004	London – 3.5% Britain 2.5%	None	N/A	Lewisham has a higher unemployment rate than London. Long term unemployment is a particular problem. The SPD may have an indirect effect on reducing unemployment by improving the image of the borough, contributing to urban regeneration and the urban renaissance.	Take advantage of development opportunities to improve the image of the borough.

6. IDENTIFYING SUSTAINABILITY ISSUES

Based on the work undertaken in Section 2 & 3 above and the local knowledge held by the Council, a number of sustainability issues have been identified and these are presented in Figure 4 below. The purpose of identifying these sustainability issues is to begin to define key issues for the Residential Development Standards SPD to consider and to develop sustainable plan objectives and options.

The identification of sustainability issues is presented in Figure 4 below. The process of identifying these issues is **TASK A3** within the Government's guidance document 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks'.

QUESTION 3

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

FIGURE 4 – SUSTAINABILITY ISSUES RELEVANT TO THE PLAN

KEY ISSUES AND PROBLEMS	SOURCE
SOCIAL	
1. Reduce crime and the fear of crime	Lewisham Community Strategy Best Value Annual Residents Surveys
2. Reduce overcrowding.	Census 2001
3. Provide for access needs of all the population	Census 2001
ENVIRONMENTAL	
4. Need to facilitate the physical regeneration of the borough	Lewisham Community Strategy Creative Lewisham Lewisham U DP
5. Need to implement proposals and measures for the enhancement of the urban environment	Various Planning Acts, Planning Policy Statements and Guidance London Plan Lewisham UDP
6. Need to ensure permitted development is not threatening valued features of the urban environment.	Town and Country Planning (General Permitted Development) Order 1995
7. Facilitate the repair and re-use of buildings.	The London Plan Lewisham UDP
8. Considerably more households in Lewisham than in London as a whole do not have access to a car. Reduce need for use of the car	Census 2001
9. Maximise space for recycling facilities in new development	The London Plan

KEY ISSUES AND PROBLEMS	SOURCE
10. Encourage energy efficiency and renewable energy	The London Plan Lewisham UDP
11. Incorporate sustainable urban drainage	The London Plan Lewisham UDP
12. Maximise the use of Land.	The London Plan Lewisham UDP
13. Preserve green elements of the built environment	The London Plan Lewisham UDP

7. DEVELOPING THE SUSTAINABILITY APPRAISAL FRAMEWORK

This section of the Scoping Report will develop a framework for the Sustainability Appraisal (e.g. the tools to actual appraise the Residential Development Standards SPD). This involves developing objectives, which may be expressed in the form of targets, and which should be measurable using identified indicators. The work undertaken in Section 2 – 4 will inform the development of these objectives. The objectives will then be used (in later stages of the Sustainability Appraisal) to test the contribution the Residential Development Standards SPD makes in advancing them.

The Sustainability Appraisal objectives are presented in Figure 4 below. The process of developing the sustainability appraisal framework is **TASK A4** within the Government’s guidance document ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks’.

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

FIGURE 4 - SUSTAINABILITY APPRAISAL OBJECTIVES AND TARGETS

No.	SA OBJECTIVE	MAIN INDICATOR(S) (SOURCE)	DERIVED FROM....
	SOCIAL		
1	To reduce crime and the fear of crime.	% of people feeling safe by day and night	The Evidence Base
2	Reduce Overcrowding	% Households Overcrowded (Census Household Overcrowding Data (by ward))	The Evidence Base
3	Provide for access needs of all the populations	% developments to wheelchair or lifetimes homes standards (Development Control Statistics)	The Evidence Base
	ENVIRONMENTAL		
4	Enhance the Urban Environment	N/A	Other Plans & Programmes Local Strategies

5	Incorporate sustainable urban drainage.	No. of new developments incorporating sustainable urban drainage (Development Control Statistics)	Other Plans & Programmes Lewisham UDP
6	To reduce the generation of waste and promote recycling.	No. of new developments incorporating space for recycling (Development Control Statistics)	Other Plans & Programmes Lewisham UDP
7	Maximise the use of land consistent with maintaining amenity	Density of new development (Development Control statistics)	London Plan Lewisham UDP
8	Preserve the green elements of the built environment	N/A	Other Plans & Programmes London Plan Lewisham UDP

8. TESTING THE OBJECTIVES OF THE RESIDENTIAL DEVELOPMENT STANDARDS SPD

Testing the objectives of the Residential Development Standards SPD is necessary to ensure that the objectives are in accordance with sustainability principles. The way this will be done is to test these objectives against the Sustainability Appraisal objectives.

Figure 8 below presents a matrix comparing the objectives.

Testing the objectives of the Residential Development Standards SPD against the Sustainability Appraisal objectives is **TASK A5** within the Government's guidance document 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks'.

FIGURE 6 – TESTING THE OBJECTIVES

KEY:-	(-) – CONFLICT
(+) – COMPATIBLE	(/) – NEUTRAL

PLAN OBJECTIVE		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8
OBJ1 - Achieve places with character coherence and identity		+	/	+	+	/	/	/	+
OBJ 2 – Achieve places with continuity and enclosure with a clear distinction between public and private spaces		+	/	+	+	/	/	+	+
OBJ3 –Public spaces with a		+	/	+	+	/	/	/	+

PLAN OBJECTIVE								
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8
good environmental quality								
OBJ4 – Residential Development physically accessible to all	+	/	+	/	/	/	/	/
OBJ5 – Development that makes good and efficient use of resources	/	/	/	/	+	+	+	+
OBJ6 – Places designed with safety in mind (reduce crime and the fear of crime)	+	/	+	+	/	/	/	/
OBJ7 – Sustainability – places that are popular, well used and adaptable	+	/	+	+	/	/	/	/
OBJ8 -Protection and enhancement of the residential environment	+	+	+	+	/	/	/	+
OBJ9 – All new build and conversion housing to be of a high standards	+	+	+	+	+	/	+	+
OBJ10 -Contribute to natural resource conservation and energy efficiency	/	/	/	/	+	+	+	+
OBJ11 – Preservation of the green elements of the built environment	/	/	/	+	+	/	/	+

COMMENTS AND RECOMMENDATIONS

Having undertaken the above compatibility assessment, the Residential Development Standards SPD are consistent with the sustainability objectives.

