

Sustainability appraisal and strategic environmental assessment

Site allocations submission DPD

September 2012



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Abbreviations

AA	Appropriate Assessment
AAP	Area Action Plan
AMR	Annual Monitoring Report
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
CHP	Combined Heat and Power
CLG	Department for Communities and Local Government (formerly ODPM)
DPD	Development Plan Document
DLR	Docklands Light Railway
EC	European Community
EIA	Environmental Impact Assessment
EqAA	Equalities Analysis Assessment
EU	European Union
GLA	Greater London Authority
HRA	Habitats Regulations Assessment
LBL	London Borough of Lewisham
LDF	Local Development Framework
LDS	Local Development Scheme
LEL	Local Employment Location
LP	Local Plan
LPA	Local Planning Authority
NHS	National Health Service
NO2	Nitrogen Dioxide
ODPM	Office of the Deputy Prime Minister (replaced by CLG)
PPP	Policies, Plans and Programmes
PTAL	Public Transport Accessibility Level
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SINC	Site of Importance to Nature Conservation
SPD	Supplementary Planning Document
SUDS	Sustainable Urban Drainage Systems
SWMP	Surface Water Management Plan
TIA	Transport Impact Assessment
UDP	Unitary Development Plan
UK	United Kingdom

Non-technical summary

This is the non-technical summary of the Sustainability Appraisal and the Strategic Environmental Assessment of the Lewisham Local Development Framework Site Allocations Submission Development Plan Document. This non-technical summary sets out the approach used to undertake the sustainability appraisal as well as the recommendations and conclusions emerging from the appraisal process.

This report has been prepared by the London Borough of Lewisham and follows publication and public consultation on a Sustainability Appraisal and Strategic Environmental Assessment of the Site Allocations Proposed Submission Report (March 2012).

Lewisham local development framework

Local development framework is a generic term to describe a portfolio of planning documents, prepared by the Council, which collectively will deliver the planning strategy for the Local Authority, which in this case is Lewisham. Development plan documents are one of a number of types of local development documents that make up the local development framework, which are prepared under the Planning and Compulsory Purchase Act 2004.

All local authorities must produce a Core Strategy Development Plan Document as part of their local development documents, which sets out the strategic planning direction for the area. Additional development plan documents can be produced to set out policies in more detail. The London Borough of Lewisham has been actively engaged in developing its local development documents since 2005. In Lewisham the following documents have been or are currently being prepared:

- Core Strategy - adopted June 2011
- Site Allocations Development Plan Document (the subject of this report)
- Development Management Policies Development Plan Document (under preparation)
- Area Action Plans for the Lewisham and Catford town centres (under preparation)
- Proposals Map
- Supplementary Planning Documents (various adopted)
- Statement of Community Involvement – adopted July 2006
- Annual Monitoring Report – latest version 2010/2011
- Local Development Scheme – Version 5 adopted September 2010

Lewisham Site Allocations Development Plan Document

The Site Allocations Development Plan Document has been prepared in order to:

- facilitate development by allocating specific land (known as sites) to meet the Core Strategy's strategic objectives and priorities and implement its spatial strategies
- facilitate development which protects and enhances the amenity of the local area, identifying key environmental, historic and cultural features
- ensure a high standard of design from developments
- create safe and attractive environments and
- secure developments that helps create a more sustainable Lewisham.

The Site Allocations Development Plan Document will be one of four further proposed development plan documents that will set out the local planning policies, supplemented by guidance in the form of supplementary planning documents.

The Site Allocations Development Plan Document identifies sites, usually 0.25 hectares and above, which are likely to be developed during the lifetime of the Lewisham Local Development Framework (2011-2026). As such, the Site Allocations Development Plan Document sets out proposals for the allocation and development of sites and, for designated and safeguarded sites, as follows:

- housing (in line with Core Strategy Policy 1)
- local employment locations (in line with Core Strategy Policy 3)
- mixed use employment locations designated but not detailed in the Core Strategy and, at Thanet Wharf (in line with Core Strategy Policy 4)
- primary and secondary shopping frontage areas within the Major and District Town Centres (in line with Core Strategy Policy 6)
- new and amended Sites of Importance to Nature Conservation (in line with Core Strategic Policy 12)
- safeguarded land for waste management facilities (in line with Core Strategy Policy 13)
- safeguard land for social infrastructure provision, such as schools (in line with Core Strategy Policies 19 and 20)

All sites will be shown on a Proposals Map.

Sustainability appraisal and strategic environmental assessment

The Site Allocations Development Plan Document is subject to a Sustainability Appraisal. Sustainability Appraisals must, where appropriate, incorporate the requirements of the Strategic Environmental Assessment Directive (2001/42/EC).

Guidance issued in November 2005 by the Office of the Deputy Prime Minister (now superseded by the Department for Communities and Local Government) states that 'The purpose of Sustainability Appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of Development Plans'.

This process is intended to ensure that planning decisions are made that accord with the principles defined in the government's United Kingdom Sustainable Development agenda. The timing of the Sustainability Appraisal in the plan making process is aimed at ensuring that sustainability considerations are taken into account early in the process of policy development.

The Strategic Environmental Assessment Directive requires that a formal assessment is undertaken of plans and programmes which are likely to have significant effects on the environment. This has been transposed into United Kingdom law through the Strategic Environmental Assessment Regulations (July 2004).

By undertaking sustainability appraisal of the site allocations, together with other discounted options, this Sustainability Appraisal Report seeks to ensure that the principles of sustainability are embedded within the Site Allocations Development Plan Document such that the opportunities to enhance positive performance and address negative performance are identified.

This report is designed to meet the requirements of an ‘Environmental Report’ as defined in the Directive and as set out in UK government guidance on Sustainability Appraisal.

Sustainability appraisal process and outcomes

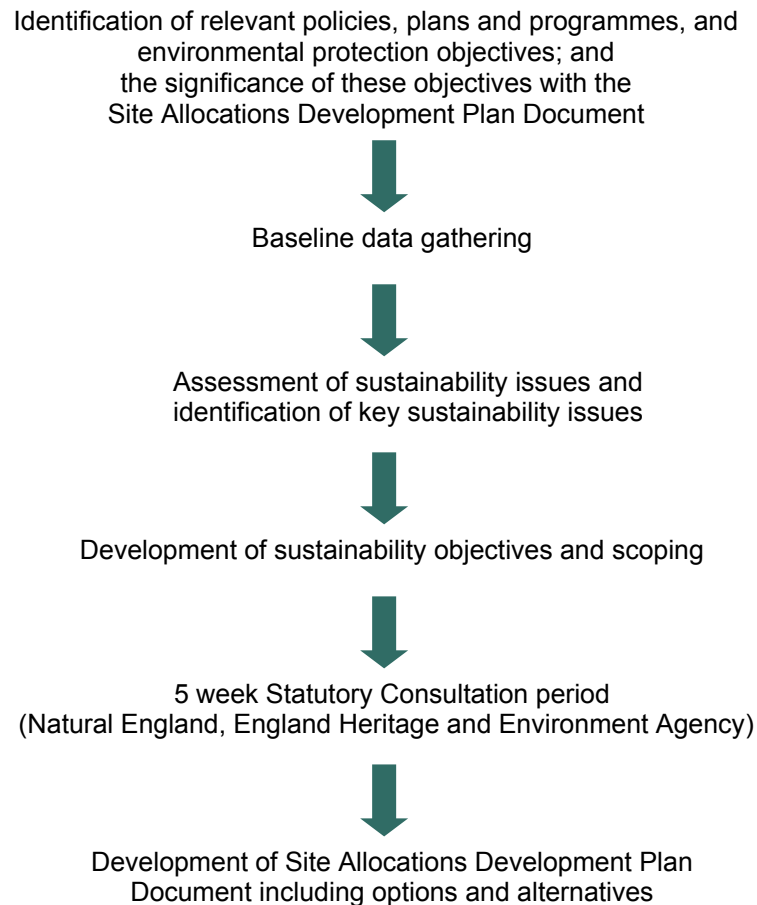
The Site Allocations Development Plan Document and the Sustainability Appraisal have been developed over several years and through a number of stages, each involving extensive consultation. The following table shows previous Sustainability Appraisal Reports and the Site Allocations documents and includes the consultation period for each.

Sustainability Appraisal reports	Site Allocations Development Plan Document	Consultation period
Sustainability Appraisal Scoping Report 2005	Site Allocations Issues and Options Report	Scoping Report 16 th May 2005 to 20 th June 2005 Issues and options documents were consulted on separately between May and November 2005
Sustainability Appraisal Preferred Options Report 2007	Development Policies and Site Allocations Preferred Options Report	17 th August 2007 to 28 th Sept 2007
Sustainability Appraisal Revised Scoping Report 2010	No equivalent report at this stage	12 th August 2010 to 17 th September 2010
Sustainability Appraisal Further Options Report 2010	Site Allocations Further Options Report	25 th October 2010 to 6 th December 2010
Sustainability Appraisal Proposed Submission Report 2012	Site Allocations Proposed Submission	12 th March 2012 to 23 rd April 2012
Sustainability Appraisal Submission Report 2012	Site Allocations Submission	Planned for October / November 2012

The approach and the format of the Sustainability Appraisal Report follow best practice and guidance on Strategic Environmental Assessment and Sustainability Appraisal produced by government organisations and statutory authorities.

The approach adopted for the Sustainability Appraisal was iterative and involved a high degree of interaction between those individuals responsible for the appraisal and those individuals responsible for development of the Plan itself, as well as consultation with stakeholders as summarised in the table above. A variety of consultation methods were used throughout the process including steering group meetings; stakeholder meetings with Councillors, Council Officers, landowners and their agents; publishing the emerging Development Plan Document through articles in local newsletters; undertaking one-to-one meetings with interested parties; and making questionnaires available where people did not have time to have a discussion or attend a workshop.

The flow chart below summarises the stages in the Sustainability Appraisal process.



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

The Preferred Options Report suggested site allocations to ensure the effective implementation of the Core Strategy. The proposed allocations covered the following uses:

- housing
- shopping and town centre uses
- employment and business
- mixed use
- open space
- transport
- education
- community and leisure

The Sustainability Appraisal assisted with the development of the Preferred Options; the likely significant effects on the environment of the Development Plan Document including short, medium and long term-effects, permanent and temporary effects, and secondary, cumulative and synergistic effects was identified through the use of Sustainability Appraisal matrices.

The Sustainability Appraisal highlighted predicted significant negative effects of the site allocations in relation to:

- waste generation
- water resources and
- energy use and climate change.

Additional negative effects of the site allocations have been predicted in relation to:

- flood risk
- air quality and
- impact on the historic environment.

Sustainability Appraisal and Strategic Environmental Assessment is an iterative process and following revised Government guidance and more detailed work on other Local Development Documents, namely the Core Strategy, it was decided to prepare a separate Development Plan Document for Site Allocations rather than combining this matter with development policies. Accordingly, a Further Options Report was produced for public consultation in October 2010 accompanied by the Sustainability Appraisal Report. Both documents were the subject of public consultation. This Further Options Report presented a range of sites from the Preferred Options Report as well as new sites, together with the Council's recommended option and suggested alternative option/s for each site.

