

**SUSTAINABILITY APPRAISAL**  
LEWISHAM TOWN CENTRE AREA ACTION PLAN

The London Borough of Lewisham  
April 2007



# Executive Summary

This report sets out the Sustainability Appraisal of the Lewisham Town Centre Area Action Plan, Preferred Options report. Sustainability Appraisal of Development Plan Documents is a requirement of the 2004 Planning and Compulsory Purchase Act.

**Lewisham Town Centre** is in a dynamic and strategic location in southeast London. The town centre is especially well connected to central London by rail and DLR and has developed as an important retail and service centre, centred on the historic street market, and the Riverdale Shopping Centre.

The following **key area objectives for the plan** have been proposed, as follows:

- **Theme 1 – Housing:** To make a significant contribution to the provision of high quality housing in the heart of Lewisham town centre, of a range of unit size, mix and tenure type; and, in line with the Core (Spatial) Strategy, to meet housing need, deliver an appropriate level of affordable housing, and implement sustainable patterns of housing development with highest densities focused at highly accessible public transport interchanges.
- **Theme 2 – Retail and town centre status:** To support and improve the vitality and viability of Lewisham town centre, with a view to achieving Metropolitan status.
- **Theme 3 – Urban Design:** To promote sustainable construction and a design-led approach to new development in Lewisham Town Centre, whilst protecting and enhancing existing historic assets.
- **Theme 4 – Employment:** To support an appropriate supply of employment generating uses and sites within the town centre and to promote mixed use development.
- **Theme 5 – Open space/recreation:** To maintain, protect and improve the supply of open space within the town centre, and to incorporate recreational and open space within new developments.
- **Theme 6 – Transport:** To encourage more sustainable patterns of transport development, reduce the need for private car travel and provide high levels of accessibility in Lewisham Town Centre.
- **Theme 7 – Environment:** To protect and enhance nature conservation and biodiversity of the Town Centre and support the principle of environmentally sustainable development at the local scale.
- **Theme 8 – Leisure and community:** To support Lewisham Town Centre in becoming a more accessible and socially inclusive place with adequate provision of community and leisure facilities.
- **Theme 9 – Implementing and monitoring the AAP:** To develop an AAP which responds to local and strategic context.

Consultants Urban Practitioners were appointed to prepare the Lewisham Town Centre Area Action Plan. The Sustainable Development Group of consultants Faber Maunsell was appointed to undertake a Sustainability Appraisal and the exercise began in February 2005.

The Communities and Local Government (CLG) summarises **the aim of Sustainability Appraisal** as follows:

*“The purpose of sustainability appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation*

*of...new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).<sup>1</sup>*

In terms of a **definition of sustainable development**, Securing the Future<sup>2</sup>, the government's new sustainable development strategy for the UK, states that sustainable development:

*“aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations”.*

**The UK sustainable development strategy** is based on five principles – the first three are particularly relevant at the local level in the UK. These five principles help to define and understand the sustainability agenda:

- Living Within Environmental Limits;
- Ensuring a Strong, Healthy and Just Society;
- Achieving a Sustainable Economy;
- Promoting Good Governance;
- Using Sound Science Responsibly.

The **Sustainability Appraisal of the Lewisham Town Centre Area Action Plan** aims to ensure that as far as possible the plan contributes to sustainable development locally and globally.

The **first phase of the Sustainability Appraisal** was to gather information and to establish the key sustainability issues for the Lewisham Town Centre Area, while also reflecting broader concerns and priorities (e.g. at the regional, national and international level). Consultation to get local views on sustainability issues for Lewisham Town Centre was undertaken by Urban Practitioners as part of wider consultation. The consultation undertaken during the preparation of the Area Action Plan is described in a separate report prepared by Urban Practitioners.

Based on the information gathered in the first phase, a **Sustainability Appraisal Scoping Report was prepared**. The scoping report included:

- The other plans, programmes and objectives relevant to the plan, with information on synergies or inconsistencies;
- Baseline information, either already collected or still needed, with notes on sources and difficulties encountered;
- Social, environmental, and economic issues identified;
- The proposed Sustainability Appraisal Framework, including the sustainability appraisal objectives and indicators (and targets where these are proposed), and an explanation of how they were chosen;
- Proposals for the structure and level of detail of the SA Report.

The scoping report set out the key sustainability issues that should be addressed during the preparation and implementation of the Lewisham Town Centre Area Action Plan and showed how these issues were determined. **The key sustainability issues for Lewisham Town Centre** are summarised in Section 4.3 of this report.

The findings regarding the key sustainability issues for Lewisham Town Centre, as presented in the Scoping Report, were fed into the plan preparation process.

The Scoping Report also proposed a framework for the ongoing sustainability appraisal. The **Sustainability Appraisal Framework** is based on a set of sustainability objectives, most of which have associated indicators. The purpose of the indicators is to allow the council and stakeholders to judge over time whether progress is being made towards meeting the objectives. For some objectives there are also relevant targets. Usually achieving an objective at Lewisham Town Centre will not be enough in itself to ensure that a related target is met, but

<sup>1</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development. CLG (formerly ODPM). November 2005 [www.communities.gov.uk/index.asp?id=1161341](http://www.communities.gov.uk/index.asp?id=1161341)

<sup>2</sup> Securing the Future – delivering UK sustainable development strategy. The Stationery Office Cm 6467. March 2005 [www.sustainable-development.gov.uk](http://www.sustainable-development.gov.uk)

successfully addressing sustainability issues at Lewisham Town Centre can contribute to addressing Lewisham's sustainability issues and meeting local, regional and national targets.

A **consultation process on the Sustainability Appraisal Scoping Report** was also undertaken. The report was sent to four statutory consultation bodies and local organisations for comment. The responses were reviewed and taken into account where possible. As a result there have been some changes to the sustainability objectives and the Sustainability Appraisal Framework.

The **sustainability objectives** used for the appraisal set out in this report are as follows:

Ref	Topic	Sustainability Appraisal Objectives
Soc1	Affordable homes	To increase the provision of high quality affordable homes with good connectivity to public transport
Soc2	Decent homes	To increase the provision of housing that meets decent homes standards
Soc3	Access to river	To increase recreational access to the Quaggy and Ravensbourne rivers
Soc4	Community facilities	To increase the provision of accessible and inclusive everyday facilities
Soc5	Heritage	To protect and enhance heritage buildings
Soc6	Culture	To protect and enhance cultural diversity
Soc7	Crime	To reduce crime levels in the town centre
Soc8	Education	To increase access to lifelong learning
Soc9	Social inclusion	To improve access to amenities for vulnerable members of the community.
Soc10	Road safety	To improve pedestrian safety in the town centre
Soc11	Health	To improve inclusive access to local healthcare facilities
Soc12	Noise	To reduce noise from road traffic, construction and industry
Soc13	Open space	To increase the quality and provision of publicly accessible open spaces
Env1	Flood Risk	To manage the risk of flooding (including climate change) and reduce its effects.
Env2	Sustainable transport	To reduce dependency on private cars
Env3	Renewable energy	To increase on-site renewable energy provision
Env4	Energy efficiency	To increase the energy efficiency performance of existing buildings
Env5	Waste and recycling	To increase the amount of waste recycling
Env6	Water use	To provide sustainable sources of water
Env7	Air quality	To improve air quality
Env8	Biodiversity	To value, protect and enhance biodiversity
Env9	Water environment	To protect, manage and enhance the Rivers and associated habitats
Eco1	Retail offer	To increase the diversity of the retail offer
Eco2	Evening economy	To encourage a vibrant, well-managed evening economy
Eco3	Local business	To increase density of local business
Eco4	Employment opportunities	To increase access to local employment

The **compatibility of AAP objectives with the sustainability objectives**, as far as possible, was checked as part of the Sustainability Appraisal process and the results of this check can be found in the main report. The sustainability objectives that are the basis of the Sustainability Appraisal Framework are distinct from the Area Action Plan objectives. There are some potential conflicts between plan objectives and sustainability objectives, but these were largely addressed by the draft plan policies in the Preferred Options report.

**The main tasks in the sustainability appraisal** since the publication of the scoping report have been to feed into the plan preparation process the results of assessments of the relative effects of the policy options considered and then to assess the effects of the plan policies once a preferred option was selected. The assessment of options is included in the main report and the results of the sustainability appraisal of the preferred options are summarised in the table at the end of this summary.

The draft **Area Action Plan sets out 48 draft policies**, (and 31 site specific sub-policies) which are shown in full in the main report.

**Significant negative effects of the plan policies** have been predicted in relation to:

- Noise pollution; and
- Waste minimisation

And other negative effects of the plan policies have been predicted in relation to:

- Water use,
- Air Quality, and
- Employment.

The main report explains why these significant effects have been predicted and proposes the following mitigation measures:

Ref	Topic	Mitigation / Comments
Soc12	Noise	<p>The impacts of increased noise can be limited (by controlling when noise and vibration occur, for how long and at what levels) but not entirely eliminated. Unnecessary noise and vibration can be prevented by strict enforcement.</p> <p>Proposals:</p> <ul style="list-style-type: none"> <li>• Current noise levels should be surveyed to establish the current situation. Noise levels should be monitored adjacent to sensitive sites (e.g. dwellings and offices) during development works.</li> <li>• Developers should be asked at the planning stage to draw up a plan for mitigating noise impacts on sensitive sites including, for example: routing construction traffic away from sensitive sites; agreeing neighbourly site working schedules; noise monitoring during works; careful choice of plant to minimise noise on site; choice of lower noise construction techniques (e.g. for piling); plans for liaising with local stakeholders and responding to complaints.</li> <li>• The timing of different works, including works outside the plan area should be considered when assessing potential noise and disruption and planning mitigation.</li> </ul>
Env5	Waste and recycling	<p>There would be short to medium-term impacts from construction activities that would have to be minimised through the implementation of Construction Site Management Plans.</p>
Env6	Water use	<p>New development will inevitably lead to an increase in water use. Water efficiency can be achieved through the implementation of appropriate measures in developments.</p>

Ref	Topic	Mitigation / Comments
Env7	Air quality	There will be short to medium term impacts from construction activities, but measures to promote sustainable transport and the creation of additional open spaces should be beneficial in the long term
Eco4	Employment opportunities	There will be positive effects in the short to medium term with employment generated from the construction industry. The long term effects will depend on the type of retail and commercial uses to be developed.

Overall the sustainability appraisal process has served to clarify the key sustainability issues and to outline the wider sustainability agenda. Some issues which are pressing locally and nationally – e.g. waste arising from homes and businesses – are difficult to address directly in terms of spatial policies in the Area Action Plan. The Sustainability Appraisal process will ensure that the effects of the plan on such issues are monitored. The inclusion of appropriate sustainability objectives in terms of “development principles” for Lewisham Town Centre will ensure that these issues are on the planning agenda during implementation of the plan.

**Following the publication of this Sustainability Appraisal Report**, the Sustainability Appraisal will continue to inform and develop in step with production of the Area Action Plan as follows:

- Consultation on the Sustainability Appraisal Report (coinciding with consultation on the draft Area Action Plan);
- Monitoring and Review.

The table on the following page shows a summary of the assessment of the effects of the plan policies against the sustainability objectives.

Assessment of the Impacts of the Preferred Policies in the Area Action Plan												
ASO	Sustainability Objective	Short Term	Long Term	Housing	Shopping & Town Centre	Urban Design	Employment	Open Space	Transport	Environment	Community & Leisure	Implementation
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	YY	YY	yy	y	?	?	-	-	-	-	-
Soc2	To increase the provision of housing that meets decent homes standards	YY	YY	yy	y	y	y	-	-	-	-	-
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	YY	YY	-	y	yy	-	yy	y	yy	-	yy
Soc4	To increase the provision of accessible and inclusive everyday facilities	Y	Y	-	y	y	y	y	y	y	yy	yy
Soc5	To protect and enhance heritage buildings	N	N	n	n	y	n	-	-	-	-	-
Soc6	To protect and enhance cultural diversity	?	?	y	-	?	-	-	-	-	y	?
Soc7	To reduce crime levels in the town centre	YY	YY	y	yy	yy	-	?	-	-	-	-
Soc8	To increase access to lifelong learning	Y	?	-	-	?	?	-	-	-	yy	y
Soc9	To improve access to amenities for vulnerable members of the community.	?	?	?	-	?	-	-	y	-	?	?
Soc10	To improve pedestrian safety in the town centre	Y	Y	y	-	y	-	-	y	-	?	y
Soc11	To improve inclusive access to local healthcare facilities	?	?	?	?	?	?	-	-	-	y	y
Soc12	To reduce noise from road traffic, construction and industry	NN	N	n	n	n	n	-	n	-	?	?
Soc13	To increase the quality and provision of publically accessible open spaces	YY	YY	y	y	y	-	yy	-	yy	-	y
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	Y	Y	-	n	y	-	y	-	yy	-	-
Env2	To reduce dependency on private cars	Y	Y	y	?	y	-	-	yy	-	y	y
Env3	To increase on-site renewable energy provision	?	?	?	?	?	?	-	-	-	?	?
Env4	To increase the energy efficiency performance of existing buildings	Y	?	?	y	?	y	-	-	-	?	?
Env5	To increase the amount of waste recycling	N	?	n	n	y	n	-	-	-	n	n
Env6	To provide sustainable sources of water	N	?	n	n	y	n	-	-	-	n	n
Env7	To improve air quality	N	?	n	n	y	?	y	y	y	?	?
Env8	To value, protect and enhance biodiversity	Y	Y	-	-	y	-	y	-	yy	-	-
Env9	To protect, manage and enhance the Rivers and associated habitats	YY	YY	-	n	y	-	yy	y	yy	-	-
Eco1	To increase the diversity of the retail offer	YY	YY	y	yy	y	y	-	y	-	y	-
Eco2	To encourage a vibrant, well-managed evening economy	Y	YY	-	yy	-	-	-	-	-	y	-
Eco3	To increase density of local business	Y	YY	y	yy	y	?	-	-	-	y	-
Eco4	To increase access to local employment	Y	?	y	y	y	nn	-	-	-	y	y

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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# Sustainability Appraisal - Lewisham AAP

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# 1 Lewisham Town Centre Area Action Plan and the Sustainability Appraisal Report

This report sets out the Sustainability Appraisal of the Lewisham Town Centre Area Action Plan, Preferred Options report. Sustainability Appraisal of Development Plan Documents is a requirement of the 2004 Planning and Compulsory Purchase Act.

## 1.1 Introduction to Lewisham

Lewisham is an inner London Borough covering around 14 square miles, located in south east London. It is a vibrant and diverse Borough, home to more than 240,000 people. It is in a dynamic and strategic location and designated as a Major Centre within the London Plan. **Lewisham Town Centre** is especially well connected to central London by rail and DLR and has developed as an important retail and service centre, centred on the historic street market, and the Riverdale Shopping Centre.

## 1.2 The Area Action Plan and Local Development Framework

The preparation of a **Sustainability Appraisal for the draft Lewisham Town Centre Area Action Plan** is part of the process prior to its adoption as a Local Development Document. Area Action Plans, like this one being prepared for Lewisham Town Centre are Development Plan Documents. Development Plan Documents are one of a number of types of Local Development Documents that make up the Local Development Framework. A number of documents and studies set the scene for the preparation of the Area Action Plan.

## 1.3 Sustainability Appraisal of the Lewisham Town Centre Area Action Plan

Faber Maunsell's Sustainable Development Group has been appointed by Lewisham Borough Council to assist them in preparing a Sustainability Appraisal for the Lewisham Town Centre Area Action Plan.

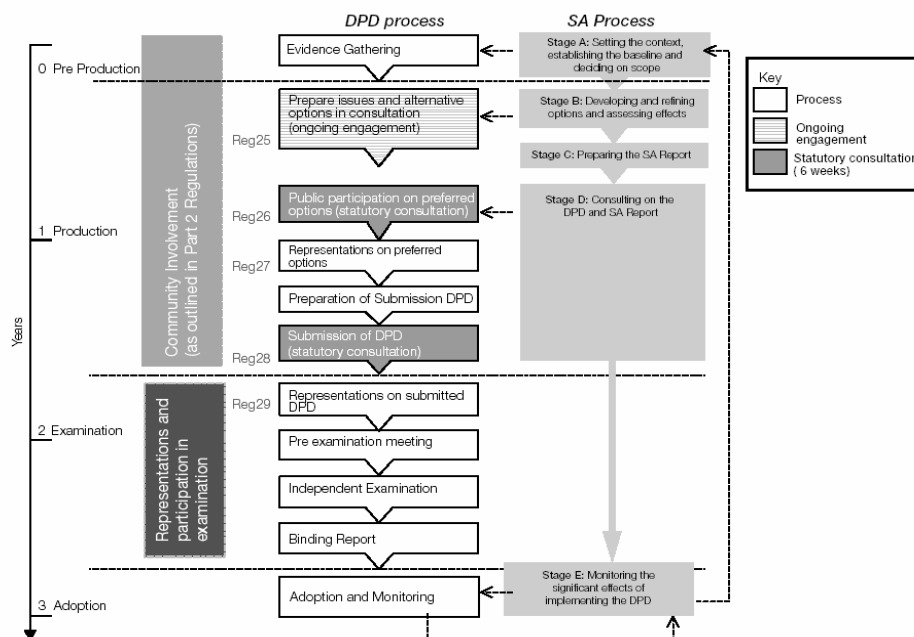


Figure 1: Development Plan Document preparation and associated Sustainability Appraisal process<sup>3</sup>.

<sup>3</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. CLG (formerly ODPM). November 2005 [www.communities.gov.uk/index.asp?id=1161341](http://www.communities.gov.uk/index.asp?id=1161341)

Figure 1 shows the overall process of preparing a Development Planning Document and the associated Sustainability Appraisal process. This Sustainability Appraisal Report corresponds to the result of Stage C of the appraisal process. The Sustainability Appraisal Report includes the following:

- A non-technical summary of the Sustainability Appraisal to support public consultation;
- Details of when the appraisal was carried out, by whom, and who was consulted;
- The plan objectives;
- The other plans, programmes and objectives relevant to the plan;
- Baseline information, already collected or still needed, with notes on sources;
- Social, environmental, and economic issues identified as a result of the work undertaken;
- The SA Framework, including the suggested SA objectives and indicators (and targets where these are proposed), and how they were chosen;
- The strategic options considered and how they were identified;
- Comparison of the social, environmental and economic effects of the options and an explanation of the appraisal methodology;
- How social, environmental and economic issues were considered in choosing the preferred options;
- An assessment of the preferred options against the sustainability appraisal objectives; and
- Proposed mitigation measures.

## 2 Background to Sustainability Appraisal

This section sets out the background to Sustainability Appraisal including the purpose, methodology and steps in the process.

### 2.1 Sustainability Appraisal and the SEA Directive

Sustainability Appraisal of Development Plan Documents is a requirement of the 2004 Planning and Compulsory Purchase Act. The provisions for Sustainability Appraisal in the Act are distinct from the requirements of “Directive 2001/42/EC of the European Parliament and of the Council...on the assessment of the affects of certain plans and programmes on the environment”, known as the SEA (Strategic Environmental Assessment) Directive. The SEA Directive is implemented in UK legislation by the SEA Regulations.

This Sustainability Appraisal is being undertaken with reference to the guidance on Sustainability Appraisal published by the Communities and Local Government (formerly Office of the Deputy Prime Minister). This guidance “is intended to ensure that Sustainability Appraisals meet the requirements of the SEA Directive, and...widens the Directive’s approach to include social and economic as well as environmental issues.”

The Sustainability Appraisal of the Lewisham Town Centre Area Action Plan is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive.

This Sustainability Appraisal was started in February 2005 and the process used has been based on the consultation paper<sup>4</sup> (and the interim advice note<sup>5</sup>) that were available at the time. In November 2005, the CLG published the final version of its guidance. As the appraisal was already in process, this report has been based largely on the consultation paper, rather than the final guidance.

#### 2.1.1 Purpose of Sustainability Appraisal

The Communities and Local Government (CLG) summarises the aim of Sustainability Appraisal as follows:

*“The purpose of sustainability appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of...new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).<sup>6</sup>”*

*[It] should:*

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

<sup>4</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, Consultation Paper, September 2004

<sup>5</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, Interim Advice Note on Frequently Asked Questions, April 2005

<sup>6</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. CLG (formerly ODPM). November 2005 [www.communities.gov.uk/index.asp?id=1161341](http://www.communities.gov.uk/index.asp?id=1161341)

## 2.2 The Sustainability Appraisal Methodology

The CLG guidance referred to above describes Sustainability Appraisal as:

*“an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.”*

### 2.2.1 Previous Steps in the Appraisal

Previous to the publication of this Sustainability Appraisal Report, the following stages of the Sustainability Appraisal process were undertaken:

- Gathering of evidence in the period May to June 2005, including:
  - Review of other plans, programmes and objectives
  - Accessing local knowledge and reviewing the results of previous consultation
  - Gathering baseline data
  - Resulting in the publication in May 2005 of a:
- Sustainability Appraisal Scoping Report.

The Scoping Report indicated that the next step in the Sustainability Appraisal process would be the publication of an Initial Sustainability Appraisal and associated consultation. Since the preparation of the Scoping Report, the Communities and Local Government (formerly Office of the Deputy Prime Minister) published an “Interim advice note” answering Frequently Asked Questions about the Sustainability Appraisal process. The document clarified the guidance previously published by the CLG and indicated that:

*“The concept of an “initial Sustainability Appraisal report” may also imply an early draft of the full Sustainability Appraisal report which is not intended.”*

Consequently an Initial Sustainability Appraisal report has not been prepared for the Lewisham Town Centre AAP. Instead, a commentary on the proposed options was prepared to highlight potential conflict or issues and opportunities to strengthen the deliver of the sustainability objectives. This commentary was included in the Issues and Options report prepared by Urban Practitioners in August 2005.