9. RESIDENTIAL DEVELOPMENT STANDARDS SPD BROAD OPTIONS

To allow input into the development of options from stakeholders, Figure 7 provides broad options for addressing the issues identified in Section 5. This list is not exhaustive and will be expanded and/or refined as part of future stages of the Sustainability Appraisal.

FIGURE 7: OPTIONS APPRAISAL

	KEY ISSUE	OPTIONS
	SOCIAL	
1	Reduce crime and the fear of crime	1. Take into account in SPD and other Council guidance. 2. Do nothing

2	Overcrowding Levels in Lewisham.	1. Take into account in SPD and other Council guidance. 2. Do nothing
3	Provide for access needs of all the population	1. SPD to encourage the provision of accessible housing adaptable to the needs of all the population. 2. Do nothing
ENVIRONMENTAL		
4	Enhance the Urban Environment	1. SPD to preserve and enhance through the provision of guidance 2. Do nothing
5	Incorporate sustainable urban drainage.	1. Give guidance 2. Do nothing
6	To reduce the generation of waste and promote recycling.	1. Encourage improvements through guidance. 2. Do nothing
7	Maximise the use of land consistent with maintaining amenity	1. Encourage this through appropriate guidance 2. Do nothing
8	Preserve the green elements of the built environment	1. Encourage preservation of green elements of the built environment 2. Do nothing

QUESTION 5

Are there any other options that should be considered?

10. RESULTS OF CONSULTATION ON SCOPING REPORT

The Scoping Report was sent to the four statutory consultees as described in section 1.8. The Environment Agency and the Countryside Agency returned responses.

The Countryside Agency gave a generic response to the Scoping Report which they stated was of no use in relation to the present consultation and that there was nothing specific to add.

These subjects commented on by the Environment Agency were:

- Development and Flood Risk.
- Land contamination and remediation.
- groundwater protection and pollution prevention
- Sustainable Construction and design.
- Protection of biodiversity.
- Waste.

The consultation draft Supplementary Planning document was intended to be a basic guide to producing well designed housing from the urban design point of view, and to be limited to small scale housing developments. However, following public consultation the scope of the document has been amended to include

requirements for larger scale developments, and so the information included in the SPD.

Although Land contamination and remediation, groundwater protection and remediation were considered to still be outside the scope of the SPD, information has now been included in the SPD on development and flood risk (flood risk assessment), and Sustainable Construction and design. The question of storage and handling of waste within new developments and the protection of biodiversity are considered to be appropriately handled within the scope of the document.

- The Environment Agency also requested that the following extra sustainability issues should be included :
 - Facilitating Repair and re-use of Buildings. It is considered that this is an appropriate aim for the Residential Development Standards Supplementary Planning document as the document covers conversion of single residential dwellings in to flats, extensions to existing houses and repairs to housing in Conservation Areas.
 - Reduction of car usage. The Environment Agency request that this issue is included in order to meet a strategic aim to reduce car usage in favour of walking, cycling and use of public transport. This issue is thought not to be appropriate for this Supplementary Planning Document. It is appropriate as an aim for the Spatial (Core) Strategy of the Local Development Framework

As a result of the consultation and the scoping report, the sustainability objectives relating to the Residential Development Standards SPD have been amended slightly. For ease they are reproduced as amended here:

Social Sustainability Objectives

1. Reduce overcrowding in dwellings;
2. Improve health of the community;
3. Improve opportunities for access to infrastructure and services;
4. Reduce crime and the fear of crime;

Environmental Sustainability Objectives

5. Enhance the Urban Environment
6. Facilitate the Repair and Re-use of Buildings
7. Reduce the generation of waste and promote recycling
8. Maximise the use of land consistent with maintaining amenity
9. Preserve the green elements of the built environment and promote biodiversity
10. Sustainable Construction and Design
11. Development and Mitigation of Flood Risk
12. Increase Energy Efficiency and use of Renewables

Figure 8 Testing the New Sustainability Objectives

The extra sustainability objectives are assessed below against the Plan objectives:

Objective	SA 10	SA 11	SA 12
OBJ1 - Achieve places with character coherence and identity	/	/	/

Objective	SA 10	SA 11	SA 12
OBJ 2 – Achieve places with continuity and enclosure with a clear distinction between public and private spaces	/	/	/
OBJ3 –Public spaces with a good environmental quality	/	/	/
OBJ4 – Residential Development physically accessible to all	+	/	/
OBJ5 – Development that makes good and efficient use of resources	+	+	+
OBJ6 – Places designed with safety in mind (reduce crime and the fear of crime)	/	/	/
OBJ7 – Sustainability – places that are popular, well used and adaptable	+	+	+
OBJ8 -Protection and enhancement of the residential environment	+	+	/
OBJ9 – All new build and conversion housing to be of a high standards	+	+	+
OBJ10 -Contribute to natural resource conservation and energy efficiency	+	+	+
OBJ11 – Preservation of the green elements of the built environment	+	+	+

KEY:- (+) – COMPATIBLE	(-) – CONFLICT (/) – NEUTRAL
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No negative impacts were identified.

11. PREFERRED OPTIONS FOR RESIDENTIAL DEVELOPMENT STANDARDS SPD

In section 9, the broad options for the Residential Development Standards SPD were derived from the key issues which had been identified during the scoping of the sustainability objectives and the plan objectives. These broad options can be distilled into the following specific options available to us under the planning acts. These options are:

1. Maintain the status quo (or the 'do nothing' approach);
2. Provide Supplementary Planning Guidance on Residential Development Policies in the Lewisham Unitary Development Plan.