The Sustainability Appraisal highlighted predicted negative effects of the site allocations in relation to:

- flood risk and flood management for those sites located in areas of higher flood risk
- impacts on the historic environment
- air quality for those sites located within an Air Quality Management Area
- waste generation including construction waste
- consumption of materials and resources
- provision for walking and cycling as part of new development and
- contributions to greenhouse gas emissions from new development.

Predicted negative effects have been identified through-out the development of the Site Allocations Development Plan Document; mitigation recommendations have been made as well as clear links to policies contained in other Development Plan Documents such as the Core Strategy and the London Plan. The Sustainability Appraisal Report sets mitigation measures and identifies policies in other Development Plan Documents which will ensure that the mitigation is addressed to ensure sustainable development is achieved. Key recommendations include:

- Development located in Flood Zone 3 where there is a high probability of flooding with medium residual risk will need to be supported by a Flood Risk Assessment and introduce appropriate flood mitigation measures including sustainable urban drainage systems and landscaping to improve resilience. The Environment Agency will need to be consulted throughout.
- Development will need to be sympathetic to adjoining heritage assets including listed buildings and conservation areas and not result in adverse effects on the character or integrity of the heritage asset.
- Development within an Air Quality Management Area must demonstrate how the proposal will support the Air Quality Management Plan to improve local air quality.

- Demolition and construction waste will need to be reduced and on-going waste management to reduce waste will need to take place once a development is occupied.
- Walking and cycling should be promoted and the use of the private car restricted, such methods include car clubs and provision of cycle parking.
- Proposals will need to be built to high environmental standards to ensure sustainable design and construction and improve energy efficiency.
- Mixed use developments will need to ensure compatibility between uses and reduce noise between residential and non-residential uses.
- Proposals adjoining green corridors should take this into account at the design phase and extend the green corridor where possible.
- Land contamination will need to be addressed in consultation with the Environment Agency.

Following consultation of the Further Options Report (2010), the following sites were added or amended and are included as a separate appraisal in Appendix 4.

- SA8 Childers Street and Arklow Road Mixed Use Employment Location has been split into two sites; SA8 Childers Street and SA8a Arklow Road.
- Alternative site options for a gypsy and traveller site have been appraised (alternative options for SA52, Former Watergate School) however this was not included in the Proposed Submission Report (2012).

Following consultation on the Proposed Submission Report (2012), no sites have been added, deleted or amended. There were no representations received in objection or raising any issues in relation to the Sustainability Appraisal. Two neutral representations were received, one from the Environment Agency noting that the findings of the Sustainability Appraisal were reflected in the Site Allocations document and one from English Heritage stating that they had no further comments on the Sustainability Appraisal. Accordingly there have been no changes made to the appraisal of sites in Appendix 4.

The Strategic Environmental Assessment Directive requires that the significant environmental effects of implementing a plan or programme should be monitored *'in order to identify unforeseen adverse effects and to be able to undertake remedial action'*. Responsible authorities must ensure when designing their monitoring arrangements that they comply with this provision.

The Sustainability Appraisal Report summarises the process completed to date and, in addition, sets out a proposed list of monitoring activities currently being considered, some of which have already been incorporated into the Development Plan Document. The list of monitoring activities, the responsibilities for monitoring, and the arrangements for dealing with any unforeseen effects of implementation; will be finalised following the examination in public of the Development Plan Document.

The Sustainability Appraisal was supported by a Habitats Regulations Assessment screening exercise as the first step of the process which aims to identify any significant impacts on any nature conservation sites of European importance (Natura 2000 and Ramsar sites) that could potentially arise as a result of the site allocations included in the Plan. The Assessment concluded that the proposed site allocations were not likely to have significant effects on designated European sites (Lee Valley, Epping Forest, Richmond Park and Wimbledon

Common). As such, only Stage 1 (screening) of the HRA process was required to be undertaken. This conclusion was supported by Natural England. Details can be found in the separate HRA Screening Report.

An Equalities Analysis Assessment (EqAA) is the process of systematically analysing a proposed or existing policy or strategy to identify what effect, or likely effect, will follow from the implementation of the policy for different groups in the community. Local authorities have a duty under race, disability and gender legislation to carry out an Equalities Analysis Assessment of their Development Plan Documents. The assessment seeks to ensure that, as far as possible, any negative consequences for a particular group or sector of the community are eliminated, minimised or counterbalanced by other measures. An Equalities Analysis Assessment has been carried out; it assessed the proposed submission Development Plan Document against eight equalities 'target groups'. The results are summarised in Section 6.5.4 of this report.

1. Introduction

1.1 Overview

This document is the Sustainability Appraisal (SA) and the Strategic Environmental Assessment (SEA) of the Lewisham Site Allocations Proposed Submission Development Plan Document (DPD). The [Site Allocations DPD](#) identifies those sites which are key to implementing the vision and strategic objectives of the Lewisham [Core Strategy](#). This SA appraises proposed land uses for each site and includes an appraisal of:

- a recommended or preferred option for each site
- where appropriate, a realistic alternative for each site and
- a 'do nothing' or no development option.

This SA is being published at the same time as the Site Allocations Submission DPD. The SA report is structured as follows.

A **non-technical summary** of this report explains the methodology and highlights key issues and outcomes of the SA report.

Section 1 provides an introduction and explains the SA process including methodology.

Section 2 outlines the context and relevant aspects of the current state of the environment in Lewisham (termed as the 'baseline').

Section 3 highlights the likely trends in the state of the environment in Lewisham without implementation of the Site Allocations DPD.

Section 4 summarises the main economic, environmental and social issues arising from the baseline that face the borough.

Section 5 details the sustainability appraisal objectives used to appraise the emerging Site Allocations DPD.

Section 6 summarises the SA process and findings for each stage. For the selected sites and proposed land uses, a summary is provided in terms of the likely significant effects on the environment, including short, medium and long term effects, permanent and temporary effects, positive and negative effects and secondary, cumulative and synergistic effects on a number of sustainability related matters; measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

Section 7 outlines the cumulative and long term effects of the Site Allocations DPD and proposed mitigation measures.

Section 8 provides a description of the measures envisaged concerning monitoring that are in accordance with Regulation 17.

1.2 Lewisham Local Development Framework

The [Planning and Compulsory Purchase Act 2004](#) requires local authorities to prepare a Local Development Framework or LDF for short. LDF is a generic term used to describe the portfolio of planning documents, prepared by Lewisham Council, which collectively will deliver the borough's planning strategy over a 15 year period. The documents included as part of the Lewisham LDF are either procedural or policy based.

The LDF procedural documents have all been adopted by the Council and are listed below.

- [Local Development Scheme](#) (LDS) – the LDF work programme which sets out what documents will be prepared and the key dates for preparation, public consultation and adoption.
- [Statement of Community Involvement](#) – shows how the Council will involve the community in the preparation, alteration and review of LDF documents and in planning application decisions.
- [Annual Monitoring Report](#) (AMR) – sets out information on whether the Council is meeting, or is on track to meet, the key dates published in the LDS for the production of LDF documents, and whether the policies in the adopted development plan are achieving their targets.

The LDF policy based documents are:

- Development Plan Documents (DPDs) which include the following:
 - [Core Strategy](#) – the principal and overarching document
 - [Site Allocations](#) – allocates and protects land for a designated land use
 - [Development Management](#) – detailed policies for managing development
 - Area Action Plans for the [Lewisham](#) and [Catford](#) town centres.
- [Supplementary Planning Documents](#) providing further detail to the policies contained in the DPDs listed above.

All LDF policy documents are subject to consultation during the preparation period. DPDs are required to be examined by an independent Planning Inspector prior to approval while SPDs are approved by the Council itself. All DPDs are subject to SA.

1.3 Lewisham Core Strategy

The Core Strategy is the principal, overarching LDF document and all other LDF documents, including the Site Allocations DPD, must be consistent with it. The Core Strategy sets out the vision, strategic objectives, spatial strategy, cross cutting policies and the delivery and monitoring strategies for the borough, taking into account the requirements of national legislation and policies, and regional statutory requirements, specifically those in the [London Plan](#). The Core Strategy was found sound by an independent Planning Inspector in March 2011 and was adopted by the Lewisham Mayor and Cabinet on 11 May and the Full Council on 29 June 2011.

Lewisham Council and the Lewisham Strategic Partnership have adopted a vision for the borough as set out in the [Sustainable Community Strategy](#). The vision statement is:

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

The Greater London Authority (GLA) predicts that the overall population of Lewisham is expected to increase by close to a quarter between 2006 and 2031. This represents an additional 64,300 people. The Council, mindful of the above, has through its Core Strategy and the Site Allocations DPD made provision for at least 18,165 new homes by 2026.

The Core Strategy spatial vision is based on securing sustainable growth and development where it can be accommodated, while at the same time protecting and enhancing local and historic character and those areas of the borough where development should be carefully managed. This ensures residents benefit from change and the sensitive areas of the borough are protected. In doing so, a distinctive strategy for the borough is provided that reflects its character and the parameters of national policy and the London Plan. The Core Strategy sets out the following spatial strategy areas across the borough to guide development.

- Regeneration and Growth Areas (covering key localities within Lewisham, Catford, Deptford, New Cross and New Cross Gate)
- District Hubs (covering the town centres of Blackheath, Forest Hill, Lee Green and Sydenham and their immediate surrounding neighbourhoods, where smaller scale development opportunities arise)
- Local Hubs (covering Brockley Cross, Hither Green and Bell Green) and
- Areas of Stability and Managed Change for the remaining areas of the borough (largely established residential neighbourhoods including conservation areas).

The spatial vision and strategy focuses growth and larger scale development in the north of the borough on the localities of Lewisham, Catford, Deptford and New Cross/New Cross Gate. These are identified as Regeneration and Growth Areas. Benefiting from higher levels of public transport accessibility and land that is available and deliverable; this strategy area will accommodate substantial new jobs, homes and supporting facilities and infrastructure. It will become a focus of change and significant regeneration integrating and respecting important heritage assets.

Smaller scale development opportunities arise in certain district town centres and local shopping parades, including the immediate surrounding residential neighbourhoods. These strategy areas are identified as District Hubs and Local Hubs.

A managed approach to development will be adopted for other established residential neighbourhoods throughout the borough, including the protection of heritage assets. This strategy area is identified as Areas of Stability and Managed Change.

Particular efforts to address deprivation and health inequalities, and improve well-being will be made in the Evelyn, New Cross and Lewisham Central wards within the Regeneration and Growth Areas, and the Bellingham, Downham and Whitefoot wards within a Local Regeneration Area.