### 2.2.2 Purpose of the Sustainability Appraisal Report

The Sustainability Appraisal Report sets out the results of tasks B and C (see Figure 2 that take place in parallel with the preparation of the draft Area Action Plan.

DPD Stage 2: Production
SA stages and tasks
<p><b>Stage B: Developing and refining options and assessing effects</b></p> <ul style="list-style-type: none"> <li>● <b>B1:</b> Testing the DPD objectives against the SA framework.</li> <li>● <b>B2:</b> Developing the DPD options.</li> <li>● <b>B3:</b> Predicting the effects the DPD.</li> <li>● <b>B4:</b> Evaluating the effects of the DPD.</li> <li>● <b>B5:</b> Considering ways of mitigating adverse effects and maximising beneficial effects.</li> <li>● <b>B6:</b> Proposing measures to monitor the significant effects of implementing the DPDs.</li> </ul>
<p><b>Stage C: Preparing the Sustainability Appraisal Report</b></p> <ul style="list-style-type: none"> <li>● <b>C1:</b> Preparing the SA Report.</li> </ul>
<p><b>Stage D: Consulting on the preferred options of the DPD and SA Report</b></p> <ul style="list-style-type: none"> <li>● <b>D1:</b> Public participation on the preferred options of the DPD and the SA Report.</li> <li>● <b>D2(i):</b> Appraising significant changes.</li> </ul>

Figure 2: Production tasks – stages B – D of Sustainability Appraisal<sup>7</sup>

In terms of the preparation of the Area Action Plan, the Sustainability Appraisal process aims to ensure that the plan addresses the key sustainability issues identified in the previous evidence gathering stage and presented in the Sustainability Appraisal Scoping Report.

The draft plan that has been prepared has been influenced by the key sustainability issues identified in the Scoping Report and the ongoing Sustainability Appraisal process. This Sustainability Appraisal Report shows how options were assessed during the preparation of the plan and assesses the effects of the Preferred Options set out in the draft Area Action Plan.

### 2.2.3

#### *Overall Assessment of the Area Action Plan Against the Sustainability Objectives*

The Sustainability Appraisal assesses overall whether the contribution that the Area Action Plan makes in relation to each of the sustainability objectives is positive, negative, neutral or uncertain. The following symbols are used:

yy	= Significant positive contribution
y	= Positive contribution
-	= Neutral contribution
n	= Negative contribution
nn	= Significant negative contribution
?	= Unknown contribution

### 2.2.4

#### *Assessing and predicting effects*

The overall assessment represented by these symbols is ultimately determined by the judgement of the persons undertaking the appraisal taking into account the available quantitative and qualitative information that has a bearing. The judgement is arrived at by following what should be a repeatable process that is documented as part of the appraisal process. The process involves:

1. **Predicting effects** of the area action plan in relation to each of the sustainability objectives by describing the changes that will arise as a result of implementing the plan.
  - Predict effects of options in relation to “business as usual” and in relation to each other.
  - Describe changes in terms of their
    - magnitude, their
    - geographical scale, the
    - time period over which they will occur, whether they are
    - permanent or temporary,
    - positive or negative,
    - probable or improbable,
    - frequent or rare, and whether or not there are
    - secondary
    - cumulative and/or
    - synergistic effects.
2. **Assessing effects** of the area action plan by determining the significance of the impacts arising from the predicted changes.
  - Determine the significance of an effect e.g. its
    - scale and permanence and the
    - nature and sensitivity of the receptor. It should be noted whether the effect is likely to be
    - positive, negative, neutral or uncertain, and the
    - timescale and significance of the effect – whether it is likely to be
    - short-term or long-term, and whether
    - major or minor. Any
    - cumulative effects should also be identified.

### 2.2.5

#### *Next Steps in the Appraisal*

Following the publication of this Sustainability Appraisal Report, the Sustainability Appraisal will continue as follows:

- Consultation on the Sustainability Appraisal Report (coinciding with consultation on the Area Action Plan Preferred Options);
- Monitoring and Review.



## 2.3 Consultation during Sustainability Appraisal

Planning Policy Statement 1 sets out the principles that the Government believes should underpin community involvement in the planning process. It is clear that Sustainability Appraisal should also involve the public and time is built into the process for consultation at each stage.

The SEA Directive gives rise to specific requirements for consultation with the public and stakeholders. It requires authorities to consult “the public affected or likely to be affected by, or having an interest in” a plan. It also gives rise to the requirement that authorities which, because of their social, environmental and economic responsibilities, are likely to be concerned by the effects of implementing the plan must be consulted on the scope and level of detail of the information to be included in the SA Report.

In the SEA Regulations the Government has designated four consultation bodies:

- the Countryside Agency,
- English Heritage,
- English Nature, and
- the Environment Agency,

as “authorities with environmental responsibility” (or “consultation bodies”), in relation to the SEA Directive. Additional bodies may be designated as “specific consultation bodies” in the Regional Planning and Local Development Regulations.

The public and the statutory authorities discussed above must be consulted on the plan issues and options – and the sustainability appraisal of these issues and options – at the appropriate time.

### 2.3.1 *Previous consultation during the Sustainability Appraisal process*

An informal period of consultation was held in September and October 2005, providing both general and specific consultees with an opportunity to indicate their preferred options for Lewisham Town Centre. The issues and options report that was used as a basis for consultation, included initial feedback on the sustainability implications of the proposed options.

Copies of the Sustainability Appraisal scoping report were sent to each of the four statutory consultation bodies and Government Office for London in June 2005. Written responses were received from: Environment Agency, English Heritage; Countryside Agency and from the Government Office for London. The responses were reviewed and taken into account where possible. As a result there have been some changes to the sustainability objectives and the Sustainability Appraisal Framework. A summary of the responses is included in **Annex A**.

### 2.3.2 *Consultation on the Sustainability Appraisal Report*

Copies of the Sustainability Appraisal Report will be sent to the four statutory consultation bodies and to the organisations that will comment on the Area Action Plan. The report will also be made available in electronic form on the London Borough of Lewisham website.

# 3 Lewisham Town Centre

This section introduces the Lewisham Town Centre area, for which an action plan is being prepared and summarises the strategic and local context.

## 3.1

### Location

Lewisham is an inner London Borough covering around 14 square miles, located in south east London. It is a vibrant and diverse Borough, home to more than 240,000 people. It is in a dynamic and strategic location and designated as a Major Centre within the London Plan. **Lewisham Town Centre** is especially well connected to central London by rail and DLR and has developed as an important retail and service centre, centred on the historic street market, and the Riverdale Shopping Centre.

In addition, Lewisham is located within the Thames Gateway area of London. The Thames Gateway (TG) is the name given to the area that extends from Lewisham and Tower Hamlets in London to Tilbury in Essex and the Isle of Sheppey in Kent. This area has been identified by Government as the main area for development growth in the South East. Lewisham is part of the Thames Gateway and a member of the London Partnership set up to achieve social, cultural, economic and physical regeneration in this part of London and beyond.

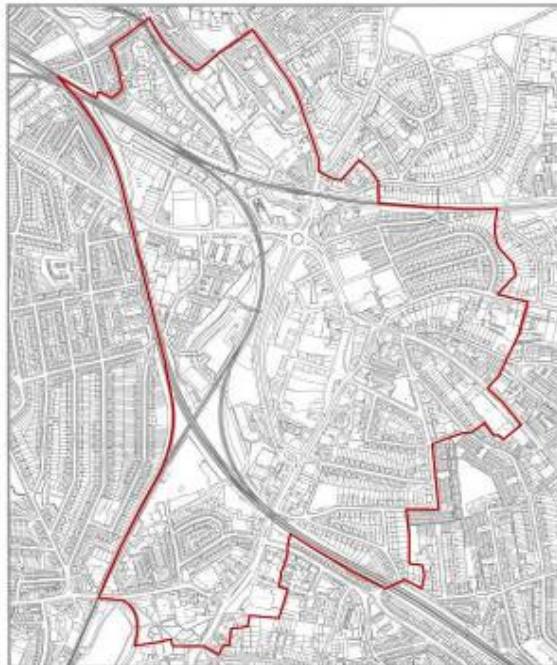


Figure 4: Proposed Area Action Plan boundary

Lewisham Council is the largest single employer in the Borough. The Council is crucial in many activities that affect the lives of Lewisham residents, including the quality of the environment, education, community care, and housing. As a framework for implementing the Council's many functions a number of strategy documents are produced. Some of these, such as the Housing Investment Programme (HIP), the Local Implementation Plan (LIP) and Single Regeneration Budget (SRB) schemes, are used to both set out policy and bid to central government for finance. Some are statutory such as the Economic Development Plan and others are informal such as the Community Safety Plan. Many of the Council's activities involve other partners and often strategic documents are produced in co-operation with these partners. The Local Agenda 21 Plan, the Biodiversity Action Plan and the Lewisham Challenge Partnership are all examples of such documents.

# 4 Sustainability Context and Issues for Lewisham Town Centre

This section summarises the information that was gathered in the first phase of the Sustainability Appraisal and which determined the objectives, indicators and targets that constitute the Sustainability Appraisal Framework.

## 4.1 Baseline Information

Baseline sustainability information has been identified and informed the selection of objectives and quantitative targets and will later support the monitoring of plan implementation. The baseline information identified is provided in the Sustainability Appraisal Scoping Report (May 2005).

### 4.1.1 *Purpose of Baseline Information*

Baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability issues and alternatives ways of dealing with them. For each indicator selected, there should ideally be enough information to answer the following questions:

- How good or bad is the current situation? Do trends show that it is getting better or worse?
- How far is the current situation from any established thresholds or targets?
- Are particularly sensitive or important elements of the receiving environment affected (e.g. people, resources, species, habitats)?
- Are the problems reversible or irreversible, permanent or temporary?
- How difficult would it be to offset or remedy any damage?
- Have there been significant cumulative, synergistic or indirect effects over time? Are there expected to be such effects in the future?

### 4.1.2 *Sources of Baseline Information*

The following sources of baseline information were used to produce the scoping report:

- Local Government Performance website: <http://www.bvpi.gov.uk/pages/Index.asp>
- The State of the Borough: An Economic, Social and Environmental Audit of Lewisham, June 2004
- Lewisham Strategic Partnership, Quality of Life Survey 2004.
- Lewisham Primary Care Trust, Lewisham Health Profile, available at: <http://www.lewishampct.nhs.uk>
- Environmental Research Group, King's College London, December 2004, Air Quality In London, Year Ending 30th June 2004
- Metropolitan Police Service Crime Statistics available at <http://www.met.police.uk/crimefigures>
- A Natural Renaissance for Lewisham: Lewisham Biodiversity Action Plan, Lewisham Biodiversity Partnership (LewBP)
- Biodiversity information for Lewisham was also found at <http://www.ukbap.org.uk>
- Quaggy Waterways Action Group available at <http://www.qwag.org.uk/quaggy>
- <http://www.environment-agency.gov.uk/maps> for information on river quality assessments
- National Statistics Website, for local statistics at: <http://neighbourhood.statistics.gov.uk/dissemination/NeighbourhoodProfileSearch.do?areald=276765>
- Urban Renaissance in Lewisham: Health and Social Impact Assessment, March 2004
- Ancer Spa Development, Regeneration & Planning Consultants, Lewisham Economic Development Business plan, Final Report
- Lewisham Housing Commission, Housing in Lewisham From Vision to Reality, April 2000

- London Borough of Lewisham, Homelessness Review & Homelessness Strategy, 2003-2006
- Lewisham Borough Council, The Strategy, Housing Investment Strategy 2004-2007
- Lewisham Local Strategic Partnership, Neighbourhood Renewal Strategy, 2002-2005
- Lewisham Strategic Partnership, community strategy 2003 - 2013
- London Air Quality Network at <http://www.londonair.org.uk/london/asp/home.asp>
- Draft Climate Change Strategy, Adaptive Solutions to Climate Change
- The Lewisham Health Improvement And Modernisation Plan (HIMP), Lewisham Borough Council
- Lewisham Online at <http://www.lewisham.gov.uk/>
- Department of Transport, Focus in Personal Travel, 2005 Edition
- Lewisham Energy Policy 2001, Lewisham Borough Council
- Interim Local Implementation Plan 2002-2003), Lewisham Borough Council
- Lewisham Local Cultural Strategy, December 2002, Lewisham Borough Council
- Nathaniel Lichfield & Partners, London Borough of Lewisham, Retail Capacity Assessment and Site Allocation Study, July 2004
- Mayor of London, London Office Policy Review 2004: A Review of Office Market Trends in 2003/4 and Their Implications for Strategic Planning Policy.

#### 4.1.3 *Practical Considerations and Limitations*

A practical approach is required to both the collection of baseline information and the handling of any gaps now and in the future. In general this scoping report relies on the baseline information listed in the Scoping Report, however no fieldwork or any additional surveys were undertaken.

Some of the baseline information available is generic to the region or local authority, rather than specific to Lewisham Town Centre Action Plan Area and surrounding areas. This is not an exceptional situation and in most cases does not affect the usefulness of the information in relation to the sustainability appraisal indicators and objectives.

The social, economic and environmental issues that were identified from this review are summarised in Section 4.4 below.

#### 4.2 **Relevant Plans, Programmes and Objectives**

A review of the relevant plans and programmes and related sustainability objectives established at other levels of the planning system has been undertaken.

Sustainability Appraisals of Local Development Documents should take account of sustainability policies and objectives set at other levels of the planning system, e.g. in relation to Regional Spatial Strategies and national Planning Policy Statements (or Regional Planning Guidance and Planning Policy Guidance, which they replace respectively). National and international policy and objectives should also be considered where they are relevant.

Details of this review are included in the Sustainability Appraisal Scoping Report (June 2005).

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

- The London Plan
- Neighbourhood Renewal Strategy
- European Community Biodiversity Strategy 1998
- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Statement 3: Housing
- Planning Policy Statement 6: Town Centres And Retail Development
- Planning Policy Statement 9: Biodiversity And Geological Conservation
- Planning Policy Statement 10: Sustainable Waste Management
- Planning Policy Statement 22: Renewable Energy
- Planning Policy Statement 23: Planning and Pollution Control
- Planning Policy Statement 25: Development and Flood Risk
- Planning Policy Guidance 4: Industrial and commercial development & small firms
- Planning Policy Guidance 13: Transport (2001)

- Planning Policy Guidance 14: Development on Unstable Land
- Planning Policy Guidance 15: Planning and the Historic Environment
- Planning Policy Guidance 16 Archaeology and Planning
- Planning Policy Guidance 17: Planning for Open Space, Sport And Recreation (2002)
- Planning Policy Guidance 24: Planning And Noise
- Connecting with London's Nature - Mayor's Biodiversity Strategy
- Draft local biodiversity action plan - a natural renaissance for Lewisham
- Open space strategy for Lewisham 2004 - 2009
- Lewisham housing commission - final report (2000)
- Lewisham housing strategy 2004 - 2007
- Lewisham Homelessness Review And Homeless Strategy 03-06
- By Design: Urban Design in the Planning System - Towards Better Practice
- Creative Lewisham - Lewisham Cultural and Urban Development Commission
- RPG3A Supplementary Guidance on the Protection of Strategic Views in London
- Circular 5/94 Planning Out Crime
- Lewisham Environmental Policy / Statement 2002
- Mayor of London's Municipal Waste Management Strategy
- Draft Lewisham municipal waste strategy 2004/05 - 2009/10
- Energy white paper - our future, creating a low carbon economy
- Mayor of London 'Green Light To Clean Power' Energy Strategy
- Lewisham Energy Policy (2001)
- UK Air Quality Strategy - Working Together for Clean Air
- Cleaning London's Air - Mayors Air Quality Strategy
- Draft Lewisham Local Air Quality Action Plan - Dec 2003
- The Mayor's Ambient Noise Strategy
- Draft Lewisham Contaminated Land Strategy 2001
- London Borough of Lewisham Draft Climate Change Strategy
- Use classes amendment order 2005
- Lewisham Economic Development Business Plan 2004
- Planning Employment Land Reviews. Guidance Note ODPM 2004
- Creative Lewisham - Lewisham Cultural and Urban Development Commission
- Lewisham Local Cultural Strategy
- GLA Supplementary Planning Guidance on Industrial Capacity
- Planning Policy Guidance 13: Transport (2001)
- A New Deal for Transport: Better for Everyone (1998)
- Transport 2010: Meeting the Local Transport Challenge (2000)
- The Future of Transport White Paper (2004)
- The Mayor's Transport Strategy (2001)
- The London Road Safety Plan (2001)
- London Borough of Lewisham - Local Interim Implementation Plan (2002-2003)
- Education and skills - Delivering Results a Strategy to 2006 (revised 2002)
- Sustainable Development Action Plan for Education and Skills (2003)
- Delivering Choosing Health: Making Healthier Choice Easier (2004)
- NHS and Urban Planning in London - Final Report (2003)
- Community Strategy (2003-2013)
- Lewisham Health Improvement and Modernisation Plan (2002-2005)
- Lewisham Education Development Plan (2002-2007)
- School Organisation Plan for the London Borough Of Lewisham (2004-2009)
- Lewisham - Skills for Life Programme (2002-2010)
- Lewisham Early Years Development and Childcare Partnership Implementation Plan.

The social, economic and environmental issues that were identified from this review are summarised in Section 4.4 below.

#### 4.3 Issues From Consultations and Studies

Urban Practitioners consulted on “Lewisham Town Centre Development Strategy” (August 2004). Consultation was undertaken with key stakeholders through processes such as Steering group meetings; Lewisham Town Centre Walking Audit Event; Lewisham Information Day (Questionnaire); and Stakeholder meetings with Councillors, Council Officers, Landowners, Lewisham Association of Street Traders, the Voluntary sector and other key local representatives. The key issues identified are included in the **Scoping Report** (May 2005).

A consultation process was also undertaken for ‘Urban Renaissance Lewisham: Health and Social Impact Assessment’, March 2004. The stakeholders consulted were defined by the following categories: strategic, service providers, local residents, transient and whole population. A range of approaches was adopted to engage people in the evidence gathering. The methods included: publishing the study through articles in local newsletters, holding workshops for groups such as Primary Care Trust staff, making visits to groups such as tenants and residents associations, devising a school based programme which ran throughout one week, undertaking one-to-one interviews and making questionnaires available where people did not have time to have a discussion or workshop.

#### 4.4 Summary of Key Sustainability Issues for the SA (Task A3)

The key sustainability issues for Lewisham Town Centre are derived from:

- Results of review of Relevant Plans, Programmes and Objectives
- Results of review of Baseline Information
- Issues from Consultation and studies

The key issues identified are summarised below and included in full in **Annex B**.

Affordable Housing	Flood Risk
Decent Homes	Water Use
Access to the River	Sustainable Transport
Health (Access to services)	Household waste recycled.
Heritage	Open Space
Cultural diversity	Biodiversity (Nature Conservation)
Crime	Air Quality – General Emission Level
Education (Qualifications)	Water Quality
Road Safety	Employment opportunities
Transport – Accessibility	Local business
Inclusive Access	Business Premises
Renewable Energy	Evening Economy
Energy Efficiency of Housing Stock	

These key issues were used to inform the development of the Sustainability Objectives and the Sustainability Appraisal Framework, as set out in the next section.

# 5 The Sustainability Appraisal Framework

This section sets out the framework that will be used to conduct the sustainability appraisal of the Lewisham Town Centre Area Action Plan.

## 5.1 Introduction

### 5.1.1 *Purpose of the Sustainability Appraisal Framework*

The SA Framework provides a way in which sustainability effects can be described, analysed and compared. It is central to the SA process.

### 5.1.2 *Summary of the Appraisal Framework*

Overall the framework consists of distinct objectives, for each of which one or more indicators are identified. Ideally each indicator has an associated quantitative target, usually dependent on the availability of appropriate baseline information.

#### 5.1.2.1 Understanding Sustainability Objectives

The proposed framework is based on a set of sustainability objectives expressed in terms of the desired outcomes. For example, under the sustainability topic of “Health”, Area Sustainability Objective SOC11 is:

*SOC11 To improve inclusive access to local healthcare facilities.*

The proposed sustainability objectives are presented in Section 5.2.

#### 5.1.2.2 Understanding Indicators

The sustainability objectives must be amenable to measurement if they are to be useful in comparing options, predicting and assessing impacts, and – in some cases – in eventual monitoring during the implementation of the plan. In other words it should be possible to determine whether an objective has been achieved or not achieved. For this reason one or more measurable indicators have been identified for each objective. It should be possible to judge whether there is predicted (or actual at the plan monitoring stage) progress towards or movement away from achieving objectives based on these indicators alone.

#### 5.1.2.3 Understanding targets and associated baseline information

Where appropriate targets have been identified, the qualitative objectives have associated targets – and preferably quantitative targets – in terms of their respective indicators. While specific targets are very useful – and quantitative targets are ideal – it is generally only possible to identify targets for objectives where relevant baseline information is available.

The following points clarify what is meant by baseline information:

- Baseline information can be any collection of data that documents the current status in relation to an issue and/or the historic situation.
- This information may be sufficient to establish whether the status of the issue can be described as good or bad and whether the trend is that the situation is getting better or worse.
- Both quantitative and qualitative baseline information can be of value. For example, it is useful to know both the proportion of people in an area within 500m of a bus stop, and the route of the bus and location of stops relative to desirable destinations. The latter information could be shown on a route map, for example. Some qualitative baseline information has been included in the baseline information in the Scoping Report (May 2005).