Stage C of Government guidance on preparing a sustainability appraisal requires the effects of the plan to be appraised by predicting its effects, assessing their significance, mitigating any adverse effects and developing proposals for monitoring.

The Policies in the Lewisham Unitary Development Plan relating to the Residential Development Standards Supplementary Planning Document were subject to an Environmental Appraisal in January 2000. The exercise for the relevant policies in the UDP showed that there were no adverse or likely adverse impact of the urban design policies in Chapter 2 of the Plan (Urban Design & Conservation). Positive impacts were recorded in respect of indicators relating to Local Environmental Quality. The appraisal for the Housing Chapter (Chapter 5 of the Lewisham Unitary Development Plan) showed a possible negative impact in respect of potential conflicts between the need to find sites for housing and the protection and maintenance of open space. Positive impacts were recorded in respect of Urban Liveability and Building Quality and also on the basis that new or converted housing designed in accordance with the Urban Design and Conservation Chapter of the Plan will be designed to a good standard and will generally enhance the townscape amenity.

Figure 9 takes each of the two options given above and assesses them against the revised social, environmental and economic sustainability objectives summarised in section 10.

FIGURE 9: PREDICTING EFFECTS, ASSESSING OPTIONS & MONITORING

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 1: MAINTAIN THE STATUS QUO BY NOT PROVIDING SUPPLEMENTARY PLANNING GUIDANCE ON RESIDENTIAL DEVELOPMENT STANDARDS					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
Social Sustainability Objectives:								
Reduce Overcrowding-	21.7% No target	Percentage households with deficiency of 1 or 2 rooms. From Census data.	Planning Policy and Guidance does not control the number of people occupying a dwelling in practical terms. Planning Policy and Guidance however can ensure that room sizes and amenities within dwellings are appropriately sized to accommodate their proposed use, and also seek to ensure a mix of dwelling sizes that meets the needs of local people. The Supplementary Planning Guidance provides room sizes that supplement Unitary Development Plan policies on housing amenity.	+	+	+	This policy option has a positive impact on overcrowding. However Supplementary Planning Guidance will help to ensure appropriate sizes for dwellings and rooms. <u>Recommendation:</u> Rejection of this option in favour of Rooms and Dwelling Size guidance in the Supplementary Planning Document	Housing Monitoring for Annual Monitoring Report

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 1: MAINTAIN THE STATUS QUO BY NOT PROVIDING SUPPLEMENTARY PLANNING GUIDANCE ON RESIDENTIAL DEVELOPMENT STANDARDS					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
Improve Health	7.6% No target	Percentage of population describing health as 'not good'. From Census data.	Planning policy has an indirect influence on the health of the population by ensuring that new housing is well designed and accessible and meets the needs of its intended occupiers. Supplementary Planning Guidance provides further details on how to achieve good quality housing design and accessibility	-	-	-	This policy option has an indirect impact on health. Supplementary Planning Guidance will also have an indirect impact on health but will provide better information and guidance to achieve housing that is accessible to its occupiers. <u>Recommendation:</u> Rejection of this option in favour of Design and Access guidance in the Supplementary Planning Document	Number of developments granted permission that meet Lifetime Homes/ Wheelchair Accessibility Standards
Provide for Access Needs for the Population	No baseline or target	No of applications granted permission that meet Lifetime	Planning policy has a direct effect on the access needs of the population by ensuring that development is appropriately located	+	++	++	This policy option has a positive impact on access housing. The guidance in the Supplementary Planning	Number of developments granted permission that meet Lifetime

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 1: MAINTAIN THE STATUS QUO BY NOT PROVIDING SUPPLEMENTARY PLANNING GUIDANCE ON RESIDENTIAL DEVELOPMENT STANDARDS					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
		Homes or Wheelchair Housing Standards	with respect to transport, is accessible and 'legible' and caters for the physical access needs to facilities and housing for the whole population. The guidance in the Supplementary Planning Document will provide more information that will enable developers to achieve this aim.				document will assist planning policies to achieve a positive impact. <u>Recommendation:</u> Rejection of this option in favour of accessibility guidance in the Supplementary Planning Document.	Homes/ Wheelchair Accessibility Standards
Reduce crime and the fear of crime	Maintain Lewisham as a London Borough with low overall crime levels	Percentage of community with high level of worry about crime. Opinion Surveys of Local Residents	Planning policy contributes to reducing crime and the fear of crime by ensuring that new buildings have design features that reduce the incidence of crime and promote feelings of security. The Supplementary Planning Document provides further detailed guidance on how to achieve the aims of the planning policy	+	+	+	This policy option has a positive impact on reducing crime and the fear of crime. The guidance in the Supplementary Planning Document will assist planning policies to achieve a greater positive impact. <u>Recommendation:</u> Rejection of this option	Opinion Surveys of Local Residents

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 1: MAINTAIN THE STATUS QUO BY NOT PROVIDING SUPPLEMENTARY PLANNING GUIDANCE ON RESIDENTIAL DEVELOPMENT STANDARDS					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
							in favour of design guidance in the Supplementary Planning Document aimed at reducing crime and the fear of crime	
Environmental Sustainability Objectives								
Enhance the urban environment	No baseline or targets	No indicators	The policies in the Lewisham Unitary Development Plan provide general policies on urban design and housing amenity that are design to enhance the urban environment. The SPD provides specific advice as to how to enhance the urban environment in the case of smaller residential developments	+++	+++	+++	This policy option has a strongly positive effect on the enhancement of the urban environment. The addition of Supplementary Planning Guidance will add to this effect.	Planning Applications commented upon by Design Panels