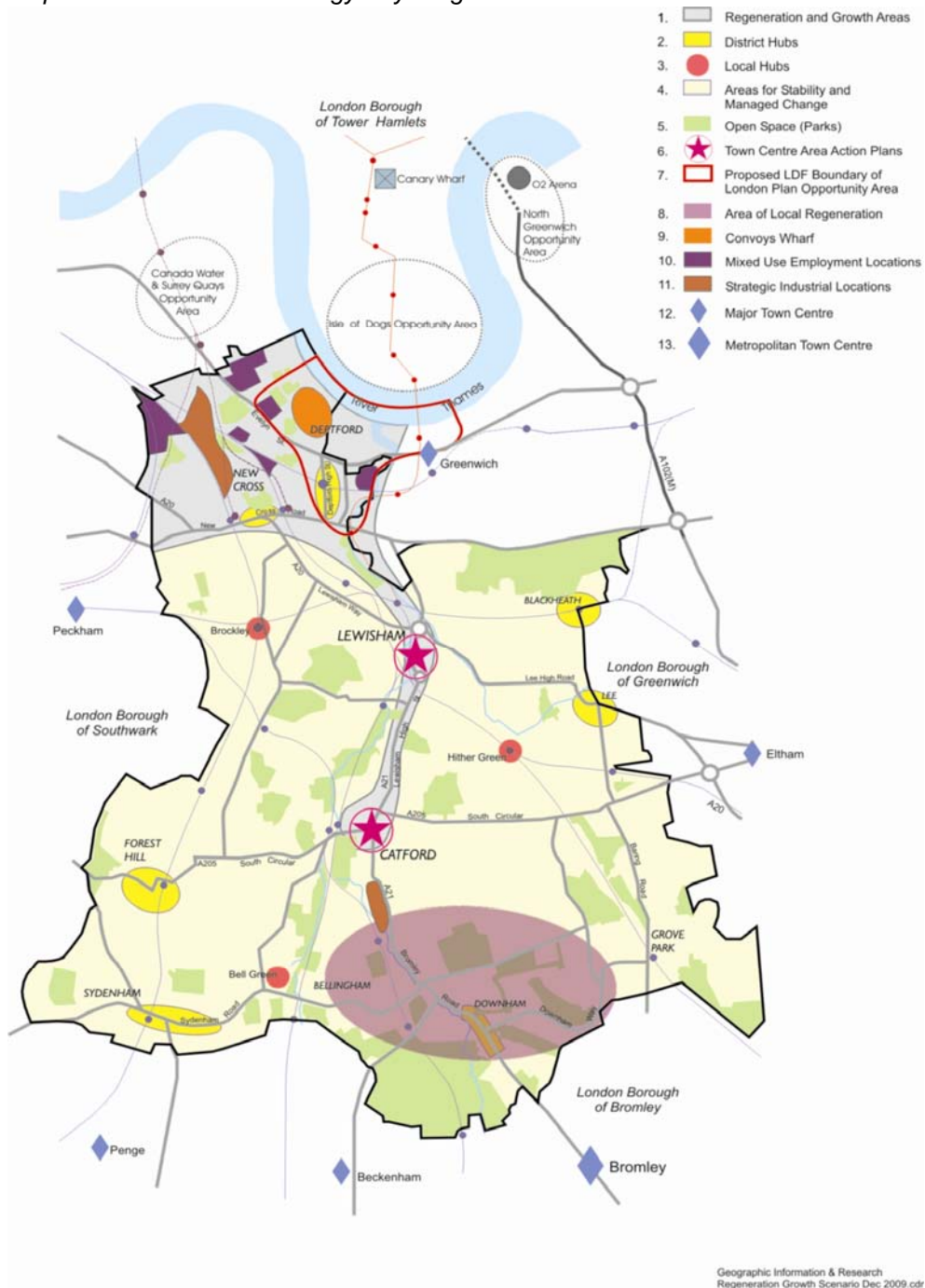
Directing growth to key localities in the north of the borough ensures the character of the borough's conservation areas, residential neighbourhoods and the limited and finite supply of green and public open space are protected and enhanced.

The Lewisham Core Strategy ensures the delivery of the vision and strategic objectives whereby:

- new large scale development provides and contributes towards physical and socio-economic benefits for all in the community
- new homes are provided meeting local housing need
- growth occurs in the local economy
- environmental management issues can be addressed and
- a sustainable community is built contributing to improved health and well-being.

The Core Strategy vision and strategic objectives are provided as Appendix 1 and the spatial strategy is represented as Map 1.

Map 1 Lewisham Core Strategy Key Diagram



1.4 Site Allocations DPD

The Site Allocations DPD helps implement the Core Strategy and was initially part of a combined Development Policies and Site Allocations DPD (2005) for which a [Scoping Report](#) was prepared and publicly consulted in May 2005. Since that time a decision has been made to separate the two DPDs; one for site allocations and the other for development management policies.

An updated [Scoping Report](#) was prepared and consulted in August 2010 followed by a [Further Options Report](#) during October to December 2010. The proposed submission DPD (also known as the publication version or draft plan) was consulted in March to April 2012 and the Council has now prepared the submission version, scheduled to be submitted to the Secretary of State in September 2012, which will then be subject to an independent Examination in Public (EiP).

The Site Allocations Proposed Submission DPD updated the list of suitable sites as a result of the adoption of the Council's Core Strategy (June 2011). These sites have all been carried through to the Site Allocations Submission DPD (September 2012). The list of sites includes:

- those coming forward in light of the Core Strategy
- sites identified in the London Strategic Housing Land Availability Assessment (SHLAA)¹
- sites carried forward and updated from the UDP and
- sites put forward by developers themselves.

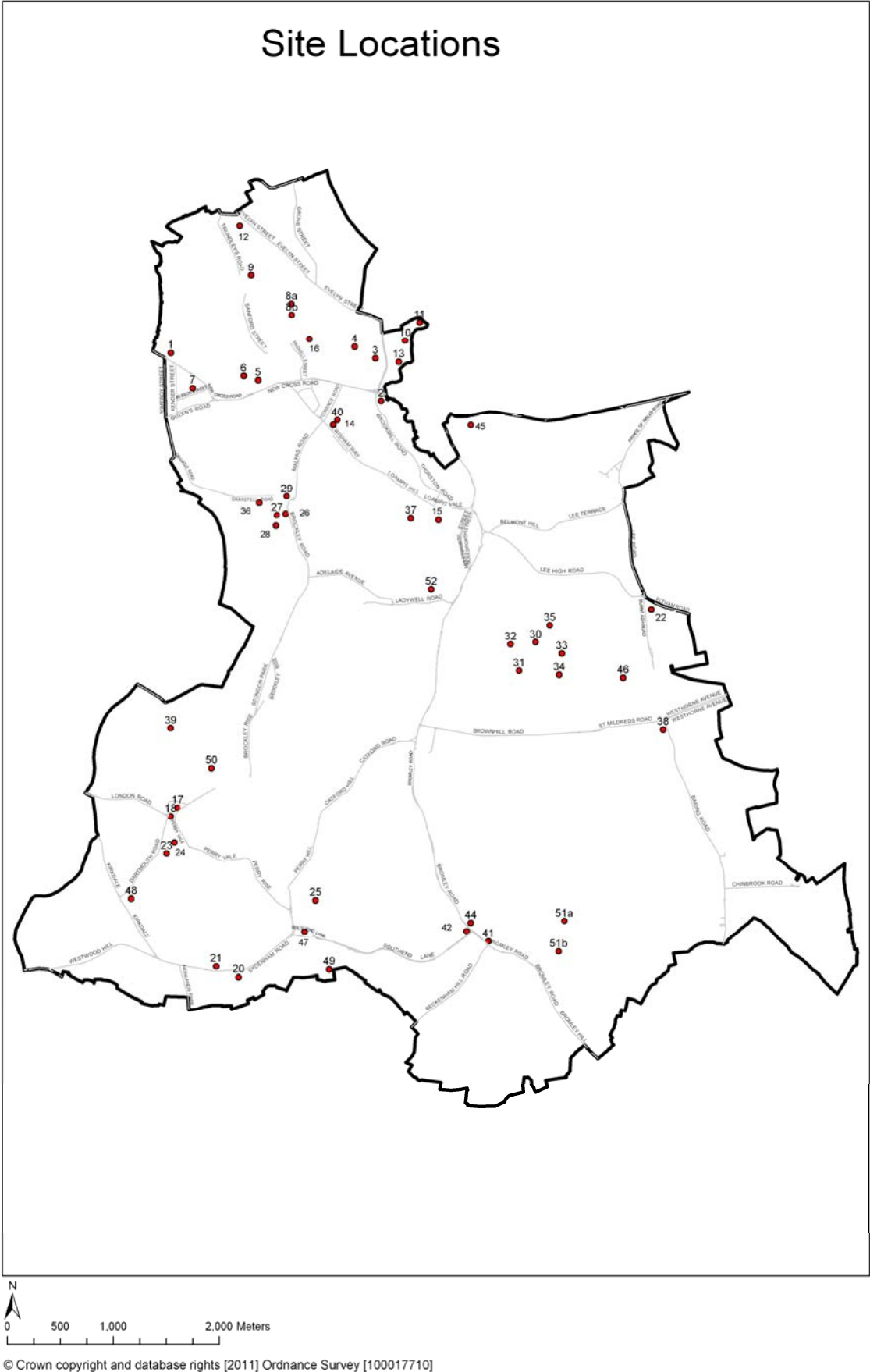
The document sets out proposals for the allocation and development of sites as follows:

- housing (in line with Core Strategy Policy 1)
- local employment locations (in line with Core Strategy Policy 3)
- mixed use employment locations designated but not detailed in the Core Strategy and, at Thanet Wharf (in line with Core Strategy Policy 4)
- primary and secondary shopping frontage areas within the Major and District Town Centres (in line with Core Strategy Policy 6)
- new and amended Sites of Importance to Nature Conservation (in line with Core Strategic Policy 12)
- safeguarded land for waste management facilities (in line with Core Strategy Policy 13)
- safeguard land for social infrastructure provision, such as schools (in line with Core Strategy Policies 19 and 20).

All sites will be shown on a Proposals Map. The distribution of sites across the borough is shown on Map 2.

¹ Prepared by the Greater London Authority in cooperation with all London boroughs, published October 2009

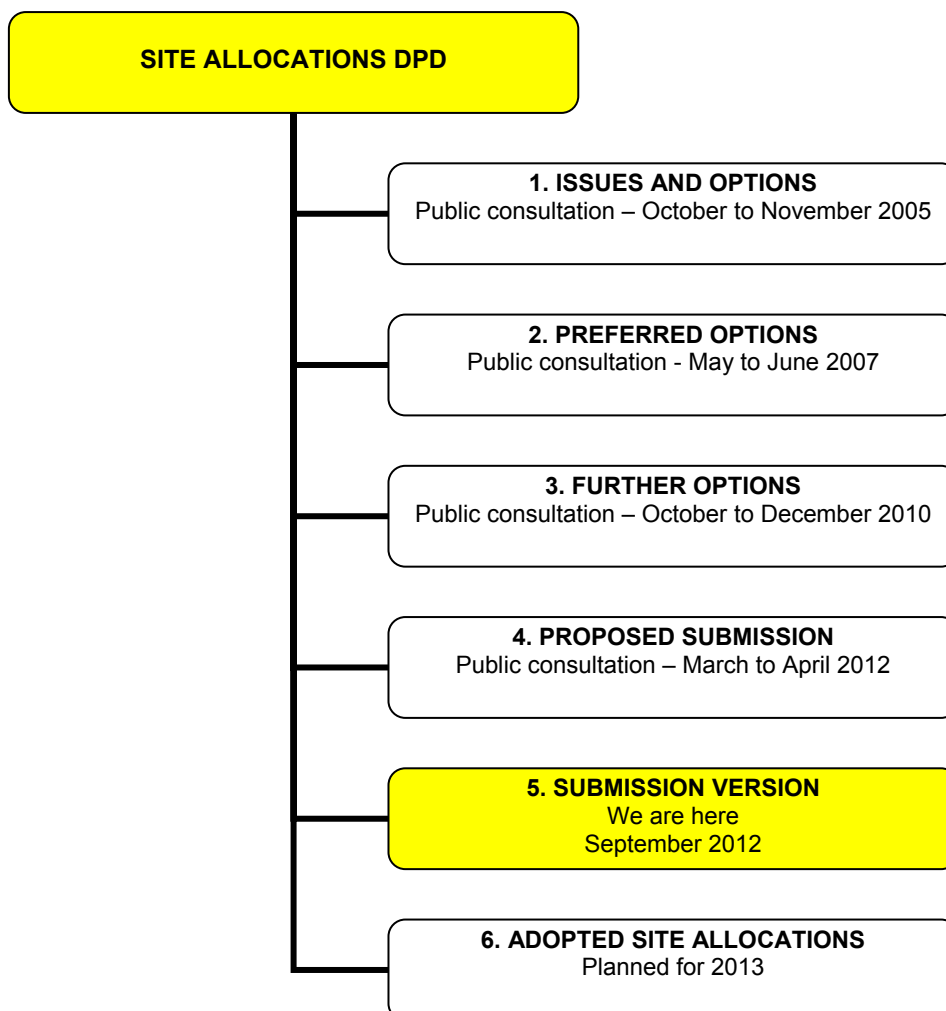
Map 2 Site Allocations across the London Borough of Lewisham



The objectives of the Site Allocations DPD are detailed below.