## 5.2

**Proposed Sustainability Objectives**

The sustainability objectives used for sustainability appraisal of the Lewisham Town Centre Area Action Plan are presented in Table 1.

Ref	Topic	Sustainability Appraisal Objectives
Soc1	Affordable homes	To increase the provision of high quality affordable homes with good connectivity to public transport
Soc2	Decent homes	To increase the provision of housing that meets decent homes standards
Soc3	Access to river	To increase recreational access to the Quaggy and Ravensbourne rivers
Soc4	Community facilities	To increase the provision of accessible and inclusive everyday facilities
Soc5	Heritage	To protect and enhance heritage buildings
Soc6	Culture	To protect and enhance cultural diversity
Soc7	Crime	To reduce crime levels in the town centre
Soc8	Education	To increase access to lifelong learning
Soc9	Social inclusion	To improve access to amenities for vulnerable members of the community.
Soc10	Road safety	To improve pedestrian safety in the town centre
Soc11	Health	To improve inclusive access to local healthcare facilities
Soc12	Noise	To reduce noise from road traffic, construction and industry
Soc13	Open space	To increase the quality and provision of publicly accessible open spaces
Env1	Flood Risk	To manage the risk of flooding (including climate change) and reduce its effects.
Env2	Sustainable transport	To reduce dependency on private cars
Env3	Renewable energy	To increase on-site renewable energy provision
Env4	Energy efficiency	To increase the energy efficiency performance of existing buildings
Env5	Waste and recycling	To increase the amount of waste recycling
Env6	Water use	To provide sustainable sources of water
Env7	Air quality	To improve air quality
Env8	Biodiversity	To value, protect and enhance biodiversity
Env9	Water environment	To protect, manage and enhance the Rivers and associated habitats
Eco1	Retail offer	To increase the diversity of the retail offer
Eco2	Evening economy	To encourage a vibrant, well-managed evening economy
Eco3	Local business	To increase density of local business
Eco4	Employment opportunities	To increase access to local employment

Table 1: Sustainability objectives

These sustainability objectives are distinct from the plan objectives of the Area Action Plan. The process of drawing up the sustainability appraisal framework and the sustainability objectives in particular involved looking at:

- The feedback from consultation and issues raised by those with local knowledge;
- The objectives, targets and indicators contained in plans and policies at various levels;
- Issues emerging from a review of baseline data.

This process is summarised in Figure 3.



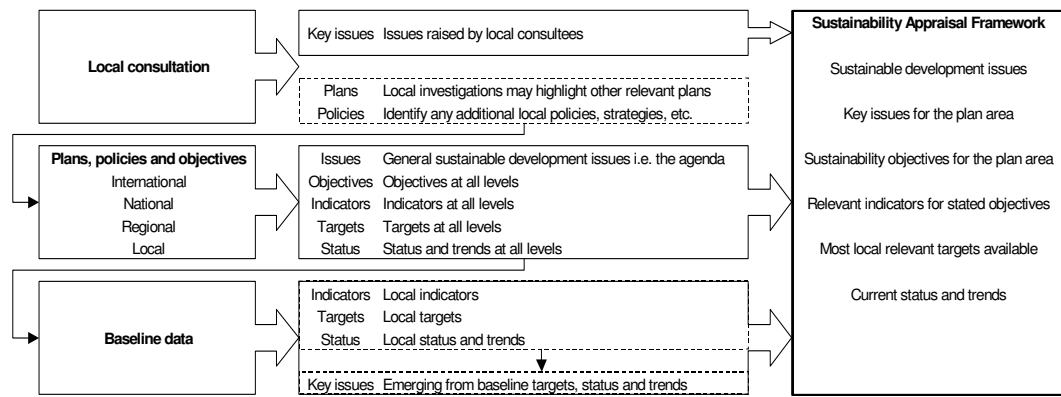


Figure 3: Approach to developing Sustainability Appraisal Framework and objectives.

As the Area Action Plan objectives and the sustainability appraisal objectives are distinct, there is the possibility of conflict between the two sets of objectives. The compatibility of both sets of objectives in sustainability terms was considered, and this is discussed further in Section 7.2.

5.2.1

*Results of consultation*

Views were sought from the statutory environmental bodies in accordance with the SEA Regulations. The results of the consultation on the Scoping Report are included in **Annex A**.

The following objectives were changed partly from the consultation process and partly to refine and simplify the interpretation of the objectives.

Ref	Proposed Sustainability Objectives (Scoping Report)	Final Sustainability Appraisal Objectives	Changes
Env1	To reduce the risk and effects of flooding	To manage the risk of flooding (including climate change) and reduce its effects.	Changed to cover overall impacts of climate change.
Env9	Not included	To protect, manage and enhance the Rivers and associated habitats	Added objective to strengthen the role of the river environment

Table 2: Changes to SA objectives.

### 5.3 Proposed Sustainability Appraisal Framework

The table below shows each of the proposed sustainability objectives along with indicators that can be used to assess achievements against the objectives at the plan-making stage. The sustainability appraisal framework may also serve as the basis for monitoring eventual implementation of the Area Action Plan. More details on baseline information are included in the Scoping Report (June 2005).

ASO		Sustainability Objective	Indicator
Soc1	Affordable homes	To increase the provision of high quality affordable homes with good connectivity to public transport	Property Prices (£)
			Proportion of rented accommodation (number of renting households)
			Number of people applying for statutory homelessness.
			Number of homeless applications accepted.
			Number of households in temporary accommodation
			New homes built on previously developed land.
Soc2	Decent homes	To increase the provision of housing that meets decent homes standards	Proportion of local authority houses designated non-decent (number of dwellings)
Soc3	Access to river	To increase recreational access to the Quaggy and Ravensbourne rivers	% of residents surveyed expressing satisfaction with the levels of recreational access to the river
Soc4	Community facilities	To increase the provision of accessible and inclusive everyday facilities	% of residents surveyed satisfied with the community facilities provision
Soc5	Heritage	To protect and enhance heritage buildings	Levels of investment in retaining and maintaining list buildings
			Condition of listed building in the local area
Soc6	Culture	To protect and enhance cultural diversity	No indicator
Soc7	Crime	To reduce crime levels in the town centre	Number of offences per 1000 of population
			Proportion of households by tenure
			Detailed indicators for the following:
			- violence against person - burglaries - robberies - violent crime - sexual offences
Soc8	Education	To increase access to lifelong learning	Adult education provision
Soc9	Social inclusion	To improve access to amenities for vulnerable members of the community.	% of residents satisfied with the levels of access to amenities
			% of vulnerable residents satisfied with the levels of access to amenities
Soc10	Road safety	To improve pedestrian safety in the town centre	Number of road accident casualties per 100,000 population / Serious or fatal)
			number of road accidents with people slightly injured

ASO		Sustainability Objective	Indicator
Soc11	Health	To improve inclusive access to local healthcare facilities	% respondents in 'good health'
			Life expectancy (years)
			Infant mortality rates
			Mortality ratio
			% of people with lifelong limiting illnesses
Soc12	Noise	To reduce noise from road traffic, construction and industry	Number of complains to the council from noise and reason
			Number of complaints for noise arising from construction
			Number of complaints for noise arising from traffic
			Number of complaints from noisy neighbours
Soc13	Open space	To increase the quality and provision of publicly accessible open spaces	ha of accessible open space per 1000 population
Env1	Flood Risk	To manage the risk of flooding (including climate change) and reduce its effects.	Number of people and properties affected by fluvial flood incidents
			Number of properties with sustainable drainage systems
			Number of properties with surface water attenuation
Env2	Sustainable transport	To reduce dependency on private cars	Proportion of people going to work by different means i.e. private car, cycle, walk, bus, train, underground etc
			Leisure trips by mode of transport.
			Percentage of residents surveyed using different modes of transport, reasons and distance travelled
Env3	Renewable energy	To increase on-site renewable energy provision	Carbon dioxide savings in tonnes per annum from installation of on-site renewables
			reduction in carbon dioxide emissions tonnes/annum
Env4	Energy efficiency	To increase the energy efficiency performance of existing buildings	NHER, SAP rating for dwellings; BREEAM for other buildings
			% of new dwellings that cut carbon dioxide emissions and the costs of heating and hot water by up to 25%
Env5	Waste and recycling	To increase the amount of waste recycling	kgr of household waste per head per year
			tonnes of waste landfilled per year
			% household waste recycled
			Methods of waste disposal
Env6	Water use	To provide sustainable sources of water	Average water consumption per person per year (m3/person/year)
			% of dwellings that have a water meter
			% of dwellings with water recycling and harvesting
			Demand and supply of public water
			Promotion of water efficiency including water metering and building regulations
			Number of abstractions for public water supply

ASO		Sustainability Objective	Indicator
			Number of licensed abstractions and effective rainfall
Env7	Air quality	To improve air quality	Number of days per year when pollution levels are moderate or higher
			Number of days per year when air pollution is moderate or higher for PM10.
			Annual average nitrogen and sulphur dioxides concentration.
Env8	Biodiversity	To value, protect and enhance biodiversity	Road Traffic
			Changes in population of selected characteristic species
			Achievement of Biodiversity Action Plan Targets
Env9	Water environment	To protect, manage and enhance the Rivers and associated habitats	Area of land actively managed for nature conservation
			Area of length of fluvial habitat movement
			Ecological, chemical, biological and aesthetic water quality
Eco1	Retail offer	To increase the diversity of the retail offer	Changes in population of selected characteristic species.
			Achievement of Biodiversity Action Plan Targets
Eco2	Evening economy	To encourage a vibrant, well-managed evening economy	Retail floorspace
			Number of different retail functions and types accommodated in the area
Eco3	Local business	To increase density of local business	Evening Economy - available floorspace
			Number of new businesses in the area
Eco4	Employment opportunities	To increase access to local employment	Survival rate of new businesses
			% unemployed council residents
			% of population of working age who claim unemployment benefit
			number of years unemployed by age

Table 3: Sustainability appraisal framework

## 6 Plan Options

This section sets out the results of the review of the Issues and Options report that was undertaken in June 2005.

Initial feedback was provided on the sustainability implications of the proposed plan options by providing a commentary on each set of options. Wherever possible, the preferred option was identified.

The results of this analysis were included in the Issues and Options report and can be found in **Annex C**.

An example of the review of the options relating to Housing is shown below:

HOUSING		
LCT1 The Borough has a target of 17,350 additional dwellings to 2016 (currently a target of 9,750 homes to be built by 2016 under the proposed alterations to the London Plan). How can housing need best be met in the town centre?		
Plan Options		Initial Appraisal
A	<i>Have policies seeking to increase the density of residential uses (see also Issue HSG3).</i>	Increasing density through the redevelopment or conversion of existing sites (Option B) would help to reduce pressure on open space or on sites that may have ecological value.
B	<i>Have policies encouraging the redevelopment or conversion of existing sites with residential as part of a mix (e.g. employment/retail ground floor with residential above).</i>	Increasing the amount of dwellings could contribute towards Sustainability Objectives Soc1 (provision of high quality affordable homes) if there is a policy approach to delivering a proportion of affordable for developments – as proposed below.
C	<i>Promote new development in the town centre including residential uses as part of a mix of uses. This could be achieved by the allocation of specific additional sites in the town centre to include some residential development.</i>	If all housing developments (through either Option A, B or C) are close to public transport this would contribute towards meeting Sustainability Objective Env2 (to reduce dependency on private cars).  Conversion of existing buildings (Option B) could contribute towards Sustainability Objective Soc2 (To increase the provision of housing that meets decent homes standards) where the new housing replaces poor quality existing housing.

Table 4: Example of review of options against sustainability objectives

This review contributed towards the development of the Preferred Options and the draft policies, as set out in the next section of this report.

# 7 Plan policies

This section considers the compatibility of the Area Action Plan and sustainability objectives and presents an assessment of the effects of the Area Action Plan policies in relation to the sustainability framework.

## 7.1

### Lewisham Town Centre Draft Policies

The Issues and Options report (June 2005) set out the main issues and options for the Lewisham Town Centre AAP. The report subsequently suggested policy options to correspond to the identified issues covering themes such as:

- Transport,
- Urban Design,
- Shopping & Town Centre,
- Employment
- Housing,
- Community and Leisure
- Open Space.

The draft policy statements, outlined in Table 5, have been derived from the preferred options and government guidance.

The Plan also includes site specific policies for the areas of opportunity (Table 6).

Thematic Policies		
Housing	HSG1	Meeting Housing Needs
	HSG2	Mixed Use Development
	HSG3	Conversion of Existing Buildings
	HSG4	Affordable Housing
	HSG5	Dwelling Mix
	HSG6	Housing Density
	HSG7	A Restrictive Approach to Residential Parking
	HSG8	Traveller's Site
	HSG9	Residential Standards
Shopping & Town Centre	SH1	Lewisham Town Centre
	SH2	Vitality and Viability
	SH3	Lewisham Market
	SH4	Impact of Lewisham Getaway on Southern Part of the Town Centre
	SH5	Core Shopping Areas
	SH6	Non-Core Shopping Areas
	SH7	Retail Character Areas
	SH8	Criteria for Evening Economy Uses
	SH9	Town Centre Boundary
Urban Design	URB1	Tall Buildings in Lewisham Town Centre
	URB2	Sustainability
	URB3	High Quality Design
	URB4	Mixed Use
	URB5	Urban Enclosure, Grain
	URB6	Public Realm
	URB7	Enhancing Lewisham's Waterways

Employment	EMP1	Employment Uses in Lewisham Town Centre
	EMP2	Office Uses in Lewisham Town Centre
Open Space	OS1	Retention of Metropolitan Open Land
	OS2	Waterlink Way Celebrating the River Confluence
	OS3	Enhancing Open Space and Biodiversity
	OS4	Nature Conservation
Transport	TRS1	Lewisham Town Centre Parking Standards
	TRS2	Existing Public / Shopper Parking Spaces in the Town Centre
	TRS3	Cycling and Walking Routes
	TRS4	Mitigating Against the Impact of Roads and Roundabouts
	TRS5	Travel Plan
Environment	ENV1	Protect and Enhance the Environs of the River
	ENV2	Flood Plain
Community & Leisure	COM1	Leisure Centre
	COM2	A New Secondary School for the Town Centre
	COM3	Range of Community, Leisure and Entertainment Spaces
	COM4	Major Developments
Implementation	IMP1	Monitoring
	IMP2	Compulsory Purchase Order Powers
	IMP3	Lewisham Town Centre S106 Pooling and Priorities
	IMP4	Partnership and consultation
	IMP5	Infrastructure and Services
	IMP6	Transport Capacity

Table 5: Thematic Draft AAP Policies

Opportunity Area Policies	
<b>LTCOPP1</b>	<b>Lewisham Gateway</b>
LTCOPP1a	General Principles for Lewisham Gateway
<b>LTCOPP2</b>	<b>Lewisham Centre and Adjoining Land</b>
LTCOPP2a	Entrances and Routes
LTCOPP2b	Urban Form
LTCOPP2c	Public Realm
LTCOPP2d	Vevehicular Servicing and Parking
LTCOPP2e	Molesworth Street Frontage
LTCOPP2f	Land South of the Shopping Centre
LTCOPP2g	Land North East of the Shopping Centre
LTCOPP2h	Molesworth Street surface car park site
LTCOPP2i	Citibank Tower
LTCOPP2j	Lewisham High Street and Market
<b>LTCOPP3</b>	<b>Lee High Road</b>
LTCOPP3a	Lee High Road Western End
LTCOPP3b	Lee High Road Eastern End
LTCOPP3c	Clarendon Green
<b>LTCOPP4</b>	<b>Loampit Vale</b>
LTCOPP4a	Loampit Vale South - a mixed use urban centre
LTCOPP4b	East Side of Elmira Street
LTCOPP4c	West of Elmira Street
LTCOPP4d	Thurston Road Opportunity
LTCOPP4e	Land West of Jerrard Street
LTCOPP4f	Land East of Jerrard Street

LTCOPP4g	Railway Strip
<b>LTCOPP5</b>	<b>Conington Road</b>
LTCOPP5a	Northern Link
LTCOPP5b	Tesco Block
LTCOPP5c	Car Park and Petrol Station
<b>LTCOPP6</b>	<b>Engate Street</b>
LTCOPP6a	Engate Street Mixed Use Block

Table 6: Opportunity Area Draft AAP Policies

## 7.2

### Compatibility of the Area Action Plan and Sustainability Appraisal objectives

The following **key area objectives for the plan** have been proposed, as follows:

- **Theme 1 – Housing:** To make a significant contribution to the provision of high quality housing in the heart of Lewisham town centre, of a range of unit size, mix and tenure type; and, in line with the Core (Spatial) Strategy, to meet housing need, deliver an appropriate level of affordable housing, and implement sustainable patterns of housing development with highest densities focused at highly accessible public transport interchanges.
- **Theme 2 – Retail and town centre status:** To support and improve the vitality and viability of Lewisham town centre, with a view to achieving Metropolitan status.
- **Theme 3 – Urban Design:** To promote sustainable construction and a design-led approach to new development in Lewisham Town Centre, whilst protecting and enhancing existing historic assets.
- **Theme 4 – Employment:** To support an appropriate supply of employment generating uses and sites within the town centre and to promote mixed use development.
- **Theme 5 – Open space/recreation:** To maintain, protect and improve the supply of open space within the town centre, and to incorporate recreational and open space within new developments.
- **Theme 6 – Transport:** To encourage more sustainable patterns of transport development, reduce the need for private car travel and provide high levels of accessibility in Lewisham Town Centre.
- **Theme 7 – Environment:** To protect and enhance nature conservation and biodiversity of the Town Centre and support the principle of environmentally sustainable development at the local scale.
- **Theme 8 – Leisure and community:** To support Lewisham Town Centre in becoming a more accessible and socially inclusive place with adequate provision of community and leisure facilities.
- **Theme 9 – Implementing and monitoring the AAP:** To develop an AAP which responds to local and strategic context.

Ideally the objectives of the Area Action Plan would be entirely consistent with, and be likely to contribute positively to achieving, the Sustainability Appraisal objectives. In practice there may be tensions between objectives. In some cases, testing the compatibility of the two sets of objectives may highlight areas where plan objectives can be modified to improve compatibility. There are some potential conflicts between plan objectives and sustainability objectives, as follows:

The results of the comparison show that there are some areas of possible conflict and it is suggested that the following actions are undertaken to resolve the issues:

- Possible conflict with new affordable housing in terms of increasing car use. Add to current SA objectives to include 'with good connectivity to public transport'



- Possible conflict with new retail, residential and business development with increasing open space and protecting biodiversity. Suggest that consideration of biodiversity, open space and reducing impact on environment are included in AAP objectives
- There is possible conflict between provision of additional housing and access to healthcare, employment and other local facilities for existing and new population. AAP objectives would need to provide for this additional demand.
- Possible conflict with new development and heritage value of existing town centre. Suggest that this consideration is included in AAP objectives.

The compatibility assessment is shown in Positive compatible Neutral Possible conflict

Table 7.

Ref	Topic	AAP Objectives									
		Housing	Retail and town centre status	Urban Design	Employment	Open space/recreation	Transport	Environment	Leisure and community	Implementing and monitoring the AAP	
<b>Social</b>											
Soc1	Affordable homes										
Soc2	Decent homes										
Soc3	Access to river										
Soc4	Community facilities										
Soc5	Heritage										
Soc6	Culture										
Soc7	Crime										
Soc8	Education										
Soc9	Social inclusion										
Soc10	Road safety										
Soc11	Health										
Soc12	Noise										
Soc13	Open space										
<b>Environmental</b>											
Env1	Effects of climate change										
Env2	Sustainable transport										
Env3	Renewable energy										
Env4	Energy efficiency										
Env5	Waste and recycling										
Env6	Water use										
Env7	Air quality										
Env8	Biodiversity										
<b>Economic</b>											
Eco1	Retail offer										
Eco2	Evening economy										
Eco3	Local business										
Eco4	Employment opportunities										

Positive compatible Neutral Possible conflict

Table 7: Compatibility of sustainability objectives and plan objectives

**7.3****Assessment of the plan policies**

The Area Action Plan policies have been assessed in terms of their impact against each objective in the Sustainability Appraisal Framework.

The draft plan policies have been assessed against the “do *nothing/business as usual*” scenario, to provide a baseline. The predicted effects and assessment of the “do *nothing/business as usual*” scenario are set out in Table 8 below.

The results of the assessment are shown in Table 9 and Table 10 for the Thematic Policies and Table 12 for the Opportunity Area Policies. A characterisation which formed the basis for predicting the effects of the policies, and a detailed assessment for each policy showing how the summary assessment was derived can be found in **Annex D**.

Where significant negative effects are predicted, proposed mitigation measures are discussed in the next section, **7.4**. Predicted significant impacts, both positive and negative, should be priorities for monitoring, which is discussed in section **8.2**.

**7.4****Significant negative effects of the plan policies and proposed mitigation measures**

Significant negative effects of the plan policies have been predicted in relation to:

- Noise pollution; and
- Waste minimisation

And other negative effects of the plan policies have been predicted in relation to:

- Water use,
- Air Quality, and
- Employment.

The predicted effects, objectives affected, and proposed mitigation measures are summarised in Table 11 and covered in detail in **Annex D**.

**7.5****Secondary, cumulative and synergistic effects**

In predicting the effects of the Area Action Plan, an attempt has been made to identify secondary, cumulative and synergistic effects that may result from the plan’s implementation. These concepts are explained with great clarity in the CLG guidance<sup>8</sup> on sustainability appraisal as follows:

“Many sustainability problems result from the accumulation of multiple small and often indirect effects, rather than a few large and obvious ones... These effects are very hard to deal with on a project-by-project... It is at the SA level that they are most effectively identified and addressed.