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 1: MAINTAIN THE STATUS QUO BY NOT PROVIDING SUPPLEMENTARY PLANNING GUIDANCE ON RESIDENTIAL DEVELOPMENT STANDARDS					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
Facilitate the Repair and Re-use of Buildings	No baseline or targets	Number of Planning Applications concerned with the conversion of houses into flats, and with extensions to housing	The policies in the UDP act to control the number of conversions of houses into flats by providing a lower size limit below which a houses may not be converted, and set out standards for the design of building extensions. The policies therefore have a neutral effect in facilitating the repair and re-use of buildings. Supplementary Planning Guidance provides advice on how to achieve the re-use and repair of buildings.	-	-	-	Supplementary Planning Guidance will give more advice on how to achieve the repair and re-use of buildings. <u>Recommendation:</u> Rejection of this option in favour of design guidance in the Supplementary Planning Document aimed facilitating the repair and re-use of buildings	Monitoring Planning Applications as part of the Annual Monitoring Report
Reduce the generation of waste and promote recycling	Improve percentage of waste that is recycled. Recycle 10% 2003/4	Percentage of waste that is recycled in the Total Household Waste Stream	The policies in the Unitary Development Plan promote the reduction of waste and an increase in recycling.	++	++	++	Supplementary Planning Guidance gives practical advice on how to incorporate recycling facilities into small new housing developments which will promote	Under consideration

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 1: MAINTAIN THE STATUS QUO BY NOT PROVIDING SUPPLEMENTARY PLANNING GUIDANCE ON RESIDENTIAL DEVELOPMENT STANDARDS					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
	18% 2005/6						recycling. <u>Recommendation:</u> Rejection of this option in favour of design guidance in the Supplementary Planning Document aimed at advising as to how recycling facilities can be included in small new housing developments	
Maximise the use of land consistent with maintaining amenity	Residential Density – Habitable Rooms per Hectare	Density – habitable rooms per hectare of new residential development	The policies in the Unitary Development Plan provide policies on housing density in sustainable Living Areas and also in general residential areas. They also protect residential amenity	++	++	++	The current UDP policies perform this function. The proposed Supplementary Planning Guidance provides detailed advice as to how to preserve residential amenity. <u>Recommendation:</u> Rejection of this option in favour of design guidance in the Supplementary Planning	Monitor density of new development as part of Annual Monitoring Report

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 1: MAINTAIN THE STATUS QUO BY NOT PROVIDING SUPPLEMENTARY PLANNING GUIDANCE ON RESIDENTIAL DEVELOPMENT STANDARDS					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
							Document aimed at advising as to how recycling facilities can be included in small new housing developments	
Preserve the green elements of the built environment and promote biodiversity	No baseline or target	No indicators	The policies in the Unitary Development Plan give guidance on the requirements for landscaping as part of new development.	++	++	++	The current UDP policies perform this function. The Residential Development Standards SPD repeats this policy advice. <u>Recommendation:</u> Provide Guidance in Residential Development Standards SPD	Via the Annual Monitoring Report
Sustainable Construction and Design	No current baseline or targets	No indicators	The policies in the Lewisham Unitary Development Plan provide guidance on ways of achieving sustainable design and construction	+	++	++	Further information in the SPD should result in more developments achieving sustainability. <u>Recommendation:</u> Provide Guidance in Residential Development Standards	Via the Annual Monitoring Report

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 1: MAINTAIN THE STATUS QUO BY NOT PROVIDING SUPPLEMENTARY PLANNING GUIDANCE ON RESIDENTIAL DEVELOPMENT STANDARDS					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
							SPD	
Development and Mitigation of Flood Risk	No current baseline or target	Nos. of developments taking place in the Flood Plain	Policies in the Unitary Development Plan control development in the flood plain	+	+	+	The Residential Development Standards SPD by including further advice on how flood risk assessments will be conducted, and mitigation measures should act to ameliorate the effects of flood risk. <u>Recommendation:</u> Reject this option and provide Guidance in Residential Development Standards SPD .	Via the Annual Monitoring Report
Increase Energy Efficiency and use of Renewables	Target: 10% of new development referable to the Mayor to include	% of new residential development including energy efficiency and renewable energy measures	The Policies in the Unitary Development Plan encourage energy efficiency and the use of renewable energy	+	+	+	The Residential Development Standards SPD by including further advice on this subject should result in a greater number of developments incorporating these	Via the Annual Monitoring Report

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 1: MAINTAIN THE STATUS QUO BY NOT PROVIDING SUPPLEMENTARY PLANNING GUIDANCE ON RESIDENTIAL DEVELOPMENT STANDARDS					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
							measures <u>Recommendation:</u> Provide Guidance in Residential Development Standards SPD .	

		PREDICTED EFFECTS OF POLICY OPTION 2: PROVIDE GUIDANCE IN RESIDENTIAL DEVELOPMENT STANDARDS SUPPLEMENTARY PLANNING DOCUMENT						
Sustainability Objective	Baseline & Target	Indicator	Nature of Effect	Short Term	Medium Term	Long Term	Assessment & Recommendation	Monitoring
Social Sustainability Objectives:								
Reduce Overcrowding	21.7% No target	Percentage households with deficiency of 1 or 2 rooms. From Census data.	Planning Policy and Guidance does not control the number of people occupying a dwelling in practical terms. Planning Policy and Guidance however can ensure that room sizes and amenities within dwellings are appropriately sized to accommodate their proposed use, and also seek to ensure a mix of dwelling sizes that meets the needs of local people. The Supplementary Planning Guidance provides room sizes that supplement Unitary Development Plan policies on housing amenity.	+	+	+	This policy option has a positive impact on overcrowding. However Supplementary Planning Guidance will help to ensure appropriate sizes for dwellings and rooms. <u>Recommendation:</u> Prefer this option in favour of Rooms and Dwelling Size guidance in the Supplementary Planning Document.	Monitoring Housing Figures as part of the Annual Monitoring Report