1. To facilitate development by allocating sites to meet the Core Strategy's strategic objectives and priorities and implement its spatial strategies.
2. To facilitate development which protects and enhances the amenity of the local area, identifying key environmental and cultural features.
3. To ensure a high standard of design from new developments.
4. To create safe and attractive environments.
5. To secure development that helps create a more sustainable Lewisham.

In accordance with legislative requirements the emerging Site Allocations DPD has been developed in a progressive, phased manner including public consultation with a wide range of stakeholders and the local community since 2005. The following diagram illustrates the steps and the timing involved in the preparation of the DPD and the current phase of its preparation.



1.5 Legislative requirement for sustainability appraisal

Under European legislation (the [SEA Directive](#)) local authorities are required to prepare a Strategic Environmental Assessment (SEA) of the effects of certain plans and programmes on the environment.² This includes town planning statutory plans.

The [Planning and Compulsory Purchase Act 2004](#) transposed this requirement into UK legislation by introducing a requirement for local authorities to prepare sustainability appraisals (SAs) of LDF documents.³

The National Planning Policy Framework states that: *'A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.'*

Amendments to the procedures contained in the Town and Country Planning Regulations 2008 have increased the flexibility for local authorities in developing local development documents. Linked to this, the recommended SA process has also been slightly amended. The Plan-making Manual (Planning Advisory Service) sets out that, under new Regulation 25, it is recommended that *'in commenting on options it would help the public if the performance of different options in the sustainability appraisal is indicated. This is so that they can then see (with the benefit of technical evidence) how different options fare and can in turn use this to assist their own feedback on the options.'* Guidance on the sustainability appraisal process is also now available on the Planning Advisory Service website. This report provides an SA of the Site Allocations Submission DPD in line with the above advice.

The statutory requirements for SAs encompass all the SEA Directive requirements but additionally also require economic and social considerations to be accounted for. As such, local authorities are not required to prepare a separate SEA in line with European requirements.

1.6 Strategic Environmental Assessment Directive

Sustainability Appraisals must, where appropriate, incorporate the requirements of the Strategic Environmental Assessment Directive (SEA Directive 2001/EC/42). The objective of SEA as defined in Article 1 of the SEA Directive is:

'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans...with a view to promoting sustainable development'.

The SEA Directive also requires that a formal assessment is undertaken of plans and programmes which are likely to have significant effects on the environment (Article 5). This has been transposed into UK law through the SEA Regulations (July 2004).

² EU Directive 2001/42/EC

³ The Sustainability Appraisal (SA) fulfils the requirement of section 19(5) of the *Planning and Compulsory Purchase Act 2004* which states that Sustainability Appraisal is mandatory for development plan documents (DPDs). The Core Strategy is a DPD.

This SA report incorporates the European requirements to undertake a SEA. Table 1.1 signposts the requirements of Article 5(1) of the SEA Directive that are being met in this document and where they were met in previous SA reports.

Table 1.1 SEA Directive compliance

Summary of the SEA requirements	How addressed
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	<ul style="list-style-type: none"> • Sustainability Appraisal Further Options Report October 2010 • Sustainability Appraisal Proposed Submission Report February 2012
a) An outline of the contents, main aims of the plan, and relationship with other relevant plans, policies, and programmes.	<ul style="list-style-type: none"> • Sections 1.4, 2.1 and Appendix 6 of this report contain this information
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	<ul style="list-style-type: none"> • Section 2 and 3 of this report • Section 2 and 3 Sustainability Appraisal Further Options Report October 2010 • Section 4.2 Sustainability Appraisal Preferred Options Report 2007 • Section 5 Sustainability Appraisal Revised Scoping Report 2010
c) The environmental characteristics of areas likely to be affected	<ul style="list-style-type: none"> • Section 2 of this report. Table 4.1 identifies the key issues • Section 2 Sustainability Appraisal Further Options Report October 2010 • Section 4.2 Sustainability Appraisal Preferred Options Report 2007 • Section 5 Sustainability Appraisal Revised Scoping Report 2010
d) Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	<ul style="list-style-type: none"> • Section 2 of this report. Table 4.1 identifies the key issues • Habitats Regulations Assessment – see section 6.5.3 of this report • Section 5 Sustainability Appraisal Revised Scoping Report 2010
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	<ul style="list-style-type: none"> • Appendix 6 of this report • Appendix 8 of the Sustainability Appraisal Further Options Report October 2010 • Sustainability Appraisal Revised Scoping Report 2010

Summary of the SEA requirements	How addressed
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage, landscapes and the interrelationships between the above factors.	<ul style="list-style-type: none"> • Section 6 of this report • Sustainability Appraisal Further Options Report October 2010
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan	<ul style="list-style-type: none"> • Section 7.4 of this report
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	<ul style="list-style-type: none"> • Section 4.2 and 6 of this report
i) A description of measures envisaged concerning monitoring in accordance with Article 10	<ul style="list-style-type: none"> • Section 8 and Appendix 5 of this report
j) A non-technical summary of the information provided under the above headings	<ul style="list-style-type: none"> • Contained at the front of this report and available as a separate document
<p>Consultation:</p> <p>Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4).</p> <p>Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).</p>	<ul style="list-style-type: none"> • The Site Allocations DPD Consultation Statement gives full detail of all consultation undertaken through-out the process • Appendix 7 of this report shows all consultation responses received throughout the process and how they have been addressed
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	<ul style="list-style-type: none"> • N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).	<ul style="list-style-type: none"> • The Site Allocations Consultation Statement gives full detail of all consultation undertaken through-out the process • Appendix 7 of this report shows all consultation responses received throughout the process and how they have been addressed
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: The plan or programme as adopted;</p> <p>A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme</p>	<ul style="list-style-type: none"> • To be confirmed following examination

Summary of the SEA requirements	How addressed
as adopted, in the light of the other reasonable alternatives dealt with; and The measures decided concerning monitoring (Art. 9 and 10).	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10).	<ul style="list-style-type: none"> Section 8 and Appendix 5 of this report outlines monitoring envisaged to be undertaken
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).	<ul style="list-style-type: none"> This table identifies how the requirements have been met

1.7 Purpose of sustainability appraisal

The purpose of SA is to promote sustainable development through better integration of economic, environmental and social considerations into the preparation and adoption of planning documents. Sustainable development is defined as:⁴

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

The SA of planning documents is intended to achieve the following:

- form an integral part of all stages of plan preparation
- provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies and proposals
- take a long term view of whether and how the area covered by the plan is expected to develop, taking account of the environmental, social and economic effects of the proposed plan
- reflect global, national, regional and local concerns and issues and
- provide an audit trail of how the plan has been revised to take into account the findings of the SA.

SA does not seek to pre-judge the approach which the emerging Site Allocations DPD should adopt, but rather its role is to:

- assist with the identification of the appropriate approach in sustainability terms
- predict implications for sustainable development and
- put forward recommendations for improvement where necessary.

It should be noted that the SA cannot ensure that development will be absolutely sustainable in all its aspects. It can only show how sustainable the effects of a policy are likely to be and where there are harmful impacts how far they can be mitigated. A policy may also have negative environmental impacts but they can be outweighed by positive social and economic aspects of the policy, which allow it to be regarded as sustainable.

The Council is not required to pursue the recommendations from this process. For example, there may be specific local circumstances that justify choosing a particular option that does

⁴ UK Government Sustainable Development Strategy, 2005

not perform as well as others when appraised against the SA framework.⁵ If such instances arise, close attention should be paid to implementing recommended mitigation measures.

1.8 Methodology

Guidance issued in November 2005 by the Office of the Deputy Prime Minister (ODPM – now superseded by the Department for Communities and Local Government, CLG) states that *‘The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of Development Plans.’*⁶

This process is intended to ensure that planning decisions are made that accord with the principles defined in the government’s UK Sustainable Development agenda. The timing of the SA in the plan making process is aimed at ensuring that sustainability considerations are taken into account early in the process of policy development. This is shown in Table 1.2.

Table 1.2 CLG guidance stages for preparing SA

CLG Guidance Stage
DPD Stage 1: Pre-Production – evidence gathering
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives • A2: Collecting baseline information • A3: Identifying sustainability issues and problems • A4: Developing the SA framework • A5: Consulting on the scope of the SA
DPD Stage 2: Production
SA stages and tasks
<p>Stage B:</p> <ul style="list-style-type: none"> • B1: Testing the DPD objectives against the SA framework • B2: Developing the DPD options • B3: Predicting the effects of the DPD • B4: Evaluating the effects of the DPD • B5: Considering ways of mitigating adverse effects and maximising beneficial effects • B6: Proposing measures to monitor the significant effects of implementing the DPDs
<p>Stage C:</p> <ul style="list-style-type: none"> • C1: Preparing the SA Report
<p>Stage D:</p> <ul style="list-style-type: none"> • D1: Public participation on the preferred option of the DPD and the SA Report • D2(i): Appraising significant changes

⁵ The SA Framework is a specific evidence base against which developing plan options are tested through SA Reports. Refer to Section 5 of this SA Report. The Framework includes: the identification of other relevant policies, plans programmes and sustainability objectives; baseline information; sustainability issues and problems; and SA Objectives and indicators.

⁶ The Environmental Assessment of Plans and Programmes Regulations 2004 and *‘A Practical Guide to the Strategic Environmental Assessment Directive’*, Office of the Deputy Prime Minister (ODPM), (September 2005)

CLG Guidance Stage
DPD Stage 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations
DPD Stage 4: Adoption and monitoring
SA stages and tasks
<ul style="list-style-type: none"> • D3: Making decisions and providing information
Stage E: Monitoring and significant effects of implementing the DPD
<ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring • E2: Responding to adverse effects

A summary of each stage of preparation is provided below.