*“Secondary or indirect effects are effects that are not a direct result of the plan/SPD, but occur away from the original effect or as a result of a complex pathway.*

*“Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.*

*“Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity.”*

These effects are, by their nature, difficult to predict.

**7.5.1****Receptors**

Secondary, cumulative and synergistic effects need to be considered in terms of impacts on receptors. “Receptors may include natural resources (e.g. air, water, soil), sections of the population (e.g. people living in particular areas or vulnerable members of the community) or ecosystems and species”<sup>9</sup>.

<sup>8</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development. CLG (formerly ODP). November 2005 [www.communities.gov.uk/index.asp?id=1161341](http://www.communities.gov.uk/index.asp?id=1161341)

<sup>9</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development. CLG (formerly ODP). November 2005 [www.communities.gov.uk/index.asp?id=1161341](http://www.communities.gov.uk/index.asp?id=1161341)

At Lewisham Town Centre, potential sensitive receptors of secondary, cumulative and synergistic effects are considered to be:

- The Quaggy and Ravensbourne rivers and their respective resident species.
- The climate relating to Greenhouse Gases (and its effect on flora, fauna, the global ecosphere and people);
- Vulnerable people living within the area covered by the plan.

#### 7.5.2

##### *Secondary, cumulative and synergistic effects identified*

There could be potential cumulative effects from the proposals for Catford Town Centre and other centres outside of the borough in terms of competition as a major centre. Catford Town Centre would also need to be considered in terms of the potential for increased congestion in the borough.

#### 7.6

##### **Uncertainties and risks**

The nature, scale and relative magnitudes of effects of the plan policies can be predicted with some confidence. However, there is considerable uncertainty regarding the actual quantitative effects of the proposed policies. The greater part of the effects that the plan is considered to give rise to will occur over the lifetime of the buildings and infrastructure developed as a result of the plan policies. Effects related to building energy use, waste management, and travel preferences for work and leisure, for example, change over time due to policies and attitudes beyond the scope of the plan. Effects which may result directly from the plan, such as those arising immediately during the construction of buildings and infrastructure (e.g. noise, dust, construction jobs) often depend strongly on implementation.

The proposed monitoring plan suggests the data, in the form of indicators that could be gathered to improve the quantitative understanding of the effects of the Area Action Plan.

The Sustainability Appraisal has considered the predicted effects of the proposals being fully implemented. If only some phases or parts of the Plan are implemented, then there may be negative effects that are not mitigated. For example provision of additional housing without appropriate amenities.

ASO	Sustainability Objective	Predicted effects for the "Do nothing" or "Business as usual" scenario	
		Do nothing outline assessment	Do nothing predicted effects
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	-	The business as usual situation is likely to include a proportion of affordable housing, as this is required by planning policy. This is likely to have a neutral effect.
Soc2	To increase the provision of housing that meets decent homes standards	N	The business as usual situation is unlikely to include refurbishment of existing housing and so is unlikely to have a positive effect on decent homes.
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	NN	The business as usual situation is unlikely to include improving recreational access to the rivers. This is likely to have a negative effect.
Soc4	To increase the provision of accessible and inclusive everyday facilities	NN	The business as usual situation is unlikely to provide accessible and inclusive community facilities. This is likely to have a negative effect.
Soc5	To protect and enhance heritage buildings	NN	The business as usual development is likely to increase density in the development area. This development could have a negative effect on areas of historic value.
Soc6	To protect and enhance cultural diversity	N	The business as usual situation is difficult to predict, but is unlikely to enhance cultural diversity through the provision of high quality urban environments, cultural venues, community facilities, affordable housing, training and employment opportunities.
Soc7	To reduce crime levels in the town centre	N	Business as usual development is unlikely to reduce the current crime levels
Soc8	To increase access to lifelong learning	N	The business as usual situation is difficult to predict, but is unlikely to increase access to training and life long learning.
Soc9	To improve access to amenities for vulnerable members of the community.	N	The business as usual situation is difficult to predict, but is unlikely to increase access to amenities for vulnerable members of the community.
Soc10	To improve pedestrian safety in the town centre	N	The business as usual development is likely to continue the current situation with road traffic growth and no improvements in the pedestrian environment.
Soc11	To improve inclusive access to local healthcare facilities	N	Business as usual development is likely to continue to have negative health impacts, through air pollution, lack of access to public services or healthy living centres and lack of promotion of healthy lifestyles.
Soc12	To reduce noise from road traffic, construction and industry	N	The business as usual situation is likely to generate construction activity that would entail short to medium-term impacts and there would be medium term impacts from traffic congestion and on-going roadworks.
Soc13	To increase the quality and provision of publically accessible open spaces	-	The business as usual development is unlikely to have a positive contribution towards increasing the number of open spaces and access to open space.
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	-	The business as usual situation is likely to be neutral as all developments will require flood risk assessments to support planning applications.
Env2	To reduce dependency on private cars	N	Business as usual development is likely to worsen the current situation by further increasing the numbers of people travelling to the Town Centre and using the road network. The baseline shows that a large part of the plan area is a Sustainable Living Area.
Env3	To increase on-site renewable energy provision	-	The business as usual situation is likely to contribute towards the provision of on-site renewable energy for large developments due to the GLA target of 10% renewable energy target for large developments.
Env4	To increase the energy efficiency performance of existing buildings	-	The business as usual situation is likely to include more energy efficient developments as these will have to conform with the improved standards of the new Building Regulations as a minimum. The business as usual scenario would not go beyond typical practice however. This would have a neutral effect.
Env5	To increase the amount of waste recycling	N	The business as usual situation is likely to: generate some construction waste from development; and is likely to increase the amount of household waste generated from additional housing provision. Household waste recycling has increased over the last years. Between 2001 and 2002-2003 there has been an increase of 40% in the amount of household waste recycled, while between 2002-3 and 2003-2004 the increase was 14.6%.
Env6	To provide sustainable sources of water	N	The business as usual situation is likely to increase water use as development is unlikely to include water efficient fittings beyond standard practice.
Env7	To improve air quality	N	The business as usual situation is likely to generate construction activity that would entail short to medium-term impacts and there would be medium term impacts from traffic congestion.
Env8	To value, protect and enhance biodiversity	N	The business as usual situation is unlikely to enhance the ecological value of the plan area and is unlikely to protect existing habitats.
Env9	To protect, manage and enhance the Rivers and associated habitats	N	The business as usual situation is unlikely to enhance the ecological value of the River or to protect its existing habitats.
Eco1	To increase the diversity of the retail offer	N	The business as usual situation is expected to increase the retail offer in the town centre. However, this is unlikely to increase the diversity of the offer.
Eco2	To encourage a vibrant, well-managed evening economy	N	The business as usual situation is expected to increase the number of visitors to Lewisham and it is likely that further developments will be undertaken to help to meet demand for retail and possibly leisure uses. This is likely to be uncoordinated development without an appropriate balance of activity and supporting transport arrangements.
Eco3	To increase density of local business	-	The business as usual case is likely to result in an increase in the number of businesses in the area. However; without a Plan the type of sites offered and the type of businesses opening will not be targeted to provided what is required.
Eco4	To increase access to local employment	N	The business as usual development is unlikely to have a positive impact on the local employment opportunities as it is unlikely to promote creative industries, start up units or other initiatives.

Table 8: Predicted effects of 'do nothing/Business as usual scenario

Assessment of the Impacts of the Preferred Policies in the Area Action Plan												
ASO	Sustainability Objective	Short Term	Long Term	Housing	Shopping & Town Centre	Urban Design	Employment	Open Space	Transport	Environment	Community & Leisure	Implementation
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	YY	YY	yy	y	?	?	-	-	-	-	-
Soc2	To increase the provision of housing that meets decent homes standards	YY	YY	yy	y	y	y	-	-	-	-	-
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	YY	YY	-	y	yy	-	yy	y	yy	-	yy
Soc4	To increase the provision of accessible and inclusive everyday facilities	Y	Y	-	y	y	y	y	y	y	yy	yy
Soc5	To protect and enhance heritage buildings	N	N	n	n	y	n	-	-	-	-	-
Soc6	To protect and enhance cultural diversity	?	?	y	-	?	-	-	-	-	y	?
Soc7	To reduce crime levels in the town centre	YY	YY	y	yy	yy	-	?	-	-	-	-
Soc8	To increase access to lifelong learning	Y	?	-	-	?	?	-	-	-	yy	y
Soc9	To improve access to amenities for vulnerable members of the community.	?	?	?	-	?	-	-	y	-	?	?
Soc10	To improve pedestrian safety in the town centre	Y	Y	y	-	y	-	-	y	-	?	y
Soc11	To improve inclusive access to local healthcare facilities	?	?	?	?	?	?	-	-	-	y	y
Soc12	To reduce noise from road traffic, construction and industry	NN	N	n	n	n	n	-	n	-	?	?
Soc13	To increase the quality and provision of publically accessible open spaces	YY	YY	y	y	y	-	yy	-	yy	-	y
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	Y	Y	-	n	y	-	y	-	yy	-	-
Env2	To reduce dependency on private cars	Y	Y	y	?	y	-	-	yy	-	y	y
Env3	To increase on-site renewable energy provision	?	?	?	?	?	?	-	-	-	?	?
Env4	To increase the energy efficiency performance of existing buildings	Y	?	?	y	?	y	-	-	-	?	?
Env5	To increase the amount of waste recycling	N	?	n	n	y	n	-	-	-	n	n
Env6	To provide sustainable sources of water	N	?	n	n	y	n	-	-	-	n	n
Env7	To improve air quality	N	?	n	n	y	?	y	y	y	?	?
Env8	To value, protect and enhance biodiversity	Y	Y	-	-	y	-	y	-	yy	-	-
Env9	To protect, manage and enhance the Rivers and associated habitats	YY	YY	-	n	y	-	yy	y	yy	-	-
Eco1	To increase the diversity of the retail offer	YY	YY	y	yy	y	y	-	y	-	y	-
Eco2	To encourage a vibrant, well-managed evening economy	Y	YY	-	yy	-	-	-	-	-	y	-
Eco3	To increase density of local business	Y	YY	y	yy	y	?	-	-	-	y	-
Eco4	To increase access to local employment	Y	?	y	y	y	nn	-	-	-	y	y

Table 9. Sustainability assessment of Preferred Policies.

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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Assessment of the Significance of the Preferred Policies in the Area Action Plan												
ASO	Sustainability Objective	Short Term	Long Term	Housing	Shopping & Town Centre	Urban Design	Employment	Open Space	Transport	Environment	Community & Leisure	Implementation
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	Positive	Positive	Positive								
Soc2	To increase the provision of housing that meets decent homes standards	Positive	Positive	Positive								
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	Positive	Positive			Positive		Positive		Positive		Positive
Soc4	To increase the provision of accessible and inclusive everyday facilities	Positive	Positive								Positive	Positive
Soc5	To protect and enhance heritage buildings	?	?	Negative		Positive	Negative					
Soc6	To protect and enhance cultural diversity											
Soc7	To reduce crime levels in the town centre	Positive	Positive		Positive	Positive						
Soc8	To increase access to lifelong learning	Positive	?								Positive	
Soc9	To improve access to amenities for vulnerable members of the community.	?	?						Positive			
Soc10	To improve pedestrian safety in the town centre											
Soc11	To improve inclusive access to local healthcare facilities	?	?								Positive	Positive
Soc12	To reduce noise from road traffic, construction and industry	Negative	?	Negative	Negative	Negative						
Soc13	To increase the quality and provision of publically accessible open spaces	Positive	Positive					Positive		Positive		
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	?	Positive		Negative	Positive				Positive		
Env2	To reduce dependency on private cars	?	Positive	Positive					Positive			
Env3	To increase on-site renewable energy provision	?	?									
Env4	To increase the energy efficiency performance of existing buildings	?	?									
Env5	To increase the amount of waste recycling	Negative	?	Negative								
Env6	To provide sustainable sources of water	Negative	?	Negative								
Env7	To improve air quality	Negative	?	Negative								
Env8	To value, protect and enhance biodiversity	Positive	Positive			Positive				Positive		
Env9	To protect, manage and enhance the Rivers and associated habitats	Positive	Positive					Positive		Positive		
Eco1	To increase the diversity of the retail offer	Positive	Positive		Positive							
Eco2	To encourage a vibrant, well-managed evening economy	Positive	Positive		Positive							
Eco3	To increase density of local business	Positive	Positive		Positive							
Eco4	To increase access to local employment	?	?				Negative					

Table 10. Significant negative impacts of the plan policies.

Positive contribution	Possible conflict	Neutral or N/A
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Ref	Topic	Overall Policy assessment	Comments	Mitigation
Soc12	Noise	N		<p>The impacts of increased noise can be limited (by controlling when noise and vibration occur, for how long and at what levels) but not entirely eliminated. Unnecessary noise and vibration can be prevented by strict enforcement.</p> <p>Proposals:</p> <ul style="list-style-type: none"> <li>• Current noise levels should be surveyed to establish the current situation. Noise levels should be monitored adjacent to sensitive sites (e.g. dwellings and offices) during development works.</li> <li>• Developers should be asked at the planning stage to draw up a plan for mitigating noise impacts on sensitive sites including, for example: routing construction traffic away from sensitive sites; agreeing neighbourly site working schedules; noise monitoring during works; careful choice of plant to minimise noise on site; choice of lower noise construction techniques (e.g. for piling); plans for liaising with local stakeholders and responding to complaints.</li> <li>• The timing of different works, including works outside the plan area should be considered when assessing potential noise and disruption and planning mitigation.</li> </ul>
Env5	Waste and recycling	N		There would be short to medium-term impacts from construction activities that would have to be minimised through the implementation of Construction Site Management Plans.
Env6	Water use	-	New development will inevitably lead to an increase in water use. Water efficiency can be achieved through the implementation of appropriate measures in developments..	
Env7	Air quality	-	There will be short to medium term impacts from construction activities, but measures to promote sustainable transport and the creation of additional open spaces should be beneficial in the long term	
Eco4	Employment opportunities	-	There will be positive effects in the short to medium term with employment generated from the construction industry. The long term effects will depend on the type of retail and commercial uses to be developed.	

Table 11: Significant negative impacts of the plan policies and proposed mitigation measures

Assessment of Opportunity Area Policies																										
ASO	Soc1	Soc2	Soc3	Soc4	Soc5	Soc6	Soc7	Soc8	Soc9	Soc10	Soc11	Soc12	Soc13	Env1	Env2	Env3	Env4	Env5	Env6	Env7	Env8	Env9	Eco1	Eco2	Eco3	Eco4
LTCOPP1			y	y				y		y		n		t				n	n	t		y	y		y	y
LTCOPP1a				y	y		y					y	y		y	y	y					y				
LTCOPP2										y											y					
LTCOPP2a										y		n						n	n	t						
LTCOPP2b										y																
LTCOPP2c															y											
LTCOPP2d															y											
LTCOPP2e				y						y		n			y			n	n	t					y	y
LTCOPP2f												n						n	n	t						
LTCOPP2g																										
LTCOPP2h	y											n						n	n	n					y	y
LTCOPP2i										y														y		y
LTCOPP2j																							y	y		
LTCOPP3												n						n	n	n	y	y	y			
LTCOPP3a	y		y							y		n						n	n	n			y		y	y
LTCOPP3b	y		y									t						n	n	n						
LTCOPP3c													y					n	n	n						
LTCOPP4	y			y								n						n	n	n			y			
LTCOPP4a																										
LTCOPP4b	y			y								n	y					n	n	n						
LTCOPP4c	y			y								n						n	n	n			y			
LTCOPP4d	y											n						n	n	n					y	y
LTCOPP4e	y											n						n	n	n					y	y
LTCOPP4f										y		n			y			n	n	t						
LTCOPP4g	y											n						n	n	n						
LTCOPP5			y									n	y	y				n	n	n			y		y	y
LTCOPP5a									y	y		n	y					n	n	n						
LTCOPP5b			y									n						n	n	n				y		
LTCOPP5c			y									n			y			n	n	n			y			
LTCOPP6	y			y								n						n	n	n			y			
LTCOPP6a	y											n						n	n	t			y	y	y	y

Table 12: Significant negative impacts of the Opportunity Areas plan policies





# 8 Implementation

This section considers issues that will be important during the implementation of the Area Action Plan and makes some proposals for the approach to monitoring the plan's impacts.

## 8.1 Relationship with other plans and programmes

It is important for the ongoing sustainability appraisal at Lewisham Town Centre to both feed into and inform other relevant or related plans and to draw on relevant information and resources available in relation to those other plans. In particular baseline information should be pooled and the approach to monitoring coordinated where possible.

At this stage in the preparation of Lewisham Borough Council's Local Development Framework, there are few local plans and programmes that have been developed and subject to sustainability appraisal.

Developments in areas adjacent to Lewisham Town Centre will have effects cumulative with those affected by the AAP and it would be sensible to coordinate monitoring approaches on common significant impacts.

## 8.2 Proposals for monitoring

The draft CLG Guidance<sup>10</sup> requires that 'the significant sustainability effects of implementing the plan should be monitored to identify unforeseen adverse effects and to enable remedial action to be taken.'

The Sustainability Appraisal monitoring is used to answer questions such as:

- Were the assessment's predictions of sustainability effects accurate?
- Is the plan contribution to the achievement of desired SA objectives and targets?
- Are mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

Monitoring allows the actual effects of the Area Action Plan to be tested against those predicted in the Sustainability Appraisal. It helps to ensure that problems which arise during implementation, whether or not they were foreseen, can be identified and future predictions made more accurate.

The CLG guidance states that the monitoring may cover several plans and programmes as long as sufficient information about environmental effects is provided for the individual plans and proposals. The appropriate level at which to monitor depends on the type and scale of the plan and programme to be monitored.

### 8.2.1 Monitoring Approach

The significant effects of the AAP will be monitored as part of a wider monitoring strategy for the region. The significant effects are those that may give rise to irreversible damage or where monitoring would enable preventative or mitigation measures to be taken.

Many of these indicators relate to the region or the borough rather than the action area as there is little information available that is specific to Lewisham Town Centre. However, the plan area does not exist in isolation and the effects of the plan will influence the overall indicators for the borough. Some of the indicators will be used to monitor the effects of the plan on Lewisham Town Centre and information will be collected using specific survey data.

<sup>10</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development. CLG (formerly ODPM). November 2005 [www.communities.gov.uk/index.asp?id=1161341](http://www.communities.gov.uk/index.asp?id=1161341)

To ensure there is no duplication of effort, the Sustainability Appraisal monitoring will need to be linked into existing and proposed performance monitoring for plans as far as possible. In particular, the monitoring of the Core Strategy is likely to be using many of the same indicators that are proposed in this Sustainability Appraisal.

### 8.2.2

#### *Monitoring Plan*

Priority issues for monitoring relating to impacts that were identified as significant (positive and negative) in the assessment of the plan policies are highlighted. Monitoring should be targeted both to assess the effectiveness of mitigation of negative effects and to ensure that predicted significant positive effects are being delivered.

It has not yet been decided which of the remaining indicators will be collected and reported as part of the monitoring phase of the sustainability appraisal. This will depend to some extent on the requirements and priorities of other plans and programmes. Common monitoring requirements can be pooled to allow a wider range of indicators to be monitored and reported for Lewisham.

A monitoring plan for Lewisham Town Centre has been proposed and summarised in Table 13.