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 2: PROVIDE GUIDANCE IN RESIDENTIAL DEVELOPMENT STANDARDS SUPPLEMENTARY PLANNING DOCUMENT					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
Improve health	7.6% No target	Percentage of population describing health as 'not good'. From Census data.	Planning policy has an indirect influence on the health of the population by ensuring that new housing is well designed and accessible and meets the needs of its intended occupiers. Supplementary Planning Guidance provides further details on how to achieve good quality housing design and accessibility	-	-	-	This policy option has an indirect impact on health. Supplementary Planning Guidance will also have an indirect impact on health but will provide better information and guidance to achieve housing that is accessible to its occupiers. <u>Recommendation:</u> Prefer the option to provide Design and Access guidance in the Supplementary Planning Document	Number of developments granted permission that meet Lifetime Homes/ Wheelchair Accessibility Standards
Provide for Access Needs for the Population	No baseline or target	No of applications granted permission that meet Lifetime Homes or	Planning policy has a direct effect on the access needs of the population by ensuring that development is appropriately located with respect to transport, is	+	+++	+++	This policy option has a positive impact on access to housing. The guidance in the Supplementary Planning document	Number of developments granted permission that meet Lifetime Homes/

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 2: PROVIDE GUIDANCE IN RESIDENTIAL DEVELOPMENT STANDARDS SUPPLEMENTARY PLANNING DOCUMENT					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
		Wheelchair Housing Standards	accessible and 'legible' and caters for the physical access needs to facilities and housing for the whole population. The guidance in the Supplementary Planning document will provide more information that will enable developers to achieve this aim.				will assist planning policies to achieve a positive impact. <u>Recommendation:</u> Prefer the option to provide accessibility guidance in the Supplementary Planning Document.	Wheelchair Accessibility Standards
Reduce crime and the fear of crime	Maintain Lewisham as a London Borough with low overall crime levels	Percentage of community with high level of worry about crime. Opinion Surveys of Local Residents	Planning policy contributes to reducing crime and the fear of crime by ensuring that new buildings have design features that reduce the incidence of crime and promote feelings of security. The Supplementary Planning Document provides further detailed guidance on how to achieve the aims of the planning policy.	+	+	++	This policy option has a positive impact on reducing crime and the fear of crime. The guidance in the Supplementary Planning Document will assist planning policies to achieve a greater positive impact. <u>Recommendation:</u> Prefer option to provide design guidance in the	Opinion Surveys of Local Residents

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 2: PROVIDE GUIDANCE IN RESIDENTIAL DEVELOPMENT STANDARDS SUPPLEMENTARY PLANNING DOCUMENT					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
							Supplementary Planning Document aimed at reducing crime and the fear of crime	
Environmental Sustainability Objectives:								
Enhance the urban environment	No baseline or targets	No indicators	The policies in the Lewisham Unitary Development Plan provide general policies on urban design and housing amenity that are design to enhance the urban environment. The SPD provides specific advice as to how to enhance the urban environment in the case of smaller residential developments	+++	+++	+++	This policy option has a strongly positive effect on the enhancement of the urban environment. The addition of Supplementary Planning Guidance will add to this effect.	Planning Applications commented upon by Design Panels
Facilitate the Repair and Re-use of Buildings	No baseline or targets	Number of Planning Applications concerned with the conversion of houses into flats, and with	The policies in the UDP act to control the number of conversions of houses into flats by providing a lower size limit below which a houses may not be converted, and set out standards for the design of	+	+	++	Supplementary Planning Guidance will give more advice on how to achieve the repair and re-use of buildings. <u>Recommendation:</u>	Monitoring Planning Applications as part of the Annual Monitoring Report

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 2: PROVIDE GUIDANCE IN RESIDENTIAL DEVELOPMENT STANDARDS SUPPLEMENTARY PLANNING DOCUMENT					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
		extensions to housing	building extensions. The policies therefore have a neutral effect n facilitating the repair and re-use of buildings. Supplementary Planning Guidance provides advice on how to achieve the re-use and repair of buildings.				Prefer the option to provide design guidance in the Supplementary Planning Document aimed facilitating the repair and re-use of buildings	
Maximise the use of land consistent with maintaining amenity	Residential Density – Habitable Rooms per Hectare	Density – habitable rooms per hectare of new residential development	The policies in the Unitary Development Plan provide policies on housing density in sustainable Living Areas and also in general residential areas. They also protect residential amenity	++	++	++	The current UDP policies perform this function. The proposed Supplementary Planning Guidance provides detailed advice as to how to preserve residential amenity. <u>Recommendation:</u> Prefer option in favour of design guidance in the Supplementary Planning Document	Monitor density of new development as part of Annual Monitoring Report
Preserve the green elements of	No baseline or target	No indicators	The policies in the Unitary Development Plan give guidance on the requirements	++	++	++	The current UDP policies perform this function. The	Via the Annual Monitoring Report

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 2: PROVIDE GUIDANCE IN RESIDENTIAL DEVELOPMENT STANDARDS SUPPLEMENTARY PLANNING DOCUMENT					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
the built environment and promote biodiversity			for landscaping as part of new development.				Residential Development Standards SPD repeats this policies advice. <u>Recommendation:</u> Include advice in Supplementary Planning Document	
Sustainable Construction and Design	No current baseline or targets	No indicators	The policies in the Lewisham Unitary Development Plan provide guidance on ways of achieving sustainable design and construction	+	++	+++	Further information in the SPD should result in more developments achieving sustainability. <u>Recommendation:</u> Rejection of this option in favour of further information in the Supplementary Planning Document	
Development and Mitigation of Flood Risk	No current baseline or target	Nos. of developments taking place in the Flood Plain	Policies in the Unitary Development Plan control development in the flood plain	+	++	+++	The Residential Development Standards SPD by including further advice on how flood	Via the Annual Monitoring Report