The SEA Directive requires: the Environmental report shall include information [inter alia]:
The “relationship [of the plan or programme] with other relevant plans and programmes” (Annex 1(a))

“the environmental protection objectives, established at international [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation”.

“relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of areas likely to be significant affected” (Annex I (b), (c))

“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I (d))

CLG Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

A1: Identifying other relevant policies, plans and programmes, and sustainability objectives

The SA Scoping Report (2005) in Section 4 and in Appendix 3 identified all relevant policies, plans, programmes and environmental protection objectives and discussed the significance of these objectives. As a matter of good practice and given the time since the initial SA Scoping Report, a revised Scoping Report was issued in August 2010. Appendix 2 updated the information from the SA Scoping Report (2005). See Appendix 6 of this report for the updated version.

A2: Collecting baseline information

Baseline information is set out to establish the current state of the area covered by the London Borough of Lewisham, and to identify trends in economic, environmental and social parameters. This information is then used to assess current sustainability issues that are evident in the area. The baseline information is intended to provide a

basis for predicting and monitoring the effects of implementation of the plan. It also helps to identify sustainability issues and alternative ways of dealing with them.

The baseline information was discussed and reported in the SA Scoping Report (2005) in Section 2. It was reviewed and updated in the SA Scoping Report (2010) in Section 2. This outlines the current state of the borough with the latest information on population, jobs, town centres, transport, open space and environmental assets, climate change, waste management, flood risk, local air quality and community and infrastructure. The baseline is also included as Section 2 of this SA report.

A3: Identifying sustainability issues and problems

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

Key sustainability issues were identified through researching the baseline information and through various public consultations and responses from the public and the four (now three) statutory consultation bodies, including Environment Agency, English Heritage, Countryside Agency and English Nature).⁷ The sustainability issues facing Lewisham were reported and summarised. This can be found in the SA Scoping Report (2005) which was reviewed and updated in Section 4 of the revised SA Scoping Report (2010). Section 2 and Table 4.1 of this SA report summaries those key issues that the DPD area currently faces in social, economic and environmental sustainability terms.

A4: Developing the SA framework

The SA Framework provides a method for describing, analysing and comparing the sustainability effects of plans and policies. The Sustainability Objectives that form the SA Framework were developed and consulted on as part of the SA process during the development of the Core Strategy DPD.

There are no explicit regulatory requirements to prepare SA objectives against which the site allocations outlined in the emerging Site Allocation DPD can be measured. However, to ensure a robust assessment methodology the Core Strategy sustainability objectives were refined and fifteen SA objectives were developed for the Site Allocations SA (only eight of the objectives were applicable to the appraisal of the Sites of Nature Conservation and thirteen were applicable to the appraisal of waste sites).

The objectives are based on economic, environmental and social themes to demonstrate how beneficial the site allocations are to social, environment and economic aspects, and recommend improvements to improve the overall benefits or avoid/reduce the dis-benefits to the community. The SA objectives were also

⁷The Countryside Agency and English Nature have since amalgamated to form Natural England

consulted as part of the SA scoping process taking into account the relationship between the Site Allocations DPD and the objectives of other policies, plans, programmes and the key sustainability issues found from the baseline information review. The full list of SA objectives, a series of decision aiding questions, indicators and targets are provided in Section 5 and Appendix 5 of this SA Report.

A5: Consulting on the scope of the SA

Views on the content of the SA Scoping Report (2005) and the revised Scoping Report (2010), including the proposed approach to the appraisal, were taken into account through a statutory consultation period between 16 May 2005 to 20 June 2005 and then again between 25 October 2010 and 6 December 2010. The Council welcomed any comments and asked the statutory consultees and the public the following questions:

- Are there any other plans, programmes or strategies that should have been considered?
- Do you have or know of any further data that should have been considered in establishing the baseline for the borough?
- Are there any other sustainability issues that should have been considered?
- Are the objectives, indicators and targets suitable? Should there be any additional objectives, indicators or targets?

Consultation with stakeholders has been in accordance with statutory requirements and the Council's Statement of Community Involvement (SCI). The consultation procedure followed throughout the appraisal process has been in accordance with:

- Article 6 of the EU Directive 2001/42/EC
- Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004
- Regulations 25 and 26 of the Town and Country Planning (Local Development) (England) Regulations 2004 (Issues and Options, 2005 and Preferred Options, 2007)
- Regulations 27 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended (Further Options, 2010)

The SA framework was refined through public consultation at the scoping stage. Where appropriate, the comments received from the consultation have been incorporated into the SA Report for the Site Allocations Further Option Report (2010).

CLG Stage B: Developing and defining options and assessing effects

What the SEA Directive says *“an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5.1). Information to be provided in the Environmental Report includes “an outline of the reasons for selecting the alternatives dealt with” (Annex I (h))*

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

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

B1: Testing the DPD objectives against the SA framework

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

The objectives of the Site Allocations DPD as identified are:

1. To ensure a high standard of design from new developments
2. That development protects and enhances the amenity values of the local area, identifying key environmental and cultural features
3. To create safe and attractive environments
4. That development helps create a more sustainable Lewisham
5. To allocate sites to meet the strategic intent of the Core Strategy

The DPD objectives were tested against the SA Framework in the form of a compatibility matrix which is listed in Section 5.2 of the SA report. This appraisal was included as part of the consultation for the revised SA Scoping Report (2010) and the SA for the Site Allocations Further Option Report (2010) and no consultation responses were received.

B2: Developing and refining options and assessing effects

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

The ‘do nothing/business as usual’ scenario option which would retain a particular site in its current use was considered as part of Appendix B of the Sustainability Appraisal Report of the Preferred Options, April 2007 and Appendices 5 and 6 of the Further Options Report 2010. Appendices 3 and 4 of this SA Report includes this information.

B3: Predicting the effects of the DPD

B4: Evaluating the effects of the DPD

In developing the DPD a series of options and alternatives for site allocations were produced. An initial Issues and Options paper was released for public consultation in October 2005 following an earlier ‘call for sites’ from members of the public and other

stakeholders. The results of this analysis were provided within Appendix B of the Sustainability Appraisal Report of the Preferred Options April 2007. Consultation was carried out on both of these reports. The sites were from various sources as listed below.

1. Existing Unitary Development Plan (UDP) site allocations
These derived from the Lewisham UDP (Schedule 1). The UDP was adopted in July 2004. The UDP adoption process meant the sites had already been through extensive consultation and independent public examination. However, due to the length of time the consultation and examination takes some of the sites had been developed. The sites that were included were those where development had not yet taken place.
2. Sites from Supplementary Planning Documents
These sites were not necessarily the subject of site allocations in the UDP. The focus of these documents was to put forward an urban design framework to improve the image and vitality of the various areas covered and a number of land uses were suggested in the SPD. The Issues and Options represented an opportunity to reconsider the sites and formally allocate proposed land uses.
3. Sites suggested as part of the LDF consultation process
Earlier in 2005 an invitation was issued to landowners and members of the community to propose sites that in their view needed redeveloping, and or their land use in the UDP changed. A number of consultation responses were received. The sites, and suggestions for their use, were put forward for consideration as part of the Issues and Options consultation so that all in the community and other stakeholders could comment.
4. Sites arising from other Council programmes such as New Deal for Communities
The Council had a number of programmes which could result in new developments in the borough and therefore a site allocation was suggested for various sites.

Following consultation on the Issues and Options (2005) and the initial SA a list of preferred site allocations reflecting the comprehensive coverage of the issues, options and preferred options identified by the DPD process was produced. The Site Allocations DPD Preferred Options Report 2007 (at the time this was combined with Development Policies) was produced along with a Sustainability Appraisal of these draft site allocation options/alternatives. Sections 5 and 6 and Appendix C of that report discusses the reasons for choosing the preferred options and the likely significant effects on the environment of the DPD including short, medium and long term-effects, permanent and temporary effects, and secondary, cumulative and synergistic effects.

Strategic Environmental Assessment / Sustainability Appraisal is an iterative process and following revised Government guidance and more detailed work on other DPDs, in particular the Core Strategy, it was decided that the Development Policies and Site Allocations DPD should be separated to specifically address the two issues.

Therefore a Site Allocations Further Options Report was produced for public consultation in October 2010 with a SA Report 2010. This resulted in minor changes to the site allocations carried forward to the proposed submission DPD.

Full information on the options generation process undertaken to date and the site allocations carried forward is located in Appendix 2 of this report.

The cumulative and short-medium term effects of the DPD from each particular site option can be positive and/or negative as identified in the preferred options, further options and proposed submission version options. Section 6.5 provides a summary of key sustainability benefits and conflicts by site allocation land use and the effects of those allocations within the spatial areas identified in the Lewisham Core Strategy.

An appraisal of each proposed land use type can be found in Appendix 3. A full appraisal of each site and alternative option is contained in Appendix 4. The cumulative impacts are reported in Section 7 and Appendix 4.

B5: Considering ways of mitigating adverse effects and maximising beneficial effects
Annex I of the SEA Directive requires *the SEA Report to include measures to prevent, reduce or offset any significant adverse effects on the environment of implementing the plan or programme*. For convenience, these measures are referred to in CLG guidance as ‘mitigation measures’, however they include proactive avoidance of adverse effects as well as actions taken after effects are noticed.

The proposed mitigation measures can be found in Section 7.3.

B6: Proposing measures to monitor the significant effects of implementing the DPDs
What the Directive says: *“Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1).”*

Section 8 addresses monitoring and Appendix 5 provides information on the SA objectives, decision aiding questions, indicators, frequency and period of monitoring and data sources. The monitoring arrangements will be finalised following public examination and reported in the LDF Annual Monitoring Report which is published annually in December.

CLG Stage C1: Reporting

What the SEA Directive says....*“The environmental report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, [and] its stage in the decision-making process” (Article 5.2). Information to be provided in the Environmental Report includes:*

“the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets,

cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects” (Annex I (f) and footnote)

“an outline of the reasons for selecting the alternatives dealt with” (Annex I (h))

“the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme” (Annex I (g))

CLG Stage D: Pre- Examination

D1: Public participation on the preferred option of the DPD and the SA Report

Public consultation on the Site Allocations Proposed Submission DPD and the accompanying Sustainability Appraisal was undertaken from 12th March 2012 until 23rd April 2012.

D2(i): Appraising significant changes

No significant changes have been made to the Site Allocations DPD or the accompanying Sustainability Appraisal. Two representations on the Sustainability Appraisal were received, one from the Environment Agency noting that the findings of the Sustainability Appraisal were reflected in the Site Allocations document and one from English Heritage stating that they had no further comments. There were no representations received in objection or raising any issues in relation to the Sustainability Appraisal. Accordingly, there are no changes to the Sustainability Appraisal arising from the consultation.