ASO	Sustainability Objective	Significance		Indicator	Measure	Approach to monitoring
		Short Term	Long Term			
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	Positive	Positive	Property Prices (£)	Number	
				Proportion of rented accommodation (number of renting households)	%	Census
				Number of people applying for statutory homelessness.	Number	Planning Application Analysis
				Number of homeless applications accepted.	Number	Planning Application Analysis
				Number of households in temporary accommodation	Number	Planning Application Analysis
				New homes built on previously developed land.	Number	Planning Application Analysis
Soc2	To increase the provision of housing that meets decent homes standards	Positive	Positive	Proportion of local authority houses designated non-decent (number of dwellings)	%	Resident survey
				Proportion of privately owned dwellings designated as non-decent	%	Resident survey
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	Positive	Positive	% of residents surveyed expressing satisfaction with the levels of recreational access to the river		
Soc4	To increase the provision of accessible and inclusive everyday facilities	Positive	Positive	% of residents surveyed satisfied with the community facilities provision		
Soc5	To protect and enhance heritage buildings	?	?	Levels of investment in retaining and maintaining listed buildings	Number	
				Number of buildings, landscapes, monuments at risk	Number	Planning Application Analysis
				Listed buildings consent applications determined by the Local Authority	Number	
				Condition of listed building in the local area		

**Positive**

Positive Effects

**Negative**

Negative Effects

**?**

Undetermined Effects

ASO	Sustainability Objective	Significance		Indicator	Measure	Approach to monitoring
		Short Term	Long Term			
Soc6	To protect and enhance cultural diversity	?	?	Area of land developed for social and community facilities	Ha	
Soc7	To reduce crime levels in the town centre	Positive	Positive	Number of offences per 1000 of population Detailed indicators for the following: - violence against person - burglaries - robberies - violent crime - sexual offences	Number	BVPI
				Proportion of population that believe that crime has risen in their area over the past two years	%	Resident survey
Soc8	To increase access to lifelong learning	Positive	?	Number of education facilities in the area	Number	
Soc9	To improve access to amenities for vulnerable members of the community.	?	?	% of residents satisfied with the levels of access to amenities	%	Resident survey
				% of vulnerable residents satisfied with the levels of access to amenities	%	Resident survey
Soc10	To improve pedestrian safety in the town centre	?	?	Number of road accident casualties per 100,000 population / Serious or fatal)	Number	BVPI
				number of road accidents with people slightly injured	Number	BVPI
Soc11	To improve inclusive access to local healthcare facilities	?	?	% respondents in 'good health'	%	Census
				Life expectancy (years)	%	Census
				Infant mortality rates	%	Census
				Mortality ratio	%	Census
				% of people with lifelong limiting illnesses	%	Census
Soc12	To reduce noise from road traffic, construction and industry	Negative	?	Number of complains to the council from noise and reason	Number	
				Number of complaints for noise arising from construction	Number	

**Positive**

Positive Effects

**Negative**

Negative Effects

**?**

Undetermined Effects

ASO	Sustainability Objective	Significance		Indicator	Measure	Approach to monitoring
		Short Term	Long Term			
				Number of complaints for noise arising from traffic	Number	
				Number of complaints from noisy neighbours	Number	
Soc13	To increase the quality and provision of publicly accessible open spaces	Positive	Positive	Area of accessible open space per 1000 population	Ha	
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	?	Positive	Number of people and properties affected by fluvial flood incidents	Number	
				Number of properties with sustainable drainage systems	Number	
				Number of properties with surface water attenuation	Number	
Env2	To reduce dependency on private cars	?	Positive	Proportion of people going to work by different means i.e. private car, cycle, walk, bus, train, underground etc	%	Traffic survey
				Leisure trips by mode of transport.	Number	Traffic survey
				Percentage of residents surveyed using different modes of transport, reasons and distance travelled	%	Traffic survey
Env3	To increase on-site renewable energy provision	?	?	Carbon dioxide savings in tonnes per annum from installation of on-site renewables	tonnes/year	
Env4	To increase the energy efficiency performance of existing buildings	?	?	NHER, SAP rating for dwellings; BREEAM for other buildings	Number	Planning Application Analysis
				% of new dwellings that cut carbon dioxide emissions and the costs of heating and hot water by up to 25%	%	
Env5	To increase the amount of waste recycling	Negative	?	household waste per head per year	kg	BVPI
				tonnes of waste landfilled per year	tonnes/year	BVPI
				% household waste recycled	%	BVPI
				Methods of waste disposal		

Positive Positive Effects   
 Negative Negative Effects   
 ? Undetermined Effects

ASO	Sustainability Objective	Significance		Indicator	Measure	Approach to monitoring
		Short Term	Long Term			
Env6	To provide sustainable sources of water	Negative	?	Average water consumption per person per year	m <sup>3</sup> /person/year	
				% of dwellings that have a water meter	%	Planning Application Analysis
				% of dwellings with water recycling and harvesting	%	Planning Application Analysis
				Demand and supply of public water		
				Number of abstractions for public water supply	Number	Planning Application Analysis
				Number of licensed abstractions and effective rainfall	Number	Planning Application Analysis
Env7	To improve air quality	Negative	?	Number of days per year when pollution levels are moderate or higher	Days per year	Air Quality Monitoring
				Number of days per year when air pollution is moderate or higher for PM10.	Days per year	Air Quality Monitoring
				Annual average nitrogen and sulphur dioxides concentration.	ppm	
				Road Traffic		
Env8	To protect, manage and enhance the Rivers and associated habitats	Positive	Positive	Changes in population of selected characteristic species	Number	
				Achievement of Biodiversity Action Plan Targets	Number	Lewisham's BAP
				Area of land actively managed for nature conservation	Ha	
				Area of length of fluvial habitat movement	Ha	
				Ecological, chemical, biological and aesthetic water quality		

Positive Positive Effects  
 Negative Negative Effects  
 ? Undetermined Effects

ASO	Sustainability Objective	Significance		Indicator	Measure	Approach to monitoring
		Short Term	Long Term			
Env9	To increase the diversity of the retail offer	Positive	Positive	Retail floorspace	m <sup>2</sup>	Planning Application Analysis
				Number of different retail functions and types accommodated in the area	Number	
Eco1	To increase the diversity of the retail offer	Positive	Positive	Evening Economy - available floorspace	m <sup>2</sup>	
Eco2	To encourage a vibrant, well-managed evening economy	Positive	Positive	Number of new businesses in the area		
				Survival rate of new businesses		
Eco3	To increase density of local business	Positive	Positive	Number of new businesses in the area	Number	Planning Application Analysis
Eco4	To increase access to local employment	?	?	% unemployed council residents	%	Census
				% of population of working age who claim unemployment benefit number of years unemployed by age	%	

Table 13: Lewisham Town Centre Area Action Plan sustainability impacts monitoring plan.

Positive Positive Effects
 Negative Negative Effects
 ? Undetermined Effects

You have reached the end of the Lewisham Town Centre Area Action Plan Sustainability Appraisal Report. You can read a summary of the report at the beginning of the document.

Additional background and methodological information can be reviewed in the annexes on the following pages.



Annex A

# Annex A: Consultation Responses

Source of Consultation Response	Included in SA	Comments
<b>Environment Agency 20/06/05</b>		
<b>Plans to review:</b>		
PPG9	y	
Local and National Biodiversity Action Plans	y	
Biodiversity Objectives in London Plan	y	
The Wildlife and Countryside Act	y	
Habitats Directive	y	
Water Framework Directive	y	
EA South London Flood Risk Management Plan	n	Not Available
<b>Baseline Info</b>		
Locations of designated and other important sites for biodiversity	n	Not in SA scope
Land use and habitat distribution maps	y	
Other protected species include Black Reestrats	y	
More emphasis on the importance of the Borough's watercourses	y	
Identify areas of currently low conservation value	y	
Importance of brownfield sites	n	Not in SA scope
<b>Objectives</b>		
Meet UK Biodiversity Plan objectives	y	
Maintain and enhance BAP habitats and species in line with targets	n	Too detailed for SA
Maintain, develop and improve salmon, freshwater fish and eel fisheries in freshwaters	n	Too detailed for SA
<b>Indicators</b>		
Achievement of BAP objectives and targets	y	
Area of land actively managed for nature conservation	y	
Area or length of fluvial habitat improvement	y	
Ecological and chemical water quality	y	
<b>Targets</b>		
Create x new areas of BAP habitats	n	Not in SA scope
Increase by x the area of land actively managed for conservation	n	Not in SA scope
Maintain or improve ecological and chemical water quality	n	Not in SA scope
<b>SA Objectives</b>		
Env1 - Flood Risk: To manage the risk of flooding (including climate change) and reduce its effects	y	
Env6 - Water Use: To provide sustainable sources of water and promote water recycling	n	This is an activity not an objective
Env9 - Water Environment: To protect, manage and enhance the Rivers and associated habitat	y	
<b>Indicators</b>		
Env1: Number of properties affected by flooding	y	

Source of Consultation Response	Included in SA	Comments
Env1: Number of properties with sustainable urban drainage systems	y	
Env1: Number of properties with surface water attenuation	y	
Env4: % of new dwellings that cut CO2 emissions and the costs of heating and hot water by 25%	y	
Env5: Waste disposal methods, type and quantity	y	
Env6: Average water consumption per person per year	y	
Env6: % of dwellings with water recycling and harvesting	y	
Env6: % of dwellings that have a water meter	y	
Env6: Licensed abstractions and effective rainfall	y	
Env6: Abstractions for public water use	y	
Env6: Demand and supply of public water	y	
Env7: Number of days when pollution is moderate or higher (Headline indicator from UK Government's Sustainable Development Strategy 1999)	y	
Env7: Road traffic	y	
Env7: Particulate concentration	y	
Env9: River water quality - chemical, biological, aesthetic	y	
<b>AAP and SA Objectives</b>		
Env 1 and Theme 2 - consider it to be positive compatible	y	
Env 1 and Theme 3 - consider this to be a possible conflict	y	
Env 1 and Theme 4 - consider this as neutral	y	
<b>Woodlands Trust</b>		
<b>Objectives</b>		
Env1 - Incorporate measures to adapt to the effects of climate change	y	
<b>The Garden History Society 19/06/05</b>		
<b>Key Sustainability Issues</b>		
Include "need to protect cultural heritage landmarks, including historic parks and gardens"	y	
<b>Youth Culture Adviser to Mayor of Lewisham 22/06/05</b>		
<b>Issues</b>		
Consideration should be given to creative industries profile in the town centre, exhibition and performance spaces	y	
<b>Martin Robeson Planning Practice on behalf of Land Securities Plc 20/06/05</b>		
<b>Objectives</b>		
Eco1 - Retail Offer: Recast to refer to "increasing strength and focus of the retail offer"	n	

Annex B

## Annex B: Key Sustainability Issues

Topic	Key issues and problems
<b>Social</b>	
Affordable homes	<p>Lewisham is a particularly affordable borough benchmarked regionally. In Lewisham it is estimated that between 7,250 and 12,950 additional affordable dwellings might be required over the next 8 years (from 2000) to meet future housing need in full. Demand will be fuelled by growth in the number of households locally as well as internal and international migration (including asylum seekers seeking residency in Lewisham)</p> <p>This fits with the London Plan requirement to provide more affordable housing in the Borough.</p> <p>The Lewisham Housing Commission report calls for more flexible tenure, including part ownership and other shared housing schemes.</p> <p>The results of the recent stakeholder consultation identified that there was an issue with access to affordable housing.</p>
Access to river	<p>There is currently poor access to the rivers. Ravensbourne is the most engineered river in the Greater London area, and along much of its course is culverted, channelled or covered.</p> <p>The results of the recent stakeholder consultation identified a key issue as being poor access to the rivers.</p>
Community facilities	<p>The London Plan requires spatial planning of major public services (Community, health, education). The Plan requires availability of and accessibility to a range of quality community services, particularly education and health in LTC. Protection and enhancement of social infrastructure and community facilities.</p> <p>The results of the recent stakeholder consultation identified a lack of sports/leisure facilities and that there is a lack of facilities for young people.</p>
Heritage	<p>Through heritage projects, to improve the quality of life for people living in the Borough and to use heritage to support education and lifelong learning</p> <p>Creative Lewisham report states that note should be taken of cultural and heritage factors in relation to sustainability.</p> <p>The Borough's built heritage includes:</p> <ul style="list-style-type: none"> <li>• 25 building conservation areas and 540 listed buildings (2 Grade I, 18 Grade II* and 520 Grade II).</li> <li>• Grade I listed buildings are: Boone's Chapel, Lee High Road and St Paul's Church, Deptford, which are Grade I listed buildings; and</li> <li>• Over 100 of these listed buildings in public use, including the Horniman Museum, the Manor House - Lee, former Lewisham Library, Hither Green Library, Forest Hill Library, Lewisham Clock Tower, Lewisham Police Station, the Broadway Theatre, Lewisham Art House and Beckenham Place Park</li> </ul>

Topic	Key issues and problems
Culture	<p>Lewisham Local Cultural Strategy states that the importance of recognising the potential of culture to contribute to wider sustainability objectives. Culture is a medium for achieving improvements in the built environment, the local economy, skills development and quality of life. Through heritage projects, to improve the quality of life for people living in the Borough and to use heritage to support education and lifelong learning.</p> <p>Creative Lewisham report states that note should be taken of cultural and heritage factors in relation to sustainability.</p> <p>Creative Lewisham has a policy promoting creative industries, especially in the north of the borough</p>
Crime	<p>Lewisham Town Centre status as the main shopping destination in the borough affects levels of crime and community safety in the area. The transport interchange and links to much smaller shopping areas means there are a high volume of people in the streets, both as potential victims and perpetrators.</p> <p>Lewisham ranks 56th for total offences out of 376 English and Welsh local authorities – with 60 crimes recorded per 1,000 inhabitants.</p> <p>48% of Lewisham residents feel safe outside in their local area after dark and 35% feel unsafe. Crime and safety has the biggest overall impact on levels of satisfaction with 55% of those who feel unsafe during the day stating that they are dissatisfied with the local area.</p>
Education	<p>About a quarter of the population in Lewisham aged 16 to 74 do not have any qualifications. This is similar to the picture in London, but slightly better than England as a whole.</p> <p>Based on BVPI results for 2003/2004, Lewisham came 132nd out of 147 authorities examined in rank, for the percentage of pupils achieving A-C in more than 5 GCSE's. Over the last five years, standards in education, as shown by the Standard Assessment Tests (SATs), have also improved in respect of younger students in the area.</p> <p>The School Organisation Plan requires adequate provision of school facilities to promote higher standards of achievement. The Plan also sets requirements to equip people with the skills they need for continuing education and employment.</p>
Social inclusion	<p>The London Plan requires a reduction in welfare dependency; an increase the life chances of vulnerable members of the community and to help local communities to develop the capacity to support themselves, act independently, and participate in providing services. Improve the effectiveness, efficiency and sustainability of local public services.</p> <p>The results of the recent stakeholder consultation identified a key issue as being the need for access for elderly and disabled people in the town centre.</p>
Road safety	<p>Based on BVPI results, Lewisham comes 16th out of the 147 ranked authorities in terms of number of fatal or serious transport accidents (2003-2004 figures).</p> <p>The number of road accidents (serious/fatal) has been reduced. Between 2001-2002 reduction was 3.2% and between 2003-2004 reduction of 8.5%.</p> <p>The results of the recent stakeholder consultation identified problems with pedestrian safety, particularly in the high street (conflict with buses and pedestrians).</p>

Topic	Key issues and problems
Health	<p>Lewisham is out-performed by the majority of the comparators, with an average life expectancy rate below the national, regional and sub-regional figures. The borough has a particularly high infant mortality rate (the 34th highest in the country, 5th in the region and the highest in the sub-region) and standardised mortality ratio (6th highest in the country, the highest in the region and the sub-region).</p> <p>In Lewisham Central ward people reported higher levels of limiting long term illness. Lewisham Central residents have also reported lower than average good health levels. In contrast, 69.19% of Lewisham respondents reported their health as being good compared to 68.7% in England.</p> <p>The Community Strategy (2003-2013) calls for equal access to facilities and services. Improve the effectiveness, efficiency and sustainability of local public services</p>
Noise	<p>Based on the Quality of Life survey conducted in 2004, road traffic and road works noise are the most problematic types of noise for Lewisham residents at 49%. This reflects the urban setting of Lewisham. New Cross and Evelyn have the most problem with construction and industrial noise as they are in the most industrial part of the Borough. They also perform badly on noise from neighbours.</p>
Open space	<p>With 415ha of Public Open Space and a resident population of 248,922 (2001 Census) Lewisham has a comparatively low 1.67 ha per 1000 population, when compared to the traditional 2.43 ha per 1000 population (NPFA '6 acre standard)</p> <p>It is proposed to establish a potentially achievable 1.7ha per 1000 population as a local standard for Lewisham by 2006.</p> <p>The results of the recent stakeholder consultation identified a key issue as being access to open and green space.</p>
<b>Environmental</b>	
Effects of climate change	<p>Lewisham households are at high risk of damage from flooding as a result of climate change. A significant proportion of the Borough lies in the floodplain of River Ravensbourne and River Quaggy. This means that a greater land area is at risk from flooding, the floods are likely to occur more frequently and the cost of any single flood event will be higher than in the past.</p> <p>The Draft Climate Change Strategy covers the mitigation against / anticipation of climate change effects including: hotter, dryer weather, drought, increased frequency and severity of floods, effect on communities, residents and workers. Equally, the London Plan states that local effects of climate change (e.g. flood risk) are to be recognised with sustainability objectives but addressed more specifically within Core Strategy SA.</p> <p>The results of the recent stakeholder consultation identified a key issue as being the risk of flooding from the river.</p>
Sustainable transport	<p>According to State of the Borough report, Lewisham has one of the lowest proportions of people in the country travelling to work by car; the 9th highest proportion travelling to work by public transport both nationally and regionally; but a low proportion walking or cycling to work. Lewisham has a lower percentage of people walking or cycling to work, in comparison to the London average.</p> <p>Levels of connectivity in Lewisham are significantly above the national score, but the borough is not as well connected as London East, and particularly London as a whole. The average travel-to-work time is fairly typical for the sub-region and region, but high nationally (ranking 22nd). Many areas are more than 250m from a bus service. No direct bus links to e.g. Lewisham hospital, Savacentre and Lewisham town centre from many parts of the community. Rush hour trains from Grove Park do not stop between Hither Green and London Bridge so cannot be</p>

Topic	Key issues and problems
	<p>used by people working in Lewisham and New Cross.</p> <p>Planning Policy Guidance 13, Transport 2010 require sustainable transport options to reduce car dependence, this includes cyclists, walking and road safety. PPS3 requires the urban design, density and needs of people and community to come before the needs of the car.</p> <p>The results of the recent stakeholder consultation identified a key issue being the poor pedestrian environment and linkages within the town centre and that there was a barrier between the interchange and the town centre that restricts access to public transport. The consultation also identified congestion in the town centre as an issue.</p>
Renewable energy	<p>Lewisham has bought 100% renewable electricity for council sites since December 2000, thereby saving an estimated 30,000 tonnes of carbon dioxide per annum. Lewisham is currently listed as the 11th largest user of Renewable Electricity in Western Europe.</p> <p>In addition to buying hydro electricity and other forms of renewables, Lewisham is practising sustainability by generating energy from the combustion of its domestic waste. The borough's streetlights are all powered by SELCHP, an energy from waste power station producing 30 mega watts net of electricity through the incineration of approximately 420,000 tonnes of waste per year.</p> <p>The Mayor's Green Light to Clean Power Energy Strategy requires the use of renewable energy schemes and requires a 10% contribution from on-site renewable energy for all new large developments. Lewisham's Energy Policy also requires an increase in the proportion of energy generated from renewable energy sources.</p>
Energy efficiency	<p>In 1994, Lewisham Borough Council carried out a Home Energy Audit in social housing stock. The survey identified an average NHER rating of 3.6.</p> <p>According to the Lewisham Housing Strategy Report, 9.57% of Lewisham owner-occupiers live in houses with SAP rating less than 30. 22.30% of private rented houses have a SAP of less than 30.</p> <p>Housing Policy target to Improve SAP rating to 60 by 2004.</p>
Waste and recycling	<p>According to bvpi figures, Lewisham comes 137 of 350 authorities in the country in terms of kgr of hhld waste per head. At 439.7 kgr per head in 2003/2004, Lewisham is slightly below the regional average.</p> <p>Household waste recycling has increased. Between 2001 and 2002-2003 there has been an increase of 40% in the amount of household waste recycled, while between 2002-3 and 2003-2004 the increase was 14.6%.</p> <p>The incineration of 80% of its waste is helping Lewisham Council exceed the national recovery and landfill directive biodegradable waste diversion targets in advance of the target years.</p> <p>The London Plan seeks an integrated approach to waste management for the whole Borough and to consider the potential / viability of using sites in LTC for Waste Management in tandem with the Core Strategy. The Plan seeks to provide adequate storage facilities in new development in LTC.</p> <p>The Lewisham Municipal Waste Strategy requires the provision of sites for waste processing and disposal. Issues such as flytipping need to be addressed and the recycling message needs to be promoted.</p>



Topic	Key issues and problems
	The results of the recent stakeholder consultation identified a key issue as being the refuse and associated environmental effects of the street market.
Water use	The London Plan requires water efficiencies and adequate infrastructure and to ensure that adequate water resources and infrastructure is available in new developments.
Air quality	<p>A large part of the pollution in Lewisham originates from road traffic with an additional smaller amount originating from other sources. (Source: Lewisham Air Quality Action Plan).</p> <p>Air quality and traffic pollution are also considered by the public as a large problem especially in the central Lewisham wards of Lewisham Central and Rushey Green (Quality of Life Survey 2004).</p> <p>The draft Lewisham Air Quality Action Plan promotes land uses and activities that have minimum impacts on air quality.</p> <p>The results of the recent stakeholder consultation identified air quality issues associated with the level of traffic on congested roads.</p>
Biodiversity	<p>The borough is characterised by a wide variety of green spaces and natural features that provide places for people to enjoy, such as New Cross Gate Cutting, Blackheath, the River Ravensbourne, Beckenham Place Park, and Hilly Fields.</p> <p>The Lewisham Biodiversity Action Plan includes action plans for habitats such as rivers and streams. The Quaggy and Ravensbourne rivers are identified as ecological features. The chemical and biological quality of the rivers is improving according to Environment Agency data.</p>
<b>Economic</b>	
Retail offer	<p>The London Plan includes reference to maintain, enhance and manage LTC as a local centre. Lewisham is classified as a sub regional centre, and is ranked 165th out of 1,672 centres across Great Britain. Catford is classified as a district centre and is ranked 421st.</p> <p>The percentage of retail floorspace out of all available commercial floorspace for Lewisham is 38.3% while the equivalent figure for office accommodation is 12.9%.</p> <p>Levels of growth in retail floorspace are particularly low, perhaps because current proportions are so high (ranking 10th highest for retail in England, 6th highest in London and second in London East).</p> <p>The results of the recent stakeholder consultation identified a key issue as being the poor retail offer with no department stores and a lack of quality retail.</p> <p>The results of the recent stakeholder consultation identified a number of key issues with the street market, including mess and refuse, upgrading, improper parking</p>
Evening economy	The results of the recent stakeholder consultation identified a key issue as being the lack of an evening economy.