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 2: PROVIDE GUIDANCE IN RESIDENTIAL DEVELOPMENT STANDARDS SUPPLEMENTARY PLANNING DOCUMENT					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
							risk assessments will be conducted, and mitigation measures should act to ameliorate the effects of flood risk. <u>Recommendation:</u> Rejection of this option in favour of further information in the Supplementary Planning Document.	
Increase Energy Efficiency and use of Renewables	Target: 10% of new development referable to the Mayor to include	% of new residential development including energy efficiency and renewable energy measures	The Policies in the Unitary Development Plan encourage energy efficiency and the use of renewable energy	+	++	++	The Residential Development Standards SPD by including further advice on this subject should result in a greater number of developments incorporating these measures <u>Recommendation:</u> Provide Guidance in Residential Development	Via the Annual Monitoring Report

Sustainability Objective	Baseline & Target	PREDICTED EFFECTS OF POLICY OPTION 2: PROVIDE GUIDANCE IN RESIDENTIAL DEVELOPMENT STANDARDS SUPPLEMENTARY PLANNING DOCUMENT					Assessment & Recommendation	Monitoring
		Indicator	Nature of Effect	Short Term	Medium Term	Long Term		
							Standards SPD .	

12. FUTURE WORK AND CONCLUSION

Section 1.6 of this document outlined the full process involved with undertaking a sustainability appraisal of the Residential Development Standards SPD. This draft final Sustainability Appraisal report will be available for public consultation alongside the Residential Development Standards SPD. The final Sustainability Appraisal report has been amended to reflect comments received and adopted by the Council as evidence that the Residential Development Standards SPD conforms to the sustainability objectives addressed in this report.

**APPENDIX 1
REVIEW OF INTERNATIONAL / EUROPEAN
PLANS AND PROGRAMMES**

DOCUMENT	AIMS / OBJECTIVES	REQUIREMENTS	ISSUES
The Johannesburg Declaration on Sustainable Development	Commitment to sustainability principles and the sustainable development agenda agreed at Rio de Janeiro Earth Summit in 1992.	Given effect through national sustainable development plans and programmes.	Sustainable development to be a constant reference point for developing the plan.
The Kyoto Agreement	The key aim is to limit and/or reduce the emissions of greenhouse gases.	Reduce greenhouse gas emissions by 5% of 1990 levels, 2008 – 2012. Given effect through national climate change plans and programmes.	Reducing greenhouse gas emissions should be built into the sustainability objectives.
European Sustainable Development Strategy	Derived from the EU 6 th Environmental Action Programme. Focuses on the need to limit climate change and increase use of clean energy, address threats to public health, combat poverty and social exclusion, address the ageing society, manage natural resources better, and improve transport and land use management.	This wide ranging strategy is given effect through National, regional, and local plans and programmes.	Reinforces need to ensure plan promotes sustainable development. Doing a Sustainability Appraisal a key tool to implement this strategy.
European Spatial Development Perspective	Sustainable development of the European Union, balancing competitiveness with economic and social cohesion, conservation and management of natural resources and the cultural heritage.	Requires that goals to be pursued simultaneously in all regions of EU.	Principally relates to sustainable development reinforcing this theme throughout the development of the plan.
European Directive	Requires that a sustainability appraisal	Given effect through UK	SEA to be pursued through

DOCUMENT	AIMS / OBJECTIVES	REQUIREMENTS	ISSUES
2001/42/EC (SEA Directive)	should be undertaken.	regulations (The Environmental Assessment of Plans & Programmes Regulations 2004) and Planning Policy Statement 12.	the Sustainability Appraisal process as required by PPS12.
European Directive 92/43/EEC (& 97/62/EC) on the conservation of natural habitats and of wild fauna and flora.	To conserve flora and fauna and natural habitats of EU importance. Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats.	Given effect through National, regional and local conservation and biodiversity strategies.	Plan to protect and enhance habitats and flora and fauna.
European Directive 79/409/EEC	Preservation, maintenance or restoration of sufficient diversity and area of habitats in order to conserve all species of birds.	Biodiversity plans and programmes at the National, regional and local level give effect to this.	Plan to protect and enhance habitats and flora and fauna.
European Directive 2000/14/EC (Noise)	Monitor the problem by drawing up noise maps, inform and consult the public about noise exposure and its effects, and draw up local action plans to reduce noise where necessary and maintain environmental noise where it is good.	Noise maps to form part of the baseline information.	Consider noise issues as part of the baseline information.
European Directive 96/62/EC	Ambient air quality assessment and management.		
European Directive 2000/60/EC (Water Framework Directive)	Framework for Community action in the field of water policy. It requires sustainable water use based on a long-term protection of available water resources, contribution to mitigating the effects of floods and droughts, and ensures the progressive reduction of pollution of groundwater and prevents its further	All inland and coastal waters to reach good ecological and chemical status by 2015. Given effect through National and regional plans and programmes.	Water resources to be a focus of sustainability objectives.

DOCUMENT	AIMS / OBJECTIVES	REQUIREMENTS	ISSUES
	pollution.		
EU Landfill Directive	To prevent or reduce as far as possible negative effects on the environment, in particular the pollution of surface water, ground water, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from the land-filling of waste, during the whole life-cycle of the landfill.	Given effect through National and regional plans and programmes.	Waste management to be a key focus of the plan.
EU Directive 1966/62/EC (Ambient Air Quality and Management)	Establishes mandatory standards for air quality. Sets limits and guides values for sulphur and nitrogen dioxide, suspended particulates and lead in air.	Given effect through National plans and programmes.	Air quality to be a sustainability objective.
EU Community Biodiversity Strategy	Developed around the four themes of conservation and sustainable use of biological diversity, sharing benefits arising out of the utilisation of genetic resources, research, identification and monitoring of information, and education, training and awareness.	Given effect through National, regional and local conservation and biodiversity strategies.	Highlights importance of the Annual Monitoring Report to provide information.