Next Steps

CLG Stage D: Examination

D2 (ii): Appraising significant changes resulting from representations

CLG Stage D: Adoption and monitoring

D3: Making decisions and providing information

CLG Stage E: Monitoring the significant effects of implementing the DPD

E1: Finalising aims and methods for monitoring

E2: Responding to adverse effects

Table 1.3 Sustainability appraisal process

STAGE and OUTPUT	LINKAGES TO PLAN PREPARATION	PURPOSE	OUTCOME
STAGE A Scoping report	Formulated alongside the preparation of the evidence base	A1 Identify other relevant plans and programmes A2 Collecting baseline information A3 Identifying environmental problems A4 Developing the SA objectives A5 Consulting on the scope of the SA	Statutory and public consultation on the SA Scoping Report (2005 and 2010).
STAGE B Developing & refining options	Formulated alongside the preparation of issues and options	B1 Refining issues and options for the plan B2 Appraise the sustainability of the options	Issues and Options SA Report (August 2006) Assisted in development of the Sustainability Appraisal in Stage C
STAGE C Draft SA Report	Formulated alongside the preparation of the preferred options. Consultation on both will take place at the same time.	C1 Identify preferred options C2 Assessing the effects of the plan (economic, social and environmental) C3 Developing proposals for monitoring the plan	Statutory and public consultation on the SA and SEA of the Site Allocations Preferred Options Report (2007) and the Further Options Report (2010)
STAGE D Final SA Report	Formulated alongside the preparation of the proposed submission version. Consultation on both will take place at the same time.	D1 Appraising significant changes to the plan arising out of consultation undertaken in Stage C D2 The SA to be used as part of determining the 'soundness' of the plan and whether it should be approved or not	Statutory and public consultation on the SA and SEA of the Site Allocations proposed submission version DPD. Preparation and submission of the SA and SEA of the Site Allocations submission version DPD.
STAGE E Annual Monitoring Report (AMR)	The sustainability of the Site Allocations DPD will be reviewed as part of the AMR	E1 Monitoring implementation of the plan	Reported through the AMR

1.9 The Habitats Regulations Assessment (HRA) process

A Habitats Regulations Assessment screening report was undertaken in January 2012 at the pre-submission stage, in compliance with the Habitats Directive (92/43/EEC) and the Regulations. See Section 6.5.3 for full details.

1.10 Equalities Analysis Assessment

An Equalities Analysis Assessment (EqAA) has been carried out; it assessed the proposed submission DPD against eight equalities 'target groups'. The results are summarised in Section 6.5.4 of this report.

1.11 Who carried out the SA

Each progressive phase of the SA has been completed by officers from the London Borough of Lewisham's Planning Policy team with input from other relevant Council services. The Landscape Partnership completed an independent review of the SA and SEA process for the further options stage (2010). The review process at the proposed submission stage (this report) was completed by Mouchel (2012). Recommendations made through the independent reviews regarding content have been incorporated into each SA report and accordingly, the independent reviews deemed the SA and SEA process to be sound.

1.12 Consultation on the SA

Consultation with stakeholders is a key part of the SA process. All stages of SA preparation have been in accordance with statutory requirements and the Council's [Statement of Community Involvement](#) (SCI). The consultation procedure followed throughout the appraisal process has been in accordance with:

- Article 6 of the EU Directive 2001/42/EC
- Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004
- Regulation 25 and 26 of the Town and Country Planning (Local Development) (England) Regulations 2004 (Issues and Options, 2005 and Preferred Options, 2007)
- Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended (Further Options, 2010).

The four (now three) statutory consultation bodies (Environment Agency, English Heritage, Countryside Agency, English Nature) were consulted throughout all stages of the SA process and have informed the preparation of this appraisal report for the emerging Site Allocations DPD.⁸ Comments made in the representations have been incorporated throughout the document at each stage of preparation where they were deemed appropriate. The consultation responses from each stage of preparation are included as Appendix 7. A full outline of the consultation process and outcomes in preparing the Site Allocations SA and DPD is included in a separate Site Allocations DPD Consultation Statement.

⁸ The Countryside Agency and English Nature have since amalgamated to form Natural England

2. SEA objectives baseline and context

2.1 Purpose of the SEA

The purpose of the Sea Directive is 'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development'.

The SEA Directive requires: the Environmental Report shall include information on [inter alia]:

- the *“relationship [of the plan or programme] with other relevant plans and programmes” (Annex I (a))*
- *“the environmental protection objectives, established at international [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I (e)).*

Links to other international, national, regional, local plans and programmes

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 planning guidance and national planning guidance.

Appendix 6 outlines the plans and programmes and related sustainability objectives established at other levels of the planning system that are relevant to the sustainability appraisal of the Site Allocations DPD.

Principal legislative and policy changes

The following aspects of the planning policy framework have altered since the publication of the Site Allocations Proposed Submission Report, March 2012.

National Planning Policy Framework

The Government has reviewed the planning system and has published the National Planning Policy Framework (NPPF), which is the key planning guidance for England, setting out planning policies and how they are expected to be applied. The focus of the NPPF is a presumption in favour of sustainable development and positive growth. The NPPF must be taken into account in the preparation of local plans and is underpinned by its 12 core planning principles.

Regional Spatial Development Strategy

A replacement London Plan was adopted and published by the Mayor of London in July 2011. The replacement plan retained Opportunity Areas and Intensification Areas within the London Borough of Lewisham. The annual housing target for the borough was increased from 975 additional net dwellings to 1,105 additional net dwellings. The Council had reflected all relevant aspects of the London Plan including the increase in housing numbers during the preparation of its Core Strategy.

Lewisham Local Development Framework

The London Borough of Lewisham submitted its Core Strategy to the Secretary of State for formal examination in October 2010. The Core Strategy was adopted by the full Council on 29 June 2011.

2.2 Current and predicted future social, environmental and economic baseline characteristics

The provision of information detailing the current state of the social, economic and natural environment in Lewisham constitutes a baseline against which the effects of the Site Allocations DPD can be monitored and is a fundamental part of the SA process. Baseline information also provides the basis for predicting the likely environmental effects that may result both if the Site Allocations DPD is, or is not implemented. The clear identification of the baseline and likely future trends is essential to the SA process as it facilitates the development of sustainability objectives that can address ways of mitigating against anticipated problems and in developing an effective and transparent monitoring strategy to measure progress in the achievement of effective implementation of the Site Allocations.

The following section provides an outline of the current economic, environmental and social baseline characteristics for Lewisham. The baseline and associated indicators and trends was produced with the [2005 SA Scoping Report](#) and this was updated in the [2010 Scoping Report](#). Both reports were the subject of public consultation.

The baseline draws on links to other international, national, regional and local plans and programmes. The objectives and implications of these in the DPD preparation is outlined in Appendix 6.

2.3 An outline of the borough

Lewisham is Inner London's third largest borough both in terms of population and its area. Located south-east of central London, Lewisham is home to over 260,000 people, and many different communities, living in an area of approximately 13.4 square miles.⁹

Lewisham is a fantastically diverse borough, with many award winning parks and open spaces, great transport links, schools which have made significant improvements in recent years, and a thriving cultural scene. Lewisham is made up of a collection of diverse neighbourhoods and strong communities - Bellingham, Blackheath, Brockley, Catford, Crofton Park, Deptford, Downham, Forest Hill, Grove Park, Hither Green, Honor Oak, Ladywell, Lee Green, Lewisham, New Cross, New Cross Gate and Sydenham. This sense of place ensures that while the borough and its neighbourhoods develop, they maintain their unique identities and preserve Lewisham's rich natural and architectural heritage.

Lewisham is the 15th most ethnically diverse local authority in England where 130 different languages are spoken. The local population is forecast to rise to over 290,000 over the next 20 years by which time the proportion of the overall population from a black and/or minority ethnic origin will rise from the present 43% to almost 50%.

⁹ The population of Lewisham is 261,600 according to ONS 2007 Mid-Year Population Estimate published on 29 September 2009

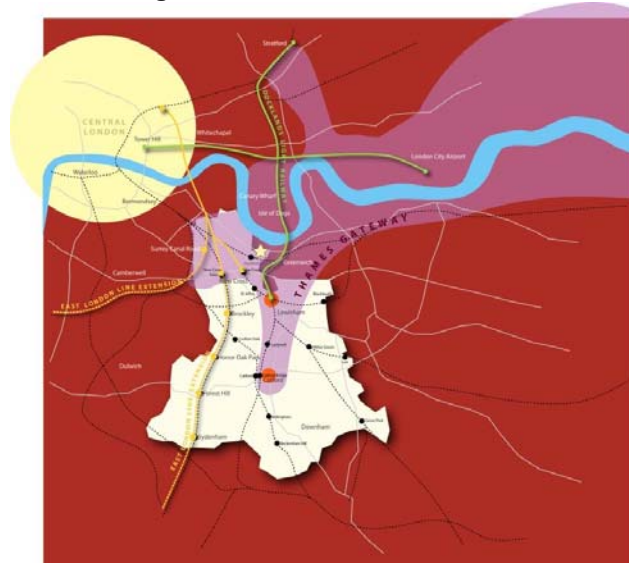
Adjoined by four other London boroughs Lewisham occupies a key position on important transport routes (radial and orbital) within London and between London, Kent and Sussex.¹⁰ These transport routes connect the borough to the rest of London, including the significant employment centres of the City of London and Canary Wharf, the leisure and retail destinations of the West End, Croydon and Bromley, as well as the key sites for the 2012 Olympics. Proposals for new and upgraded transport services will further enhance these connections.

Strategically, the north of the borough forms part of the Thames Gateway, a nationally recognised growth area stretching east to the Kent and Essex coasts along the Thames Estuary.¹¹ Lewisham, Catford, New Cross and Deptford are identified as opportunity areas in the London Plan and are expected to be able to accommodate substantial new jobs and/or homes. The borough also contains two strategic industrial locations (Bromley Road and Surrey Canal Road) identified in the London Plan and is expected to provide 975 new homes per year up to 2016.¹²

The borough is primarily residential in nature, characterised by 20th Century suburbs in the south to older Victorian neighbourhoods in the north. These extensive areas of housing are punctuated with a network of small and large town centres, local shopping parades, employment areas of varying quality and job density, many parks and green spaces, railway corridors and are overlaid by a range of heritage assets. The UNESCO declared Maritime Greenwich World Heritage Site is adjacent to the borough's north eastern boundary, and the World Heritage Site buffer zone falls within the borough at Blackheath.

The borough falls within the catchment of the River Ravensbourne and its tributaries, along which are located many significant areas of green space, including Waterlink Way. Some parts of the borough fall within an area of flood risk although importantly most of the borough is protected by flood defences, including the Thames Barrier.