Topic	Key issues and problems
Local business	<p>Lewisham ranks 24th for business and enterprise out of the 408 British local authorities, positioned in the middle of the comparators.</p> <p>Local business stock increased by almost 20 per cent between 1994-2003, a very high growth rate benchmarked nationally (ranking 35th).</p> <p>Despite high growth rates, business density remains comparatively low and the business community seems dominated by small businesses.</p> <p>The results of the recent stakeholder consultation identified a lack of sites for business incubation.</p>
Employment opportunities	<p>According to the 2004 English Indices of Multiple Deprivation, Lewisham has an overall rank of 57 out of 354 local authorities. Of particular concern is Lewisham's levels of income deprivation, the 28th highest in the country; barriers to housing and services deprivation, the 27th highest in the country; crime deprivation (ranking 63rd) and living environment deprivation (ranking 35th). Bellingham, Downham, Deptford and New Cross are marked as the most deprived areas.</p> <p>The unemployment rate for Lewisham is 6.7% compared to 4.7% in Greater London. Unemployment is a principal cause of poverty and social exclusion. Approximately 29% of Lewisham's unemployed have been out of work for over 2 years and just over 10% have been unemployed for over 3 years. 44.7% of unemployed residents have been out of work for over 6 months.</p> <p>The Planning Employment Land Reviews calls for a review of existing employment sites in terms of sustainability objectives.</p>

Annex C

## Annex C: Options Review

Plan Options	Initial Appraisal
<b>HOUSING</b>	
<b>LCT 1</b>	<b>The Borough has a target of 17,350 additional dwellings to 2016 (currently a target of 9,750 homes to be built by 2016 under the proposed alterations to the London Plan). How can housing need best be met in the town centre?</b>
A	<p><i>Have policies seeking to increase the density of residential uses (see also Issue HSG3).</i></p> <p>Increasing density through the redevelopment or conversion of existing sites (Option B) would help to reduce pressure on open space or on sites that may have ecological value.</p>
B	<p><i>Have policies encouraging the redevelopment or conversion of existing sites with residential as part of a mix (e.g. employment/retail ground floor with residential above).</i></p> <p>Increasing the amount of dwellings could contribute towards Sustainability Objectives Soc1 (provision of high quality affordable homes) if there is a policy approach to delivering a proportion of affordable for developments – as proposed below.</p> <p>If all housing developments (through either Option A, B or C) are close to public transport this would contribute towards meeting Sustainability Objective Env2 (to reduce dependency on private cars).</p>
C	<p><i>Promote new development in the town centre including residential uses as part of a mix of uses. This could be achieved by the allocation of specific additional sites in the town centre to include some residential development.</i></p> <p>Conversion of existing buildings (Option B) could contribute towards Sustainability Objective Soc2 (To increase the provision of housing that meets decent homes standards) where the new housing replaces poor quality existing housing.</p>
<b>LCT 2</b>	<b>Borough requires 7,250 to 12,950 affordable dwellings from 2000 to 2008 to meet future housing need. Should there be a specific town centre affordable housing policy?</b>
A	<p><i>No specific affordable housing policy required for Lewisham town centre, the existing borough wide affordable housing policy should be adhered to.</i></p>
B	<p><i>A policy approach which takes a more flexible approach to the provision of affordable housing in Lewisham town centre in terms of size, tenure, location and quantity of provision</i></p>

Plan Options		Initial Appraisal
C	<i>A policy approach which seeks to deliver a higher proportion of affordable housing in Lewisham town centre</i>	
<b>LCT 3</b>	<b>How best can the AAP promote higher residential densities in areas of high public transport accessibility?</b>	
A	<i>Retain existing Sustainable Living Area approach.</i>	Promotion of car-free housing (Option B) for developments near public transport nodes would support Sustainability Objective Soc1 (increase the provision of high quality affordable homes with good connectivity to public transport).
B	<i>Promote car-free housing</i>	Removal of right to street parking permits (Option C) could contribute to Sustainability Objective Env2, although there may be negative effects (e.g. illegal parking and congestion).
C	<i>Removal of right to a street parking permit for occupiers of new residential developments</i>	
<b>LCT 4</b>	<b>How should the AAP make provision for the traveller community?</b>	
A	<i>Identify and allocate a traveller site within Lewisham town centre</i>	This issue is not addressed by the sustainability objectives.
B	<i>Identify and allocate a traveller site outside Lewisham Town Centre</i>	
C	<i>Include a criteria-based policy in order to provide a framework to assess the suitability of new proposals</i>	
<b>RETAIL AND TOWN CENTRE STATUS</b>		
<b>LTC 5</b>	<b>How can Lewisham town centre best move towards Metropolitan Centre status?</b>	
A	<i>Rely on existing site allocations for new retail developments in the town and determine applications for additional retail developments on their merits</i>	Both Option A and B would address Sustainability Objective Eco1 (To increase the diversity of the retail offer), providing that this will increase the diversity of the retail offer.
B	<i>Allocate new sites for retail development with regard to the retail capacity study in order to plan for and accommodate identified retail capacity to help the town centre move toward the floorspace required to meet metropolitan status (100,000m<sup>2</sup>).</i>	Allocation of sites according to the retail capacity study would provide a more planned and predictable approach and may make it easier to consider the other impacts associated with the development. Other impacts would include: road safety (Soc10), sustainable transport (Env2), access to local employment (Eco4).

Plan Options		Initial Appraisal
<b>LTC 6 How can Lewisham Town Centre's vitality and viability best be supported?</b>		
A	<i>Public realm enhancements.</i>	Supporting a greater mix of uses (Option C) would contribute towards Sustainability Objective Eco2 (To encourage a vibrant, well-managed evening economy) and Eco1 (To increase the diversity of the retail offer).  Making Lewisham a safer place (Option D) would contribute towards Sustainability Objective Soc7 (To reduce crime levels in the town).  Allocating new sites for retail development (Option F) could contribute towards Sustainability Objective Eco2 (To increase the diversity of the retail offer).  Encouraging a greater mix of uses, including residential development would contribute towards Sustainability Objective Soc1 (To increase the provision of high quality affordable homes with good connectivity to public transport).
B	<i>Encourage new development on Gateway site to raise profile of Town Centre as a whole.</i>	
C	<i>Support a greater mix of uses including cafes, bars and evening economy to support vitality of retail offer.</i>	
D	<i>Make Lewisham a safer place</i>	
E	<i>Support Shop front improvements and funding programmes.</i>	
F	<i>Allocate new sites for retail development.</i>	
G	<i>Encourage a greater mix of uses within the town centre including residential development</i>	
H	<i>Re-development at key locations within the High Street to provide marker buildings with a mix of uses.</i>	
<b>LTC 7 If implemented, Lewisham Gateway has the potential to bring wide ranging benefits to the Town Centre. How should the AAP address the issues associated with Lewisham Gateway?</b>		
A	<i>Allocate the Lewisham Gateway site for high density mixed-use development</i>	High density mixed use development (Option A) could include affordable homes, community facilities, retail and evening economy sites. This type of mixed use would support Sustainability Objectives: <ul style="list-style-type: none"> <li>• Soc1 (To increase the provision of high quality affordable homes with good connectivity to public transport);</li> <li>• Soc4 (To increase the provision of accessible and inclusive everyday facilities);</li> <li>• Eco1 (To increase the diversity of the retail offer) providing that this will increase the diversity of the retail offer;</li> <li>• and Eco2 (To encourage a vibrant, well-managed evening economy).</li> </ul> <p>However, it is not clear what mixed use development is proposed for Option A.</p>
B	<i>Rely on existing development site allocation in the UDP to facilitate redevelopment of the roundabout site</i>	
C	<i>Identify and allocate sites in the southern part of the centre for the redevelopment in order to seek to address the change in gravity that is likely to result from the Lewisham Gateway development.</i>	

Plan Options		Initial Appraisal
D	<i>Consider whether the southern part of the High Street and shopping centre could develop a new role to complement the prime retail as a focus for community activity. This role might be a focus for community activity, with the library representing an obvious stimulus for this role. An alternative focus would be a focus on evening economy uses.</i>	Using the southern part of the High Street as a prime focus for community activity (Option D) would support several Sustainability Objectives: <ul style="list-style-type: none"> <li>• Soc4 (To increase the provision of accessible and inclusive everyday facilities);</li> <li>• Soc9 (To improve access to amenities for vulnerable members of the community);</li> <li>• and potentially Soc8 (To increase access to lifelong learning) through the library.</li> </ul>
<b>LTC 8 What approach should the AAP take to the designation of core and non-core shopping frontages</b>		
A	<i>Maintain current distinction between core and non-core frontages as currently shown on the proposals map.</i>	Integrating a greater mix of uses including the evening economy (Option C) could support Sustainability Objectives Eco1 (To increase the diversity of the retail offer) and Eco2 (To encourage a vibrant, well-managed evening economy).
B	<i>Review existing allocation of core and non-core frontages.</i>	
C	<i>Introduce a geographical basis for designating retail zones with greater scope for integrating a greater mix of uses including evening economy.</i>	
D	<i>Remove shopping frontage designations and rely on town centre boundary.</i>	
<b>LTC 9 How should the town centre's potential for a more vibrant evening economy be managed?</b>		
A	<i>Do not provide a specific town centre policy approach.</i>	Options B, C and D all contribute to sustainability objective Eco 2 (to encourage a vibrant, well-managed evening economy). The policy would have to consider how to ensure that the evening economy is well-managed.
B	<i>Maintain existing core and non-core frontage approach.</i>	
C	<i>Encourage evening economy uses as part of a mix of uses in specified locations.</i>	
D	<i>Concentrate evening economy uses in a particular zone.</i>	
<b>LTC 10 Should the town centre boundary be altered?</b>		
A	<i>Maintain existing designation</i>	Removing one or more of the options i-iv (Option B) would potentially limit the opportunities to provide affordable homes, community facilities, retail offer, employment opportunities, density of local business and access to local employment. This would have a negative contribution to Sustainability Objectives: Soc1 (To increase the provision of high quality affordable homes with good connectivity to public transport); Soc4 (To increase the provision of accessible and inclusive

Plan Options		Initial Appraisal
B	<i>Review town centre boundary to achieve a tighter core by removing one or more of options i-vi on the following page</i>	everyday facilities); Eco1 (To increase the diversity of the retail offer); or Eco2 (To encourage a vibrant, well-managed evening economy).  Option i - North-west corner of the town centre and Option ii – Conington Road area both benefit from very good levels of public transport accessibility and, therefore, developments on this site would support Env2 (To reduce dependency on private cars).
<b>URBAN DESIGN</b>		
<b>LTC 11 What approach should be taken to the location and design of tall buildings?</b>		
A	<i>Retain existing approach whereby tall buildings are considered appropriate in Lewisham Town Centre if the site is covered by a development brief identifying it as such.</i>	Setting out criteria against which all developments for tall buildings will be considered (Option D) would help to set standards for tall buildings to ensure they contribute towards sustainability. In particular, it could specify that tall buildings: - are located close to transport hubs and so supporting Sustainability Objectives Env2 (To reduce dependency on private cars) - consider carbon emissions from these buildings and so support Sustainability Objective Env3 (To increase on-site renewable energy provision) - consider management of waste and recycling and so support Sustainability Objective Env5 (To increase the amount of waste recycling)
B	<i>Seek to generally encourage tall buildings in the town centre, removing the requirement for development brief endorsement</i>	
C	<i>Seek to concentrate tall buildings in a specific location(s)</i>	
D	<i>Set out criteria against which all developments for tall buildings will be considered, including the requirement to demonstrate the highest quality architecture.</i>	
<b>EMPLOYMENT AND BUSINESS ISSUES</b>		
<b>LTC 12 What policy approach should be taken to existing established industrial areas in the town centre?</b>		
A	<i>Seek to retain existing employment generating uses in the town centre.</i>	Retaining existing employment generating uses (Option A) is not sufficient for Sustainability Objective Eco4 (To increase access to local employment) Releasing land from specific employment allocations (Option B) could have a negative contribution towards Sustainability Objective Eco4 (To increase access to local employment), depending on the type of mixed use schemes proposed. Promoting new office development (Option C) may could contribute to Sustainability Objective Eco4, if this development allowed access to employment.
B	<i>Seek to release land from specific employment allocations in order to promote redevelopment and seek to make the best use of land through mixed use schemes</i>	



Plan Options		Initial Appraisal
C	<i>Seek to protect existing office provision within the town centre and continue to identify Lewisham as the most appropriate location for new office development.</i>	Conversion of town centre office accommodation to residential uses (Option D) could contribute to Sustainability Objective Soc1 (To increase the provision of high quality affordable homes with good connectivity to public transport), but would contribute negatively to Sustainability Objectives Eco4.
D	<i>Seek to encourage the conversion of town centre office accommodation to residential uses.</i>	
<b>OPEN SPACE</b>		
<b>LTC 13</b>	<b>How should the AAP seek to address open space provision within Lewisham Town Centre?</b>	
A	<i>Retain existing open space provision</i>	Ensuring new development provides amenity space would contribute towards Sustainability Objective Soc13 (To increase the quality and provision of publicly accessible open spaces). The other options (A, B and D) would not contribute towards this objective as they either threaten or do not increase open space provision. Improve accessibility to existing provision could contribute towards Sustainability Objective Soc3 (To increase recreational access to the Quaggy and Ravensbourne rivers) if this is related to the river environment.
B	<i>Improve the quality of open space provision</i>	
C	<i>Improve accessibility to existing provision</i>	
D	<i>Ensure new development provides essential amenity space in high density developments</i>	
<b>TRANSPORT</b>		
<b>LTC 14</b>	<b>Should parking standards for new developments be reviewed?</b>	
A	<i>Retain existing standards for new development</i>	Reducing parking standards (Options B and C) would contribute towards Sustainability Objective Env2 (To reduce dependency on private cars) and potentially Soc 10 (To improve pedestrian safety in the town centre) and Soc12 (To reduce noise from road traffic, construction and industry);
B	<i>Adopt London Plan Standards</i>	
C	<i>Apply a more stringent approach than that standards set out in the London Plan</i>	
<b>LTC 15</b>	<b>In the context of potential significant growth in retail floorspace in Lewisham Town Centre, what approach should be taken to the provision of public / shopper parking spaces in the town centre?</b>	
A	<i>Rationalise existing provision to encourage the use of public transport</i>	Maintaining existing parking standards (Option A) would contribute towards Sustainability Objective Env2 (To reduce dependency on private cars) and potentially Soc 10 (To improve pedestrian safety in the town centre) and Soc12 (To reduce noise from road traffic, construction and industry);
B	<i>Seek to retain existing levels of public parking</i>	
C	<i>Seek to increase provision of public parking</i>	

Plan Options		Initial Appraisal
<b>ENVIRONMENT</b>		
<b>LTC 16 Protection of the river environment</b>		
A	<i>New development should contribute to enhance and protect the river environment</i>	Option A would contribute to Soc3 (To increase recreational access to the Quaggy and Ravensbourne Rivers) if they also increase access to the rivers. Option A would also contribute towards Sustainability Objective Env8 (To protect, value and enhance biodiversity) if the ecological value of the rivers is protected and enhanced.
B	<i>On the basis that there is no demonstrable harm to the river and its environment contributions should not be sought.</i>	

Annex D

## Annex D: Policy Appraisal

ASO	Sustainability Objective	Predicted effects for the "Do nothing" or "Business as usual" scenario	
		Do nothing outline assessment	Do nothing predicted effects
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	-	The business as usual situation is likely to include a proportion of affordable housing, as this is required by planning policy. This is likely to have a neutral effect.
Soc2	To increase the provision of housing that meets decent homes standards	N	The business as usual situation is unlikely to include refurbishment of existing housing and so is unlikely to have a positive effect on decent homes.
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	NN	The business as usual situation is unlikely to include improving recreational access to the rivers. This is likely to have a negative effect.
Soc4	To increase the provision of accessible and inclusive everyday facilities	NN	The business as usual situation is unlikely to provide accessible and inclusive community facilities. This is likely to have a negative effect.
Soc5	To protect and enhance heritage buildings	NN	The business as usual development is likely to increase density in the development area. This development could have a negative effect on areas of historic value.
Soc6	To protect and enhance cultural diversity	N	The business as usual situation is difficult to predict, but is unlikely to enhance cultural diversity through the provision of high quality urban environments, cultural venues, community facilities, affordable housing, training and employment opportunities.
Soc7	To reduce crime levels in the town centre	N	Business as usual development is unlikely to reduce the current crime levels
Soc8	To increase access to lifelong learning	N	The business as usual situation is difficult to predict, but is unlikely to increase access to training and life long learning.
Soc9	To improve access to amenities for vulnerable members of the community.	N	The business as usual situation is difficult to predict, but is unlikely to increase access to amenities for vulnerable members of the community.
Soc10	To improve pedestrian safety in the town centre	N	The business as usual development is likely to continue the current situation with road traffic growth and no improvements in the pedestrian environment.

ASO	Sustainability Objective	Predicted effects for the "Do nothing" or "Business as usual" scenario	
		Do nothing outline assessment	Do nothing predicted effects
Soc11	To improve inclusive access to local healthcare facilities	<b>N</b>	Business as usual development is likely to continue to have negative health impacts, through air pollution, lack of access to public services or healthy living centres and lack of promotion of healthy lifestyles.
Soc12	To reduce noise from road traffic, construction and industry	<b>N</b>	The business as usual situation is likely to generate construction activity that would entail short to medium-term impacts and there would be medium term impacts from traffic congestion and on-going roadworks.
Soc13	To increase the quality and provision of publicly accessible open spaces	-	The business as usual development is unlikely to have a positive contribution towards increasing the number of open spaces and access to open space.
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	-	The business as usual situation is likely to be neutral as all developments will require flood risk assessments to support planning applications.
Env2	To reduce dependency on private cars	<b>N</b>	Business as usual development is likely to worsen the current situation by further increasing the numbers of people travelling to the Town Centre and using the road network. The baseline shows that a large part of the plan area is a Sustainable Living Area.
Env3	To increase on-site renewable energy provision	-	The business as usual situation is likely to contribute towards the provision of on-site renewable energy for large developments due to the GLA target of 10% renewable energy target for large developments.
Env4	To increase the energy efficiency performance of existing buildings	-	The business as usual situation is likely to include more energy efficient developments as these will have to conform with the improved standards of the new Building Regulations as a minimum. The business as usual scenario would not go beyond typical practice however. This would have a neutral effect.
Env5	To increase the amount of waste recycling	<b>N</b>	The business as usual situation is likely to: generate some construction waste from development; and is likely to increase the amount of household waste generated from additional housing provision. Household waste recycling has increased over the last years. Between 2001 and 2002-2003 there has been an increase of 40% in the amount of household waste recycled, while between 2002-3 and 2003-2004 the increase was 14.6%.
Env6	To provide sustainable sources of water	<b>N</b>	The business as usual situation is likely to increase water use as development is unlikely to include water efficient fittings

ASO	Sustainability Objective	Predicted effects for the "Do nothing" or "Business as usual" scenario	
		Do nothing outline assessment	Do nothing predicted effects
			beyond standard practice.
Env7	To improve air quality	<b>N</b>	The business as usual situation is likely to generate construction activity that would entail short to medium-term impacts and there would be medium term impacts from traffic congestion.
Env8	To value, protect and enhance biodiversity	<b>N</b>	The business as usual situation is unlikely to enhance the ecological value of the plan area and is unlikely to protect existing habitats.
Env9	To protect, manage and enhance the Rivers and associated habitats	<b>N</b>	The business as usual situation is unlikely to enhance the ecological value of the River or to protect its existing habitats.
Eco1	To increase the diversity of the retail offer	<b>N</b>	The business as usual situation is expected to increase the retail offer in the town centre. However, this is unlikely to increase the diversity of the offer.
Eco2	To encourage a vibrant, well-managed evening economy	<b>N</b>	The business as usual situation is expected to increase the number of visitors to Lewisham and it is likely that further developments will be undertaken to help to meet demand for retail and possibly leisure uses. This is likely to be uncoordinated development without an appropriate balance of activity and supporting transport arrangements.
Eco3	To increase density of local business	-	The business as usual case is likely to result in an increase in the number of businesses in the area. However; without a Plan the type of sites offered and the type of businesses opening will not be targeted to provided what is required.
Eco4	To increase access to local employment	<b>N</b>	The business as usual development is unlikely to have a positive impact on the local employment opportunities as it is unlikely to promote creative industries, start up units or other initiatives.