<p>APPENDIX 2 FINAL S.A APPRAISAL REPORT CONTENTS PAGE</p>
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Structure of Report	Information to include
Components making up the Environmental Report	Table sign-posting the components of the SA report which make up the Environmental Report for the purposes of the SEA Directive
Summary and outcomes	<ul style="list-style-type: none"> ▪ non-technical summary ▪ statement on the difference the process has made ▪ how to comment on the report
Appraisal methodology	<ul style="list-style-type: none"> ▪ approach adopted to the SA ▪ when the SA was carried out ▪ who carried out the SA ▪ who was consulted, when and how
Background	<ul style="list-style-type: none"> ▪ purpose of the SA and the SA Report ▪ Plan objectives and outline of contents ▪ Compliance with the SEA Directive/Regulations
Sustainability objectives baseline and context	<ul style="list-style-type: none"> ▪ Links to other strategies, plans and programmes and sustainability objectives ▪ Description of the social, environmental and economic baseline characteristics and the predicted future baseline ▪ Difficulties in collecting data and limitations of the data ▪ The SA framework, including objectives targets and indicators ▪ Main social, environmental and economic issues and problems identified
Plan issues and options	<ul style="list-style-type: none"> ▪ Main strategic options considered and how they were identified ▪ comparison of the social, environmental and economic effects of the options ▪ How the social, environmental and economic issues were considered in choosing the preferred options ▪ Other options considered and why these were rejected ▪ Proposed mitigation measures

Plan policies	<ul style="list-style-type: none"> • Significant social, environmental and economic effects of the preferred policies • How social, environmental and economic problems were considered in developing the policies • Proposed mitigation measures • Uncertainties and risks
Implementation	<ul style="list-style-type: none"> • Links to other tiers of plans and programmes and the project level • Proposals for monitoring

APPENDIX 3: UDP POLICIES ISSUES REVIEW

POLICY No.	POLICY SUMMARY	ISSUES - FOR CORE STRATEGY	ISSUES –FOR D.C POLICIES & SUPPLEMENTARY PLANNING DOCUMENT
	CHAPTER 2: URBAN DESIGN AND CONSERVATION		
STR. URB1	To create a built environment through new development and alterations to existing buildings that are well designed, safe to use and accessible to all.	Well designed, safe and accessible urban environment	.
STR. URB4	To protect the best in our environment and enhance and improve the environment in areas of the Borough where social and environmental conditions are poorest	Enhance and improve environment of the borough	
STR. URB5	To respect the special character of the River Thames and Deptford Creek and to improve the vitality, urban design and environmental	Improve the Thames and Deptford Creek environment and respect its special character	

POLICY No.	POLICY SUMMARY	ISSUES - FOR CORE STRATEGY	ISSUES -FOR D.C POLICIES & SUPPLEMENTARY PLANNING DOCUMENT
	quality of the River, its foreshore and its adjoining areas.		
URB 1	Development Sites and Key Development Sites	Improve overall image of the borough. Seek high quality of design on key development sites	Design statements for significant new developments
URB 3	Urban Design	Improve urban design quality of the Borough.	<ul style="list-style-type: none"> ➤ high standard of design ➤ ensure scale, mass etc complementary ➤ large unlandscaped areas of parking and servicing ➤ height ➤ building frontages ➤ public routes and pedestrian access to surrounding facilities ➤ building materials ➤ design details and boundary treatments ➤ visual interest at ground level ➤ retention and refurbishment of existing buildings ➤ local distinctiveness ➤ energy efficiency
URB 4	Designing out Crime	Reduction of crime and fear of crime by design.	<ul style="list-style-type: none"> ➤ security in new developments ➤ overlooking ➤ definition of private space ➤ unassigned pockets of land ➤ lighting ➤ active frontages to face public realm ➤ conformity to BS8220 b
URB 6	Alterations and Extensions		<p>Criteria policies for alterations and extensions to buildings</p> <ul style="list-style-type: none"> • Enclosure of pipework and mechanical equipment within building envelope

POLICY No.	POLICY SUMMARY	ISSUES - FOR CORE STRATEGY	ISSUES -FOR D.C POLICIES & SUPPLEMENTARY PLANNING DOCUMENT
			<ul style="list-style-type: none"> • patterns of existing doors and windows • Setback from rest of building • Respect form and detailing of original • matching materials • obtrusive impacts
URB7	Access to Buildings for People with Disabilities	Environment to provide accessibility to all	<ul style="list-style-type: none"> ➤ all new development open to the public to provide access for people with disabilities
URB12	Landscape and Development	High quality building settings vital to good urban design Nature conservation/Biodiversity Trees	<ul style="list-style-type: none"> ➤ Landscape proposals for areas not occupied by buildings ➤ landscape appraisals/retention of site features/species of nature conservation interest ➤ replacement tree planting ➤ loss of trees ➤ refecction of local biodiversity ➤ sustainable urban drainage techniques
URB13	Trees	Protection of natural elements of the environment Numbers of trees in the borough	<ul style="list-style-type: none"> ➤ Tree Preservation Orders ➤ planning conditions to plant new trees ➤ loss of trees and replanting programmes
URB15	Conservation Areas	Programme of Conservation Area declaration	Special Guidance for Conservation Areas
URB16	New Development, Changes of Use and Alterations to Buildings in Conservation Areas	Preserve or enhance the character or appearance of Conservation Areas	<ul style="list-style-type: none"> ➤ character of new development and/or extensions ➤ compatibility of changes of use ➤ detailed applications for development ➤ boundary and landscaping features ➤ street furniture and paving materials ➤ alterations to unlisted