London Borough of Lewisham within its wider strategic context



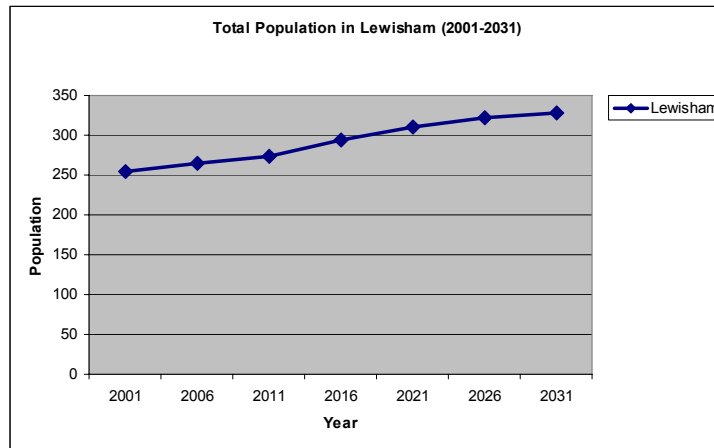
¹⁰ Greenwich, Southwark, Bromley and Tower Hamlets (across the River Thames)

¹¹ As designated in the Sustainable Communities Plan (Sustainable Communities: Building for the future 2003)

¹² London Plan Policy 3A.2

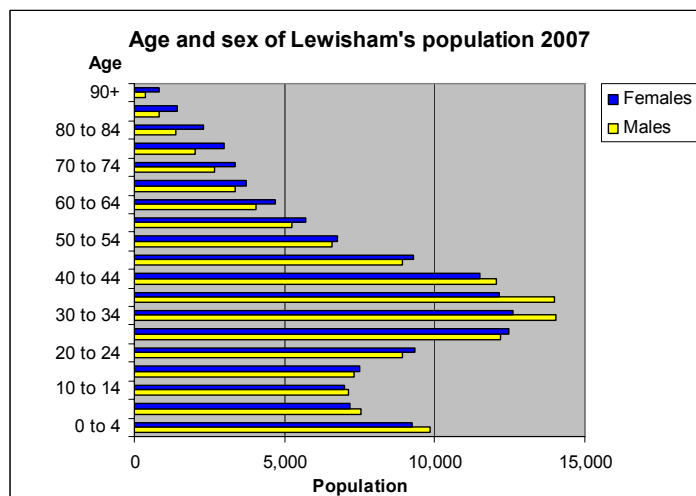
2.4 People

The population of Lewisham grew by 3% between 2001 and 2008. It is forecast to increase by almost a quarter (64,300) between 2006 and 2031.¹³ Children and young people (0-19 years) make up a quarter of the population of one the highest proportions in London.¹⁴ Elderly residents (over 75 years) make up just 5%. The average age of the population is 34.7 years and is young when compared to other London boroughs. The wards with the youngest populations are Evelyn and New Cross located in the north of the borough.



Population growth and an increase in the number of households is expected to be concentrated within the Evelyn, New Cross and Lewisham Central wards. This is due in part to the major development and regeneration plans such as Convoys Wharf and within the Lewisham Town Centre.

Between 2005 and 2007, the average life expectancy at birth for men in Lewisham was 76 years compared with 77.3 years in England. For the same period life expectancy for women was 80.8 years in Lewisham compared with 81.5 years in England.¹⁵ The population was more or less evenly split between males and females and these proportions are not expected to change in the period to 2014.¹⁶



¹³ Greater London Authority 2008 Round of Demographic Projections, RLP High

¹⁴ Census 2001

¹⁵ JSNA, NHS Lewisham

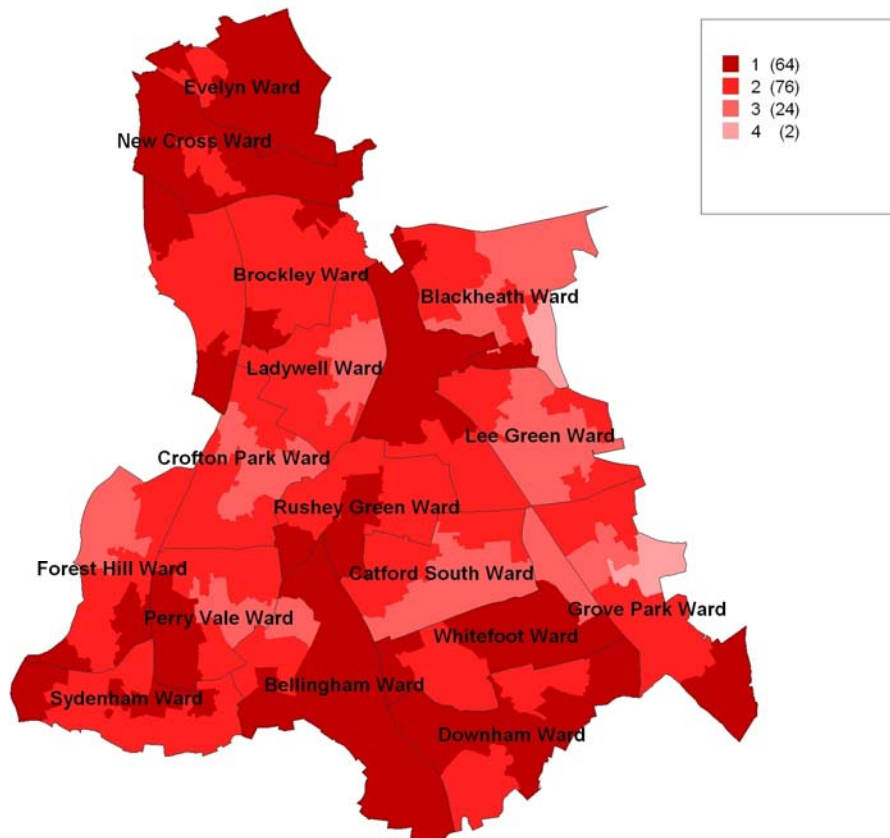
¹⁶ Male 49% and female 51%

The Council believes there has been a growth in all groups of the black and minority ethnic (BME) population since the 2001 Census. This has risen from 39% of households to nearly half of all households in 2007, who largely live in the northern and central parts of the borough.¹⁷

The general level of health of people in Lewisham is significantly poorer than the health of people in the rest of England. Some indicators of poor health are specifically related to low income such as coronary heart disease, cancer and respiratory disease. Reducing premature mortality from circulatory diseases and cancer remain priorities for Lewisham.¹⁸

The Index of Multiple Deprivation (IMD 2007) saw Lewisham ranked as the 39th most deprived local authority in England, with a number of areas ranked in the 20% most deprived in England. The IMD looks at a range of indicators covering income, employment, health, education, training, skills, living conditions and access to services. The figure below shows Super Output Areas (SOAs) in Lewisham by national quintile of deprivation. Quintile 1 being the most deprived and quintile 5 the least deprived. Lewisham has over a third of its SOAs in quintile 1 and none in quintile 5. Only two SOAs are in quintile 4. The SOAs in the most deprived quintiles are mainly located in wards in the north of the borough (Evelyn, New Cross), in the centre of Lewisham (Lewisham Central, Rushey Green) and across the lower south of the borough (Bellingham, Downham and Whitefoot).

Deprivation areas within Lewisham (Super Output Areas)



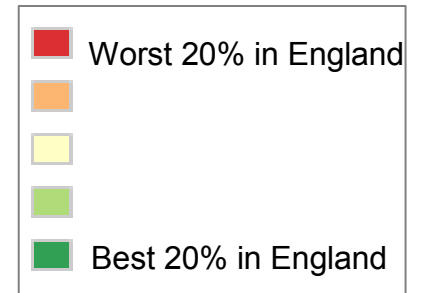
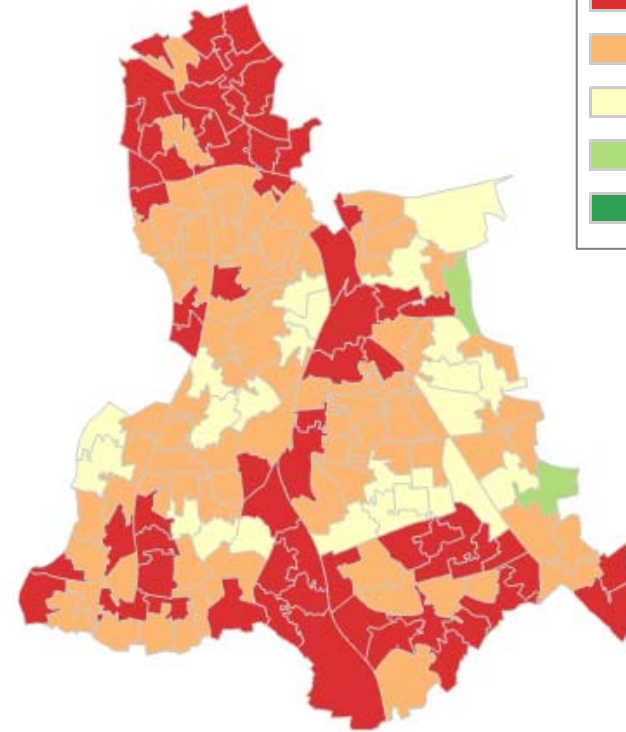
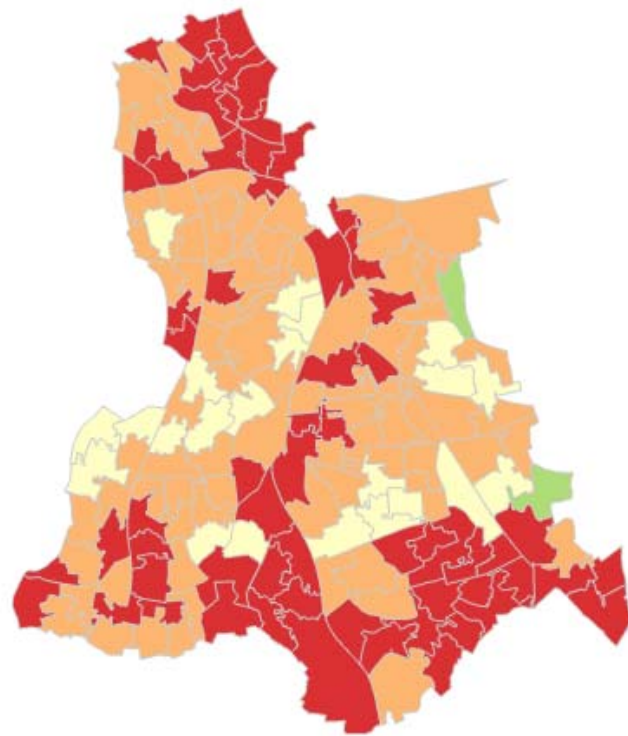
¹⁷ BME population estimated at 49.4% of households as evidenced through the Lewisham Household Survey 2007 for the Strategic Housing Market Assessment

¹⁸ JSNA, NHS Lewisham

Overall deprivation (combined deprivation score)