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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Ref	Topic	Prediction of effects	Overall Policy assessment
Soc1	Affordable homes	<p>The Borough has a target of 9,750 additional homes to from 2006 to 2016. The plan will deliver an estimated 4,100 additional dwellings in the Opportunity Areas (HSG1), with a focus on mixed use and a full mix of developments (HSG2, HSG4). A proportion of this housing will be affordable, with the plan proposing a specific target of 35% of new residential building to be affordable units (HSG3).</p> <p>The plan will increase provision of housing and extends housing options and choice beyond those predicted under the business as usual scenario. The AAP is likely to have a positive effect.</p>	Y
Soc2	Decent homes	<p>The baseline shows that the proportion of local authority houses designated non-decent in 2004 was high with 65.2% compared to London's figure of 45.9% and a Great Britain average of 40.7%.</p> <p>New construction and refurbishment of housing schemes will inevitably cover decent homes standards. The AAP includes a policy (HSG3) that encourages the redevelopment of existing residential or other premises for residential uses, as well as a policy that promotes high quality design (URB3). The AAP is likely to have a positive effect.</p>	Y
Soc3	Access to river	<p>There is currently poor access to the rivers. Ravensbourne is the most engineered river in the Greater London area and along much of its course, it is culverted, channelled or covered.</p> <p>The plan includes a number of policies to ensure new developments will contribute to the protection and enhancement of the river environment (URB7, URB2, SH7, OS2, ENV1). The AAP promotes the improvement of access to the river, the creation of an attractive waterfront, which will enhance the natural habitat of the locality while accommodating appropriate flood defences.</p> <p>The site specific policies make reference to access to rivers and to enhancements. In particular: Loampit Vale South asks for proposals to interact with the River Ravensbourne; Conington Road asks that access to the river should be improved; Engate Street states that development should act as a gateway to encourage the use of the ... River Ravensbourne; Lee High Road states that there are opportunities for improvements to the River Quaggy corridor; Lee High Road West states that links with the River Quaggy should be improved.</p> <p>The AAP is likely to have a positive effect.</p>	Y
Soc4	Community facilities	<p>The baseline shows that the stakeholder consultation identified a lack of sports/leisure facilities and that there is a lack of facilities for young people.</p> <p>The Plan proposes the development of a new major leisure centre, including a swimming pool (COM1) and promoted the development of a range of community, leisure and entertainment spaces, including a cinema (COM2). The Plan also requires major developments to prepare a social impact report to assess the leisure and community facility needs arising from proposals (COM5).</p> <p>Site specific proposals for Loampit Vale (OOP4) include a possible site for a new leisure centre, while other leisure facilities are considered for a number of the other sites, such as the Land South of the Shopping Centre and Endgate Street.</p> <p>The AAP is likely to have a positive effect.</p>	Y

Ref	Topic	Prediction of effects	Overall Policy assessment
Soc5	Heritage	<p>Development principles to protect the historic environment include the consideration of impact on traditional street patterns and historical urban forms. This includes considering the pressure of development on areas which may not be specifically protected but are considered to have historic value or contribute to local distinctiveness. There are also considerations, such as English Heritage's Save our Streets campaign, which includes a desire to de-clutter the street environment.</p> <p>The Ladywell Conservation Area protects the good quality historic buildings in the area around the former Police Station. Existing buildings include the Grade II listed Coroner's Court and Police Station, and Ladywell Playtower building.</p> <p>The plan states that tall buildings must not have an adverse visual impact on the character of Conservation Areas, the setting of listed buildings (URB1). The Plan states that the preservation and enhancement of the character of the Ladywell Conservation Area will be a primary consideration. These proposals largely address the objective, but there is no overall policy to protect the historic environment in the whole area.</p> <p>This will have a neutral effect.</p>	-
Soc6	Culture	<p>The cultural strategy (2002) refers to the following factors that influence culture: quality urban environments (including protection of heritage and provision of landmark buildings); cultural venues (e.g. library, leisure centre, theatres, art centres); increasing footfall and designing out crime to encourage cultural activity; competitively priced and attractive housing; encouraging creative businesses; and providing community spaces for the voluntary sector.</p> <p>The plan proposals aim to improve vitality and viability through improvements to the urban environment, evening economy, making Lewisham a safer place (SH2, SH8, URB6). These would all contribute towards cultural diversity. The Plan also includes a policy on travellers' sites.</p> <p>There are no other proposals for cultural venues and no proposals for creative businesses. The plan is likely to have a positive effect.</p>	Y
Soc7	Crime	<p>Secured by Design principles highlights the need for natural surveillance, the creation of active neighbourhoods and the avoidance of 'crime features' such as out of scale facilities.</p> <p>The plan proposals include: a policy to enhance community safety through the overlooking of entrances and exits and a requirement for developers to show how they have taken 'Secure by Design' into account (URB6). The Plan also promotes evening economy (SH2, SH8); the creation of active frontages (URB4).</p> <p>This is likely to have a positive effect.</p>	Y
Soc8	Education	<p>The baseline shows that, based on BVPI results for 2003/2004, Lewisham came 132nd out of 147 authorities examined in rank, for the percentage of pupils achieving A-C in more than 5 GCSE's. Over the last five years, standards in education, as shown by the Standard Assessment Tests (SATs), have also improved in respect of younger students in the area.</p> <p>The plan proposes a site for a new secondary school in Lewisham town centre (COM2). The Plan also includes a</p>	Y



Ref	Topic	Prediction of effects	Overall Policy assessment
		<p>requirement for major developments to prepare a social impact report to assess the education, leisure and community facility and infrastructure needs arising from a proposal (COM5). Finally the AAP states in policy IMP7 that major developments should contribute to education and training by incorporating schemes as part of their construction and on-going operations</p> <p>This will have a positive effect.</p>	
Soc9	Social inclusion	<p>The baseline shows that the results of the recent stakeholder consultation identified a key issue as being the need for access for elderly and disabled people in the town centre.</p> <p>The plan proposes improvement to the urban and pedestrian environment (URB2, URB6). Policy TRS1 states that "New development should seek to make provision for high standards of accessibility, storage and changing facilities for cyclists and pedestrians, including those with disabilities, in the town centre". There are proposals to allocate sites for retail, community and/or leisure uses (SH1). New retail provision will be more accessible due to new legislation.</p> <p>There are no other policies that seek to improve accessibility for elderly and disabled people. This is likely to have a positive effect.</p>	Y
Soc10	Road safety	<p>The baseline shows that the number of road accidents (serious/fatal) have been reduced. Between 2001-2002 reduction was 3.2% and between 2003-2004 reduction of 8.5%. The results of the recent stakeholder consultation identified problems with pedestrian safety, particularly in the high street (conflict with buses and pedestrians).</p> <p>The AAP proposes the improvement of the urban environment, including improvements to connections into and through the town centre, particularly for pedestrians (URB6). The Plan also promotes the enhancement and creation of new cyclist and pedestrian routes and site specific measures to mitigate against the impact of roads and roundabouts (TRS3, TRS4).</p> <p>The plan proposes site specific measures including: the introduction of new crossings and routes into the town centre (OPP2a); redevelopment of the pedestrian environment by replacing the current roundabout arrangement with a signified junction in the land south of the Shopping Centre (OPP2f) and requires investigation into ways of improving the pedestrian environment in Lewisham High Street and Market, the Lee High Road and Jerrard Street.</p> <p>This is likely to have a positive effect.</p>	Y
Soc11	Health	<p>Many aspects of spatial planning have potential effects on human health. This includes: providing safe and convenient parks to allow physical activity, housing quality, access to work, community safety, social cohesion, air quality, provision of public services and climate change. Many of these aspects are addressed by other sustainability objectives. The factors addressed by this objective include: access to public services and promotion of healthy lifestyles (including access to healthy foods).</p> <p>The Plan includes a requirement for major developments to prepare a social impact report to assess the health, education, leisure and community facility and infrastructure needs arising from a proposal (COM5, IMP3). Policy COM1 proposes the creation of a major leisure centre including a swimming pool in Lewisham town centre. The Plan includes a</p>	-

Ref	Topic	Prediction of effects	Overall Policy assessment
		<p>number of policies that seek to promote cycling and walking (HSG7, URB2, URB6, TRS1IMP6) and the creation of new open space.</p> <p>This is likely to have a neutral effect as no specific reference is made to the development of new health services.</p>	
Soc12	Noise	<p>Based on the Quality of Life survey conducted in 2004, road traffic and road works noise are the most problematic types of noise for Lewisham residents at 49%.</p> <p>The AAP proposals are likely to generate more construction activity and therefore have a negative potential short to medium-term impact on noise pollution. The proposals to improve accessibility to public transport and reduce the dependency on the private car may help to reduce car trips that contribute towards traffic congestion. This would, in turn, help to reduce noise pollution from transport. The AAP also seeks to promote developments that will benefit the evening economy, which might be a source of additional noise; policy SH8 does require developers to address this issue however.</p> <p>The construction activity is likely to have a negative effect in the short to medium-term and a positive effect in the long-term due to likely reductions in traffic congestion.</p>	N
Soc13	Open space	<p>The baseline shows that the results of the recent stakeholder consultation identified a key issue as being access to open and green space.</p> <p>The plan proposals: enhancement of the public realm (URB6, SH2, IMP3); improvements to existing open space, where required (OS3), inclusion of amenity space for residential developments (HSG5) and the enhancement of the environment and access to the rivers, including the creation of a Confluence Park (OS2) Site specific proposals include new open space on the axis of Coldbath Street and Conington Road and new open space on the site of the existing Albion Road surface car park.</p> <p>This will have a positive effect.</p>	Y
Env1	Flood Risk	<p>The baseline shows that Lewisham households are at high risk of damage from flooding as a result of climate change. A significant proportion of the Borough lies in the floodplain of River Ravensbourne and River Quaggy. This means that a greater land areas is at risk from flooding, the floods are likely to occur more frequently and the cost of any single flood event will be higher than in the past.</p> <p>The plan states that developments on the floodplain will not normally be permitted unless they can effectively demonstrate to not increase the risk of flooding (ENV2). The Plan seeks to enhance the river corridors and promotes uses along the river (OS2); the policies do address the issue of flood risk and require developers to undertake flood risk assessments (URB2) and provide adequate flood protection (URB2) including green and brown roofs and sustainable urban drainage systems (OS3, URB2).</p> <p>This is likely to have a positive effect.</p>	Y

Ref	Topic	Prediction of effects	Overall Policy assessment
Env2	Sustainable transport	<p>The baseline shows that, according to the State of the Borough report, Lewisham has one of the lowest proportions of people in the country travelling to work by car; the 9th highest proportion travelling to work by public transport both nationally and regionally; but a low proportion walking or cycling to work. Lewisham has a lower percentage of people walking or cycling to work, in comparison to the London average.</p> <p>The plan proposes car-free housing developments (HSG8), reduced parking standards and good pedestrian and cycle access (TRS1). The Plan also states that developments will be required to submit a Travel Plan (TRS5). Site specific proposals include the provision of a cycle route in the land east of Jerrard Street (OPP4f) and the improvement of the pedestrian environment in most of the areas. The Plan will generate new residential and commercial developments, which will inevitably generate more traffic. The Plan does however; promote sustainable transport through the reduced standards for parking spaces and the improvements to the cyclist and pedestrian environment.</p> <p>This is likely to have a positive effect.</p>	Y
Env3	Renewable energy	<p>The AAP proposes new developments, some of which will have to comply with the GLA renewables target. The Council does not have more stringent targets than the GLA for renewable energy so there would be no additional benefit from the proposed development. The impact of the plan is considered to be neutral. The extent to which this objective is achieved depends strongly on implementation.</p>	-
Env4	Energy efficiency	<p>The AAP is proposing new development which would be constructed to higher standards of energy efficiency compared to existing dwellings, in accordance with the updated Building Regulations. The AAP does not set any higher standards.</p> <p>This is likely to have a neutral effect.</p>	-
Env5	Waste and recycling	<p>In the short term, there will be construction and demolition activities which will generate waste. In the medium term, the reduction in household waste is an operation issue. This can be encouraged through the provision of facilities for household and business waste management, but the impact of this depends heavily on implementation.</p> <p>The AAP is proposing an increase in high density housing, which is likely to increase the volume of waste generated. Policy URB2 requires developers to prepare Waste Management Plans for both construction and occupation stages. The extent to which this objective is achieved depends strongly on implementation.</p> <p>This is likely to have a negative effect in the short term with the medium to long-term effects depending on implementation.</p>	N
Env6	Water use	<p>The AAP proposals include more intense development which is likely to increase water use. However, re-development presents an opportunity to install equipment and measures that reduce water use. This is largely a matter of implementation through detailed design.</p> <p>The plan promotes the protection and conservation of water supplies including minimisation of treated water, maximisation of harvesting opportunities and incorporation of grey water recycling systems.</p> <p>The Plan proposals are likely to have a neutral impact. The extent to which this objective is achieved depends strongly on implementation.</p>	-

Ref	Topic	Prediction of effects	Overall Policy assessment
Env7	Air quality	<p>The AAP proposals are likely to generate more construction activity and therefore have a negative potential short to medium-term impact on air pollution. The proposals to improve accessibility to public transport may help to reduce car trips that contribute towards traffic congestion. This would, in turn, help to reduce air pollution from transport.</p> <p>The construction activity is likely to have a negative effect in the short to medium-term and a positive effect due to likely reductions in traffic congestion.</p>	-
Env8	Biodiversity	<p>The baseline shows that there are opportunities to address biodiversity in the built environment through the provision of habitat areas such as the protection and enhancement of habitats on rail-side land, the river environment and provision of green roofs etc. There are areas outside the boundary of the plan with ecological value, such as Hilly Fields and New Cross Gate cutting.</p> <p>Lewisham's Biodiversity Action Plan states: 'Well-vegetated linesides will act as `green corridors' and the combined network of railways will help to permit movement of some species along them between adjoining sites'. The BAP also states that: 'that all new developments beside the ... non-tidal rivers (included underground rivers) incorporate habitat enhancements'.</p> <p>The AAP proposes the enhancement of Lewisham's waterways but addresses the need for developments in close proximity to the rivers to respect and enhance natural habitats (URB7). The Plan also encourages the use of green and brown roofs (OS3), while policies OS3 and ENV1 require new development to protect and enhance the biodiversity of existing and new open spaces.</p> <p>This is likely to have a slight positive effect.</p>	Y
Env9	Water environment	<p>The Ravensbourne (Quaggy) is the most engineered river in the Greater London area, and along much of its course is culverted, channelled or covered.</p> <p>The plan includes a number of policies to ensure new developments will contribute to the protection and enhancement of the river environment (URB7, URB2, SH7, OS2, ENV1). The AAP promotes the improvement of access to the river, the creation of an attractive waterfront, which will enhance the natural habitat of the locality while accommodating appropriate flood defences.</p> <p>The site specific policies make reference to access to rivers and to enhancements. In particular: Loampit Vale South asks for proposals to interact with the River Ravensbourne; Conington Road asks that access to the river should be improved; Engate Street states that development should act as a gateway to encourage the use of the ... River Ravensbourne; Lee High Road states that there are opportunities for improvements to the River Quaggy corridor; Lee High Road West states that links with the River Quaggy should be improved.</p> <p>The AAP is likely to have a positive effect.</p>	Y
Eco1	Retail offer	<p>The plan proposes allocation of new sites for retail development (SH1). Planned provision of retail that takes account of the public and private transport capacity is likely to have a positive effect. The Plan policies seek to increase the vitality and viability of the town centre by providing a greater mix of uses, as well as improvements to the Lewisham Market (SH2) and the creation of a secondary focus of activity (SH3).</p>	Y

Ref	Topic	Prediction of effects	Overall Policy assessment
		This is likely to have a positive effect.	
Eco2	Evening economy	The plan proposes: a greater mix of uses, including cafes, bars and other evening economy uses (SH2); and allocates four primary areas for development of evening economy uses (SH8).  This is likely to have a positive effect.	Y
Eco3	Local business	The Plan proposes the increase in the amount of retail floorspace in the area (SH1) and promotes a mix of uses, including evening economy uses (SH8), A1 shops, community uses or amusement centres (SH6), large retail units (SH7). Policy EMP1 however allows for the conversion of existing employment uses to a mix of uses including residential. Policy EMP2 seeks to promote new commercial development specifically allocated to the town centre.  This is thought to have a neutral effect, as while retail uses are promoted, the Plan fails to strongly promote other commercial uses, including office developments.	-
Eco4	Employment opportunities	The plan proposes: retention of current office provision and employment uses within Lewisham Town Centre and to identify the town centre as the most appropriate location for new office development (EMP2). The Plan is likely to have a positive effect in the short term, with developers required to provide employment and training opportunities to local people in construction related industries associated with development (IMP7). However the Plan also allows for the conversion of office accommodation to a mix of uses including residential (EMP1)  This is likely to have a neutral effect on provision of employment opportunities.	-

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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Assessment of Housing												
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts / risks are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	y	yy		y	y		people			yy	positive
Soc2	To increase the provision of housing that meets decent homes standards	y	yy			y		people, sites, buildings			yy	positive
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	-	-					people, flora, fauna, global ecosphere			-	
Soc4	To increase the provision of accessible and inclusive everyday facilities	-	-					people			-	
Soc5	To protect and enhance heritage buildings	n	n			y		sites, buildings, etc. & their settings	y		n	negative
Soc6	To protect and enhance cultural diversity	?	y					people			y	
Soc7	To reduce crime levels in the town centre	y	y	y		y		people		y	y	
Soc8	To increase access to lifelong learning	-	-					people			-	
Soc9	To improve access to amenities for vulnerable members of the community.	?	?			y		people	y		?	
Soc10	To improve pedestrian safety in the town centre	y	y			y		people			y	
Soc11	To improve inclusive access to local healthcare facilities	?	?			y		people, flora, fauna, global ecosphere	y	y	?	
Soc12	To reduce noise from road traffic, construction and industry	n	?	y		y	y	people, flora, fauna, global ecosphere	y	y	n	negative
Soc13	To increase the quality and provision of publically accessible open spaces	y	y		y	y		people, flora, fauna, global ecosphere			y	
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	-	-					people, flora, fauna, global ecosphere			-	
Env2	To reduce dependancy on private cars	?	y	y		y	y	people, flora, fauna, global ecosphere	y	y	y	positive
Env3	To increase on-site renewable energy provision	?	?					sites, buildings			?	
Env4	To increase the energy efficiency performance of existing buildings	?	?					sites, buildings			?	
Env5	To increase the amount of waste recycling	n	?	y		y		global ecosphere	y	y	n	negative
Env6	To provide sustainable sources of water	n	?	y		y		global ecosphere	y	y	n	negative
Env7	To improve air quality	n	?	y		y		people, global ecosphere	y	y	n	negative
Env8	To value, protect and enhance biodiversity	-	-					flora, fauna, global ecosphere			-	
Env9	To protect, manage and enhance the Rivers and associated habitats	-	-					people, global ecosphere			-	
Eco1	To increase the diversity of the retail offer	y	y			y		people			y	
Eco2	To encourage a vibrant, well-managed evening economy	-	-					people			-	
Eco3	To increase density of local business	y	y			y		people			y	
Eco4	To increase access to local employment	y	y			y		people			y	

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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Assessment of Shopping & Town Centre												
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	y	y			y		people			y	
Soc2	To increase the provision of housing that meets decent homes standards	y	y			y		people, sites, buildings			y	
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	-	y			y		people, flora, fauna, global ecosphere			y	
Soc4	To increase the provision of accessible and inclusive everyday facilities	y	y			y		people			y	
Soc5	To protect and enhance heritage buildings	n	n					sites, buildings, etc. & their settings	y		n	
Soc6	To protect and enhance cultural diversity	-	-					people			-	
Soc7	To reduce crime levels in the town centre	y	yy			y	y	people		y	yy	positive
Soc8	To increase access to lifelong learning	-	-					people			-	
Soc9	To improve access to amenities for vulnerable members of the community.	-	-					people			-	
Soc10	To improve pedestrian safety in the town centre	-	-					people			-	
Soc11	To improve inclusive access to local healthcare facilities	?	?			y		people, flora, fauna, global ecosphere	y	y	?	
Soc12	To reduce noise from road traffic, construction and industry	n	n			y	y	people, flora, fauna, global ecosphere	y	y	n	negative
Soc13	To increase the quality and provision of publically accessible open spaces	y	y			y		people, flora, fauna, global ecosphere			y	
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	n	?	y		y	y	people, flora, fauna, global ecosphere	y		n	negative
Env2	To reduce dependancy on private cars	?	?					people, flora, fauna, global ecosphere			?	
Env3	To increase on-site renewable energy provision	?	?					sites, buildings			?	
Env4	To increase the energy efficiency performance of existing buildings	y	y			y		sites, buildings			y	
Env5	To increase the amount of waste recycling	n	?	y		y	y	global ecosphere		y	n	
Env6	To provide sustainable sources of water	n	?			y	y	global ecosphere		y	n	
Env7	To improve air quality	n	?	y		y	y	people, global ecosphere		y	n	
Env8	To value, protect and enhance biodiversity	-	-					flora, fauna, global ecosphere			-	
Env9	To protect, manage and enhance the Rivers and associated habitats	n	?			y		people, global ecosphere			n	
Eco1	To increase the diversity of the retail offer	y	yy			y		people			yy	positive
Eco2	To encourage a vibrant, well-managed evening economy	y	yy			y		people			yy	positive
Eco3	To increase density of local business	y	yy		y	y		people			yy	positive
Eco4	To increase access to local employment	y	y		y	y		people			y	

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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		Assessment of Urban Design										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	?	?					people			?	
Soc2	To increase the provision of housing that meets decent homes standards	y	y			y		people, sites, buildings			y	
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	y	yy		y	y		people, flora, fauna, global ecosphere	y		yy	positive
Soc4	To increase the provision of accessible and inclusive everyday facilities	?	y					people			y	
Soc5	To protect and enhance heritage buildings	y	y			y		sites, buildings, etc. & their settings	y		y	positive
Soc6	To protect and enhance cultural diversity	?	?					people			?	
Soc7	To reduce crime levels in the town centre	y	yy			y	y	people		y	yy	positive
Soc8	To increase access to lifelong learning	?	?					people			?	
Soc9	To improve access to amenities for vulnerable members of the community.	?	?					people			?	
Soc10	To improve pedestrian safety in the town centre	?	y		y	y		people			y	
Soc11	To improve inclusive access to local healthcare facilities	?	?					people, flora, fauna, global ecosphere			?	
Soc12	To reduce noise from road traffic, construction and industry	n	n			y	y	people, flora, fauna, global ecosphere	y		n	negative
Soc13	To increase the quality and provision of publically accessible open spaces	y	y		y	y		people, flora, fauna, global ecosphere			y	
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	y	y			y	y	people, flora, fauna, global ecosphere	y		y	positive
Env2	To reduce dependency on private cars	?	y			y		people, flora, fauna, global ecosphere			y	
Env3	To increase on-site renewable energy provision	?	?					sites, buildings			?	
Env4	To increase the energy efficiency performance of existing buildings	?	?					sites, buildings			?	
Env5	To increase the amount of waste recycling	?	y	y				global ecosphere		y	y	
Env6	To provide sustainable sources of water	?	y	y		y		global ecosphere		y	y	
Env7	To improve air quality	n	y	y		y	y	people, global ecosphere		y	y	
Env8	To value, protect and enhance biodiversity	y	y			y		flora, fauna, global ecosphere	y		y	positive
Env9	To protect, manage and enhance the Rivers and associated habitats	y	y				y	people, global ecosphere	y		y	
Eco1	To increase the diversity of the retail offer	y	y			y		people			y	
Eco2	To encourage a vibrant, well-managed evening economy	-	-					people			-	
Eco3	To increase density of local business	y	y			y		people			y	
Eco4	To increase access to local employment	y	y			y		people			y	