POLICY No.	POLICY SUMMARY	ISSUES - FOR CORE STRATEGY	ISSUES -FOR D.C POLICIES & SUPPLEMENTARY PLANNING DOCUMENT
			buildings
ENV. PRO 15	Sustainable Surface Water Drainage in New Development	Use of Sustainable Water Drainage.	Use of Sustainable Water Drainage.
ENV PRO 17	Management of the Water Supply	Prevent depletion or reduction in quality of future water supplies. Water use efficiency	Adequate foul and surface water drainage capacity, being environmentally acceptable.
ENV. PRO 18	Electricity Generation	Avoid Environmental effects of Electricity Generation schemes.	Criteria to consider for applications of Electricity Generation schemes (listed).
ENV. PRO 19	Energy Efficiency	Energy and natural resource efficiency.	Energy efficiency and natural resource conservation through design, orientation, density and location.
ENV. PRO 20	Renewable Energy	Renewable energy.	Renewable energy schemes.
STR. HSG2	To protect and enhance the character and amenity of residential areas, while providing for higher density in defined Sustainable Living Areas.	Protect and enhance the character and amenity of residential areas. Higher densities in Sustainable Living Areas.	
STR. HSG3	To ensure a mix and balance of residential provision to ensure a full range of identified housing need including single people, families of different sizes, persons with special needs and affordable housing.	Meet housing need. Provide sufficient affordable housing to meet needs.	Providing housing for a range of households, household sizes and affordable housing.
STR. HSG4	To make provision for at least 8,400	Providing sufficient housing to meet needs.	Site allocations to meet housing provision.

POLICY No.	POLICY SUMMARY	ISSUES - FOR CORE STRATEGY	ISSUES -FOR D.C POLICIES & SUPPLEMENTARY PLANNING DOCUMENT
	dwellings in the period 1992 and 2006 and to recognise the likely need for a minimum of 11,178 new residential units in the period 1997 to 2016.		
HSG4	Residential Amenity	Improve and safeguard residential amenity.	Residential Development Standards including: - <ul style="list-style-type: none"> ➤ siting of new development; ➤ landscaping; ➤ design; ➤ gardens; ➤ conservation; ➤ character; ➤ community facilities; ➤ open space; ➤ transport in residential areas.
HSG5	Layout and Design of New Residential Development	Quality of new residential development.	Residential development standards including : - <ul style="list-style-type: none"> ➤ privacy, outlook, natural lighting, amenity space; ➤ Parking; ➤ Energy efficiency; ➤ Accessibility.
HSG7	Gardens		Residential Development Standards – open space. Retention of ecological important features in new housing.
HSG8	Backland and In-Fill Development	Backland and in-fill development.	Residential Development Standards (Backlands) including: - <ul style="list-style-type: none"> ➤ gardens; ➤ design; ➤ privacy.
HSG9	Conversion of Residential Property	Conversions of existing residential properties.	Residential Development Standards (Conversions) - <ul style="list-style-type: none"> ➤ minimum floorspace; ➤ amenity; ➤ character; ➤ parking; ➤ existing use; ➤ garden / private open space.
HSG	Conversion of	Conversions of non-	Residential Development

POLICY No.	POLICY SUMMARY	ISSUES - FOR CORE STRATEGY	ISSUES -FOR D.C POLICIES & SUPPLEMENTARY PLANNING DOCUMENT
10	Office and other Commercial Space to Residential Accommodation	residential property (linked to PPS3 requirements to convert to housing unneeded employment and commercial land) Live / Work Developments	Standards (Conversions) Residential Development Standards (Live / Work)
HSG 11	Conversion of Space Above Shops to Residential Accommodation	Conversions of non-residential property.	Residential Development Standards (Conversions) including:- <ul style="list-style-type: none"> ➤ conflicts with existing land uses; ➤ access; ➤ environmental quality; ➤ parking; ➤ safety standards.
HSG 12	Residential Extensions	Residential Extensions	Residential Development Standards (Residential Extensions) including: - <ul style="list-style-type: none"> ➤ functional requirements; ➤ external space for recreation and domestic purposes; ➤ privacy; ➤ amenity; ➤ urban design; ➤ special needs accommodation (e.g. large families, the elderly, those in need of care).
HSG 16	Density	Locations for Higher Densities	Housing – Density
HSG 17	Sustainable Living Areas	Locations for higher densities and flexible residential development standards.	Residential Development Standards, including: - <ul style="list-style-type: none"> ➤ locations for flexible standards.
HSG 18	Special Needs Housing	Provision of short and long stay supported accommodation.	
HSG 19	Housing in Multiple Occupation	Modification of housing in multiple occupation to achieve greater self-containment.	
TRN 15	Provision for cyclists and walkers.	Convenient, safe and secure cycle and pedestrian facilities.	Convenient, safe and secure cycle and pedestrian facilities.
TRN 16	Developing pedestrian and cycle networks.	Status of Strategic Cycle Network and Strategic Walking routes.	Safe, convenient and pleasant pedestrian and cycle routes.

POLICY No.	POLICY SUMMARY	ISSUES - FOR CORE STRATEGY	ISSUES -FOR D.C POLICIES & SUPPLEMENTARY PLANNING DOCUMENT
TRN 17	Protecting cyclists and pedestrians.	Cyclists and pedestrian safety (including people with disabilities).	Needs and safety of cyclists and pedestrians (including people with disabilities).
TRN 24	Car free residential development.	Car free residential development. Access to public transport.	Access to public transport. Adverse impacts on on-street parking.
TRN 25	Off-street parking for residential conversions.	Off-street parking for residential conversions.	Off-street parking for residential conversions.
TRN 27	Car parking standards.	Car parking standards.	Need for off street parking (including disabled needs).
TRN 28	Motorcycle parking.	Motorcycle parking provision.	Need for motorcycle parking.