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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ASO	Sustainability Objective	Assessment of Employment										
		Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	?	?					people			?	
Soc2	To increase the provision of housing that meets decent homes standards	y	y			y		people, sites, buildings			y	
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	-	-					people, flora, fauna, global ecosphere			-	
Soc4	To increase the provision of accessible and inclusive everyday facilities	y	y			y		people			y	
Soc5	To protect and enhance heritage buildings	n	?			y		sites, buildings, etc. & their settings	y		n	negative
Soc6	To protect and enhance cultural diversity	-	-					people			-	
Soc7	To reduce crime levels in the town centre	-	-					people			-	
Soc8	To increase access to lifelong learning	?	?					people			?	
Soc9	To improve access to amenities for vulnerable members of the community.	-	-					people			-	
Soc10	To improve pedestrian safety in the town centre	-	-					people			-	
Soc11	To improve inclusive access to local healthcare facilities	?	?					people, flora, fauna, global ecosphere	y		?	
Soc12	To reduce noise from road traffic, construction and industry	n	n			y	y	people, flora, fauna, global ecosphere		y	n	
Soc13	To increase the quality and provision of publically accessible open spaces	-	-					people, flora, fauna, global ecosphere			-	
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	-	-					people, flora, fauna, global ecosphere			-	
Env2	To reduce dependency on private cars	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase on-site renewable energy provision	?	?					sites, buildings			?	
Env4	To increase the energy efficiency performance of existing buildings	y	y			y		sites, buildings			y	
Env5	To increase the amount of waste recycling	n	?			y		global ecosphere		y	n	
Env6	To provide sustainable sources of water	n	?			y		global ecosphere		y	n	
Env7	To improve air quality	?	?			y	y	people, global ecosphere	y	y	?	
Env8	To value, protect and enhance biodiversity	-	-					flora, fauna, global ecosphere			-	
Env9	To protect, manage and enhance the Rivers and associated habitats	-	-					people, global ecosphere			-	
Eco1	To increase the diversity of the retail offer	y	y			y		people			y	
Eco2	To encourage a vibrant, well-managed evening economy	-	-					people			-	
Eco3	To increase density of local business	?	?					people			?	
Eco4	To increase access to local employment	nn	n			y		people			nn	negative

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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		Assessment of Open Space										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	-	-					people			-	
Soc2	To increase the provision of housing that meets decent homes standards	-	-					people, sites, buildings			-	
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	y	yy		y	y		people, flora, fauna, global ecosphere			yy	positive
Soc4	To increase the provision of accessible and inclusive everyday facilities	y	y			y		people			y	
Soc5	To protect and enhance heritage buildings	-	-					sites, buildings, etc. & their settings			-	
Soc6	To protect and enhance cultural diversity	-	-					people			-	
Soc7	To reduce crime levels in the town centre	?	?					people			?	
Soc8	To increase access to lifelong learning	-	-					people			-	
Soc9	To improve access to amenities for vulnerable members of the community.	-	-					people			-	
Soc10	To improve pedestrian safety in the town centre	-	-					people			-	
Soc11	To improve inclusive access to local healthcare facilities	-	-					people, flora, fauna, global ecosphere			-	
Soc12	To reduce noise from road traffic, construction and industry	-	-					people, flora, fauna, global ecosphere			-	
Soc13	To increase the quality and provision of publically accessible open spaces	y	yy		y	y	y	people, flora, fauna, global ecosphere			yy	positive
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	?	y			y		people, flora, fauna, global ecosphere			y	
Env2	To reduce dependency on private cars	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase on-site renewable energy provision	-	-					sites, buildings			-	
Env4	To increase the energy efficiency performance of existing buildings	-	-					sites, buildings			-	
Env5	To increase the amount of waste recycling	-	-					global ecosphere			-	
Env6	To provide sustainable sources of water	-	-					global ecosphere			-	
Env7	To improve air quality	?	y				y	people, global ecosphere		y	y	
Env8	To value, protect and enhance biodiversity	y	y			y		flora, fauna, global ecosphere		y	y	
Env9	To protect, manage and enhance the Rivers and associated habitats	y	yy		y	y		people, global ecosphere			yy	positive
Eco1	To increase the diversity of the retail offer	-	-					people			-	
Eco2	To encourage a vibrant, well-managed evening economy	-	-					people			-	
Eco3	To increase density of local business	-	-					people			-	
Eco4	To increase access to local employment	-	-					people			-	

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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		Assessment of Transport										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	-	-					people			-	
Soc2	To increase the provision of housing that meets decent homes standards	-	-					people, sites, buildings			-	
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	y	y			y	y	people, flora, fauna, global ecosphere			y	
Soc4	To increase the provision of accessible and inclusive everyday facilities	y	y			y	y	people			y	
Soc5	To protect and enhance heritage buildings	-	-					sites, buildings, etc. & their settings			-	
Soc6	To protect and enhance cultural diversity	-	-					people			-	
Soc7	To reduce crime levels in the town centre	-	-					people			-	
Soc8	To increase access to lifelong learning	-	-					people			-	
Soc9	To improve access to amenities for vulnerable members of the community.	y	y			y	y	people	y		y	positive
Soc10	To improve pedestrian safety in the town centre	y	y			y		people			y	
Soc11	To improve inclusive access to local healthcare facilities	-	-					people, flora, fauna, global ecosphere			-	
Soc12	To reduce noise from road traffic, construction and industry	n	?			y		people, flora, fauna, global ecosphere		y	n	
Soc13	To increase the quality and provision of publically accessible open spaces	-	-					people, flora, fauna, global ecosphere			-	
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	-	-					people, flora, fauna, global ecosphere			-	
Env2	To reduce dependency on private cars	y	yy			y		people, flora, fauna, global ecosphere			yy	positive
Env3	To increase on-site renewable energy provision	-	-					sites, buildings			-	
Env4	To increase the energy efficiency performance of existing buildings	-	-					sites, buildings			-	
Env5	To increase the amount of waste recycling	-	-					global ecosphere			-	
Env6	To provide sustainable sources of water	-	-					global ecosphere			-	
Env7	To improve air quality	?	y	y				people, global ecosphere		y	y	
Env8	To value, protect and enhance biodiversity	-	-					flora, fauna, global ecosphere			-	
Env9	To protect, manage and enhance the Rivers and associated habitats	y	y			y		people, global ecosphere			y	
Eco1	To increase the diversity of the retail offer	y	y			y		people			y	
Eco2	To encourage a vibrant, well-managed evening economy	-	-					people			-	
Eco3	To increase density of local business	-	-					people			-	
Eco4	To increase access to local employment	-	-					people			-	

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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		Assessment of Environment										
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	-	-					people			-	
Soc2	To increase the provision of housing that meets decent homes standards	-	-					people, sites, buildings			-	
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	y	yy			y		people, flora, fauna, global ecosphere	y		yy	positive
Soc4	To increase the provision of accessible and inclusive everyday facilities	y	y			y		people			y	
Soc5	To protect and enhance heritage buildings	-	-					sites, buildings, etc. & their settings			-	
Soc6	To protect and enhance cultural diversity	-	-					people			-	
Soc7	To reduce crime levels in the town centre	-	-					people			-	
Soc8	To increase access to lifelong learning	-	-					people			-	
Soc9	To improve access to amenities for vulnerable members of the community.	-	-					people			-	
Soc10	To improve pedestrian safety in the town centre	-	-					people			-	
Soc11	To improve inclusive access to local healthcare facilities	-	-					people, flora, fauna, global ecosphere			-	
Soc12	To reduce noise from road traffic, construction and industry	-	-					people, flora, fauna, global ecosphere			-	
Soc13	To increase the quality and provision of publically accessible open spaces	y	yy		y	y		people, flora, fauna, global ecosphere			yy	positive
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	y	yy			y	y	people, flora, fauna, global ecosphere	y	y	yy	positive
Env2	To reduce dependency on private cars	-	-					people, flora, fauna, global ecosphere			-	
Env3	To increase on-site renewable energy provision	-	-					sites, buildings			-	
Env4	To increase the energy efficiency performance of existing buildings	-	-					sites, buildings			-	
Env5	To increase the amount of waste recycling	-	-					global ecosphere			-	
Env6	To provide sustainable sources of water	-	-					global ecosphere			-	
Env7	To improve air quality	y	y			y		people, global ecosphere			y	
Env8	To value, protect and enhance biodiversity	y	yy			y		flora, fauna, global ecosphere	y	y	yy	positive
Env9	To protect, manage and enhance the Rivers and associated habitats	yy	yy			y		people, global ecosphere	y	y	yy	positive
Eco1	To increase the diversity of the retail offer	-	-					people			-	
Eco2	To encourage a vibrant, well-managed evening economy	-	-					people			-	
Eco3	To increase density of local business	-	-					people			-	
Eco4	To increase access to local employment	-	-					people			-	

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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Assessment of Community & Leisure												
ASO	Sustainability Objective	Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	-	-					people			-	
Soc2	To increase the provision of housing that meets decent homes standards	-	-					people, sites, buildings			-	
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	-	-					people, flora, fauna, global ecosphere			-	
Soc4	To increase the provision of accessible and inclusive everyday facilities	y	yy		y	y		people			yy	positive
Soc5	To protect and enhance heritage buildings	-	-					sites, buildings, etc. & their settings			-	
Soc6	To protect and enhance cultural diversity	?	y			y		people			y	
Soc7	To reduce crime levels in the town centre	-	-					people			-	
Soc8	To increase access to lifelong learning	y	yy		y	y		people			yy	positive
Soc9	To improve access to amenities for vulnerable members of the community.	y	y					people	y		y	
Soc10	To improve pedestrian safety in the town centre	?	?					people			?	
Soc11	To improve inclusive access to local healthcare facilities	?	y			y		people, flora, fauna, global ecosphere	y		y	positive
Soc12	To reduce noise from road traffic, construction and industry	?	?					people, flora, fauna, global ecosphere			?	
Soc13	To increase the quality and provision of publically accessible open spaces	-	-					people, flora, fauna, global ecosphere			-	
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	-	-					people, flora, fauna, global ecosphere			-	
Env2	To reduce dependency on private cars	?	y			y		people, flora, fauna, global ecosphere		y	y	
Env3	To increase on-site renewable energy provision	?	?					sites, buildings			?	
Env4	To increase the energy efficiency performance of existing buildings	?	?					sites, buildings			?	
Env5	To increase the amount of waste recycling	n	?					global ecosphere			n	
Env6	To provide sustainable sources of water	n	?					global ecosphere			n	
Env7	To improve air quality	?	?					people, global ecosphere			?	
Env8	To value, protect and enhance biodiversity	-	-					flora, fauna, global ecosphere			-	
Env9	To protect, manage and enhance the Rivers and associated habitats	-	-					people, global ecosphere			-	
Eco1	To increase the diversity of the retail offer	y	y			y		people			y	
Eco2	To encourage a vibrant, well-managed evening economy	y	y			y		people			y	
Eco3	To increase density of local business	y	y			y		people			y	
Eco4	To increase access to local employment	y	y			y		people			y	

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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ASO	Sustainability Objective	Assessment of Implementation										
		Will there be +ve short term impacts	Will there be +ve long term impacts	Large scale impacts?	Permanent impacts?	Impacts are likely?	Impacts are frequent / constant?	Receptor(s)	Sensitive receptor(s)?	Cumulative effects?	Overall impact	Significant?
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	-	-					people			-	
Soc2	To increase the provision of housing that meets decent homes standards	-	-					people, sites, buildings			-	
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	yy	yy		y	y		people, flora, fauna, global ecosphere			yy	positive
Soc4	To increase the provision of accessible and inclusive everyday facilities	y	yy		y	y		people			yy	positive
Soc5	To protect and enhance heritage buildings	-	-					sites, buildings, etc. & their settings			-	
Soc6	To protect and enhance cultural diversity	?	?					people			?	
Soc7	To reduce crime levels in the town centre	-	-					people			-	
Soc8	To increase access to lifelong learning	y	y		y	y		people			y	
Soc9	To improve access to amenities for vulnerable members of the community.	?	?					people	y		?	
Soc10	To improve pedestrian safety in the town centre	y	y				y	people			y	
Soc11	To improve inclusive access to local healthcare facilities	y	y				y	people, flora, fauna, global ecosphere	y		y	positive
Soc12	To reduce noise from road traffic, construction and industry	?	?					people, flora, fauna, global ecosphere			?	
Soc13	To increase the quality and provision of publically accessible open spaces	y	y		y	y		people, flora, fauna, global ecosphere			y	
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	-	-					people, flora, fauna, global ecosphere			-	
Env2	To reduce dependancy on private cars	y	y				y	people, flora, fauna, global ecosphere		y	y	
Env3	To increase on-site renewable energy provision	?	?					sites, buildings			?	
Env4	To increase the energy efficiency performance of existing buildings	?	?					sites, buildings			?	
Env5	To increase the amount of waste recycling	n	?				y	global ecosphere			n	
Env6	To provide sustainable sources of water	n	?				y	global ecosphere			n	
Env7	To improve air quality	?	?					people, global ecosphere			?	
Env8	To value, protect and enhance biodiversity	-	-					flora, fauna, global ecosphere			-	
Env9	To protect, manage and enhance the Rivers and associated habitats	-	-					people, global ecosphere			-	
Eco1	To increase the diversity of the retail offer	-	-					people			-	
Eco2	To encourage a vibrant, well-managed evening economy	-	-					people			-	
Eco3	To increase density of local business	-	-					people			-	
Eco4	To increase access to local employment	y	?				y	people			y	

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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Assessment of the Impacts of the Preferred Policies in the Area Action Plan												
ASO	Sustainability Objective	Short Term	Long Term	Housing	Shopping & Town Centre	Urban Design	Employment	Open Space	Transport	Environment	Community & Leisure	Implementation
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	YY	YY	yy	y	?	?	-	-	-	-	-
Soc2	To increase the provision of housing that meets decent homes standards	YY	YY	yy	y	y	y	-	-	-	-	-
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	YY	YY	-	y	yy	-	yy	y	yy	-	yy
Soc4	To increase the provision of accessible and inclusive everyday facilities	Y	Y	-	y	y	y	y	y	y	yy	yy
Soc5	To protect and enhance heritage buildings	N	N	n	n	y	n	-	-	-	-	-
Soc6	To protect and enhance cultural diversity	?	?	y	-	?	-	-	-	-	y	?
Soc7	To reduce crime levels in the town centre	YY	YY	y	yy	yy	-	?	-	-	-	-
Soc8	To increase access to lifelong learning	Y	?	-	-	?	?	-	-	-	yy	y
Soc9	To improve access to amenities for vulnerable members of the community.	?	?	?	-	?	-	-	y	-	?	?
Soc10	To improve pedestrian safety in the town centre	Y	Y	y	-	y	-	-	y	-	?	y
Soc11	To improve inclusive access to local healthcare facilities	?	?	?	?	?	?	-	-	-	y	y
Soc12	To reduce noise from road traffic, construction and industry	NN	N	n	n	n	n	-	n	-	?	?
Soc13	To increase the quality and provision of publically accessible open spaces	YY	YY	y	y	y	-	yy	-	yy	-	y
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	Y	Y	-	n	y	-	y	-	yy	-	-
Env2	To reduce dependancy on private cars	Y	Y	y	?	y	-	-	yy	-	y	y
Env3	To increase on-site renewable energy provision	?	?	?	?	?	?	-	-	-	?	?
Env4	To increase the energy efficiency performance of existing buildings	Y	?	?	y	?	y	-	-	-	?	?
Env5	To increase the amount of waste recycling	N	?	n	n	y	n	-	-	-	n	n
Env6	To provide sustainable sources of water	N	?	n	n	y	n	-	-	-	n	n
Env7	To improve air quality	N	?	n	n	y	?	y	y	y	?	?
Env8	To value, protect and enhance biodiversity	Y	Y	-	-	y	-	y	-	yy	-	-
Env9	To protect, manage and enhance the Rivers and associated habitats	YY	YY	-	n	y	-	yy	y	yy	-	-
Eco1	To increase the diversity of the retail offer	YY	YY	y	yy	y	y	-	y	-	y	-
Eco2	To encourage a vibrant, well-managed evening economy	Y	YY	-	yy	-	-	-	-	-	y	-
Eco3	To increase density of local business	Y	YY	y	yy	y	?	-	-	-	y	-
Eco4	To increase access to local employment	Y	?	y	y	y	nn	-	-	-	y	y

yy	Significant positive contribution	y	Positive contribution	-	Neutral contribution	n	Negative contribution	nn	Significant negative contribution	?	Unknown contribution
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Assessment of the Significance of the Preferred Policies in the Area Action Plan												
ASO	Sustainability Objective	Short Term	Long Term	Housing	Shopping & Town Centre	Urban Design	Employment	Open Space	Transport	Environment	Community & Leisure	Implementation
Soc1	To increase the provision of high quality affordable homes with good connectivity to public transport	Positive	Positive	Positive								
Soc2	To increase the provision of housing that meets decent homes standards	Positive	Positive	Positive								
Soc3	To increase recreational access to the Quaggy and Ravensbourne rivers	Positive	Positive			Positive		Positive		Positive		Positive
Soc4	To increase the provision of accessible and inclusive everyday facilities	Positive	Positive								Positive	Positive
Soc5	To protect and enhance heritage buildings	?	?	Negative		Positive	Negative					
Soc6	To protect and enhance cultural diversity											
Soc7	To reduce crime levels in the town centre	Positive	Positive		Positive	Positive						
Soc8	To increase access to lifelong learning	Positive	?								Positive	
Soc9	To improve access to amenities for vulnerable members of the community.	?	?						Positive			
Soc10	To improve pedestrian safety in the town centre											
Soc11	To improve inclusive access to local healthcare facilities	?	?								Positive	Positive
Soc12	To reduce noise from road traffic, construction and industry	Negative	?	Negative	Negative	Negative						
Soc13	To increase the quality and provision of publically accessible open spaces	Positive	Positive					Positive		Positive		
Env1	To manage the risk of flooding (including climate change) and reduce its effects.	?	Positive		Negative	Positive				Positive		
Env2	To reduce dependency on private cars	?	Positive	Positive					Positive			
Env3	To increase on-site renewable energy provision	?	?									
Env4	To increase the energy efficiency performance of existing buildings	?	?									
Env5	To increase the amount of waste recycling	Negative	?	Negative								
Env6	To provide sustainable sources of water	Negative	?	Negative								
Env7	To improve air quality	Negative	?	Negative								
Env8	To value, protect and enhance biodiversity	Positive	Positive			Positive				Positive		
Env9	To protect, manage and enhance the Rivers and associated habitats	Positive	Positive					Positive		Positive		
Eco1	To increase the diversity of the retail offer	Positive	Positive		Positive							
Eco2	To encourage a vibrant, well-managed evening economy	Positive	Positive		Positive							
Eco3	To increase density of local business	Positive	Positive		Positive							
Eco4	To increase access to local employment	?	?				Negative					

Positive contribution	Possible conflict	Neutral or N/A
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Assessment of Opportunity Area Policies																										
ASO	Soc1	Soc2	Soc3	Soc4	Soc5	Soc6	Soc7	Soc8	Soc9	Soc10	Soc11	Soc12	Soc13	Env1	Env2	Env3	Env4	Env5	Env6	Env7	Env8	Env9	Eco1	Eco2	Eco3	Eco4
LTCOPP1			y	y				y		y		n		t				n	n	t		y	y		y	y
LTCOPP1a				y	y		y					y	y		y	y	y					y				
LTCOPP2										y											y					
LTCOPP2a										y		n						n	n	t						
LTCOPP2b										y																
LTCOPP2c															y											
LTCOPP2d															y											
LTCOPP2e				y						y		n			y			n	n	t				y	y	
LTCOPP2f												n						n	n	t						
LTCOPP2g												n						n	n	t						
LTCOPP2h	y											n						n	n	n					y	y
LTCOPP2i										y														y	y	y
LTCOPP2j																							y	y	y	
LTCOPP3												n						n	n	n	y	y	y			
LTCOPP3a	y		y							y		n						n	n	n			y		y	y
LTCOPP3b	y		y									t						n	n	n						
LTCOPP3c													y													
LTCOPP4	y			y								n						n	n	n			y			
LTCOPP4a																										
LTCOPP4b	y			y								n	y					n	n	n						
LTCOPP4c	y			y								n						n	n	n			y			
LTCOPP4d	y											n						n	n	n				y	y	
LTCOPP4e	y											n						n	n	n					y	y
LTCOPP4f										y		n			y			n	n	t						
LTCOPP4g	y											n						n	n	n						
LTCOPP5			y									n	y	y				n	n	n			y		y	y
LTCOPP5a								y	y			n	y					n	n	n						
LTCOPP5b			y									n						n	n	n			y			
LTCOPP5c			y									n			y			n	n	n		y				
LTCOPP6	y			y								n						n	n	n			y			
LTCOPP6a	y											n						n	n	t			y	y	y	y

Positive contribution
  Possible conflict
  Negative contribution
  Neutral or N/A