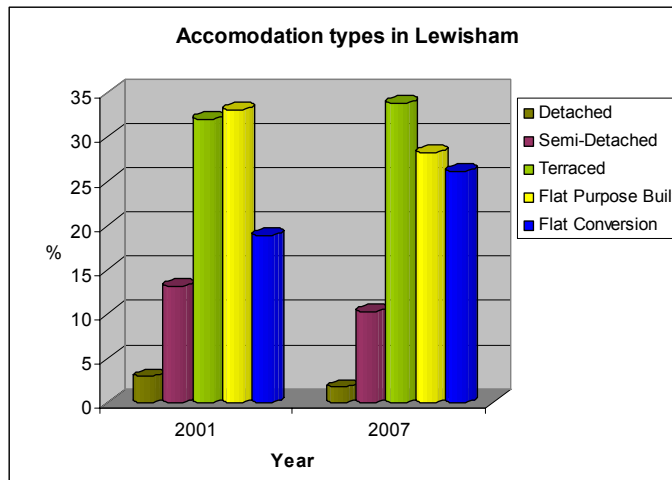
Overall IMD 2010

Overall IMD 2007



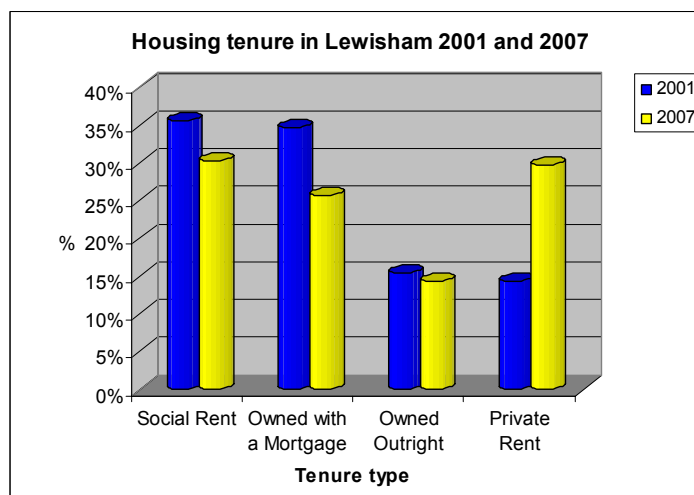
2.5 Housing

Of the total dwelling stock, 54% of properties in Lewisham are flats of which nearly half are converted dwellings rather than purpose built. Of the remainder 34% are terraced houses and 12% are detached or semi-detached.¹⁹



In terms of bedroom size, 27% of properties are 1 bedroom, 33% 2 bedroom and 30% 3 bedroom. This leaves 10% with 4 or more bedrooms.²⁰

A dramatic change has taken place in the tenure of property in the London borough of Lewisham in the past few years. This provides a roughly equal tenure split between private rent, social rent and private ownership. It is considered that the increase in the private rented sector is a result of the buy-to-let market in recent years. The amount of private rented properties has increased from 14.3% in 2001 to 29.8% in 2007. Conversely social rented properties have fallen from 35.6% in 2001 to 30.2% in 2007, while properties owned outright or with a mortgage have decreased from 50% in 2001 to 40% in 2007.²¹



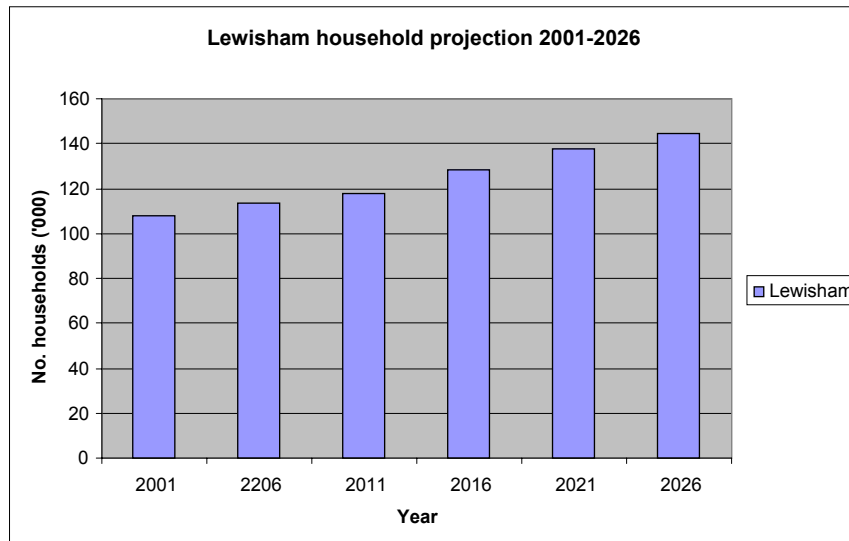
¹⁹ Lewisham Household Survey 2007, SHMA 2008

²⁰ Lewisham Household Survey 2007, SHMA 2008

²¹ Census 2001 and Lewisham Household Survey 2007, SHMA 2008

A total of 33,922 households were assessed as living in unsuitable housing due to one or more factors.²² The largest reason was overcrowding (11,482 households), and major disrepair or unfitness (10,641); followed by support needs, accommodation too expensive and sharing facilities (6,151, 5,263, and 4,487 respectively).

Deptford, Lewisham Town Centre and Bellingham are the areas in the borough most likely to contain unsuitably housed households which corresponds to areas identified with higher levels of deprivation.²³



Affordability of a home remains an issue throughout the borough. Based on the GLA Housing Price 2008 data, the housing price in Lewisham has increased steadily over the last five years. However, it is still lower than the London average price (£249,789 compared to £297,785).²⁴ This is particularly relevant given that the Lewisham Household Survey for the SHMA asked a question about household income. This included gross household income from all sources such as earnings, pensions, interest on savings, rent from property and state benefits. While just under a fifth²⁵ of households have an income of over £40,000, however nearly half of all households have an income of less than £15,000.²⁶

2.6 Jobs

Despite being the third most populous inner London borough, Lewisham's underlying economy is one of the smallest in London, ranking 30th out of 33.²⁷ The borough workforce numbered around 66,000 in 2006 – a rise of 8% since 1998.²⁸ This is in line with regional and national averages, but below the sub-regional average. The majority of Lewisham's population travel outside the borough to work.

²² Lewisham Household Survey 2007, SHMA 2008

²³ Lewisham Household Survey 2007, SHMA 2008

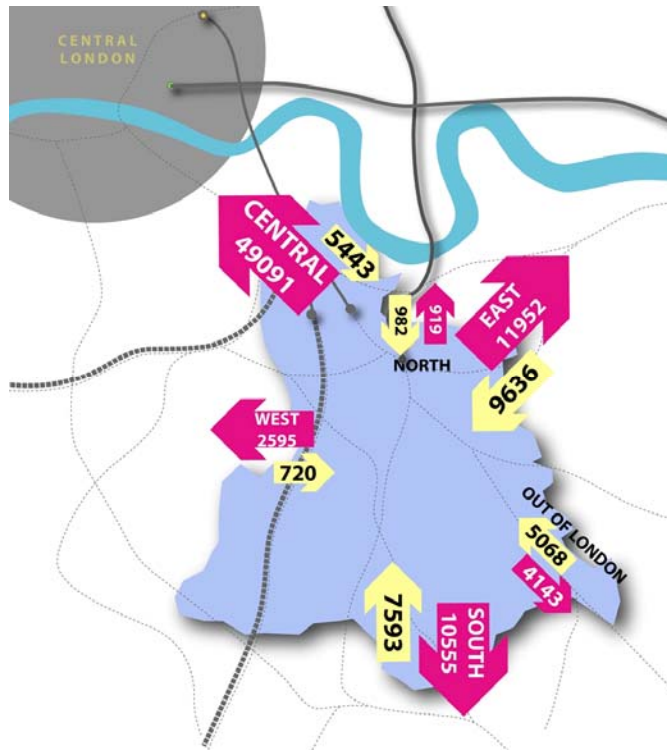
²⁴ Land Registry, March 2009

²⁵ 19%

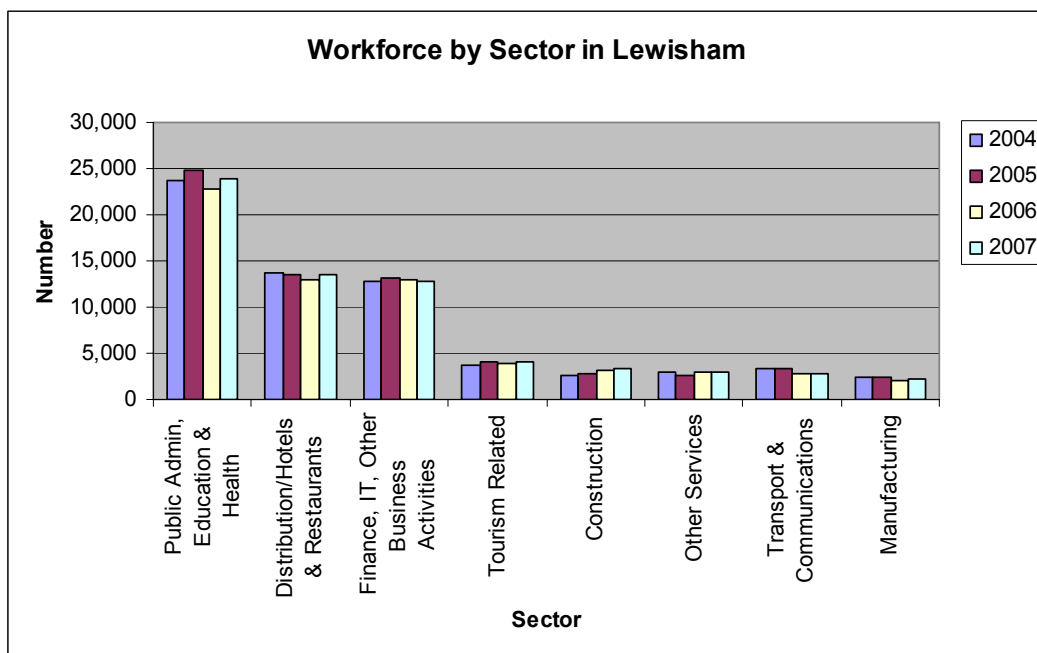
²⁶ 48%

²⁷ Lewisham Economic Development Business Plan 2004

²⁸ Lewisham Employment Lands Study 2008 (ELS)



Town centres are key locations of economic activity and employment in the borough. The largest employer is the Public, Education and Health Services sector, with 38% (22,807) of jobs in 2006.²⁹ The over-reliance on the public sector may limit opportunities for enterprise driven by the private sector.³⁰ Distribution, Hotels and Restaurants (mostly retail), and the Banking and Finance sectors are the next largest employment sector with 22% each (12,800) employees. The broad employment categories are expected given Lewisham's place in recent times as a London residential borough.



²⁹ Chapter 3, ELS

³⁰ Chapter 3, ELS

The borough lost nearly a third of its already fragile industrial base between 2000 and 2004, whilst the stock of commercial property has decreased in recent times. Commercial and industrial stock shrunk by 8.7% between 1985 and 2003.³¹

The overall employment figure for Lewisham, including those working in and out of the borough, was 132,700 at December 2005, with an increase of approximately 2,700 between 2000 and 2005.³² The unemployment rate for 2009 was estimated at 7.8% (equivalent to approximately 11,300 people) and was slightly higher when compared with London as a whole (7.4%). The percentage of the working population claiming Job Seeker's Allowance (JSA) was 5.1% in May 2010 compared to 4.3% for London as a whole.³³

There is a strong recognition of the importance of creative industries to the borough's economy, with these activities currently clustered in parts of Deptford, New Cross and Forest Hill. The borough has particular advantages for business such as good public transport communication, and a good representation in a number of growing sectors. Working residents show some signs of well being, with high economic activity levels and nearly a third of residents are qualified to a degree level or beyond.³⁴

Lewisham's economy, by London terms, has a relatively small proportion of knowledge based jobs in the borough which has continued to decline when compared with London as a whole. Generally there is a greater reliance on employment in the public sector, education and retail. Many of the local jobs can be considered relatively low value in output, which reflects the relatively low wage levels. The over-reliance on the public sector accounting for one third of local jobs may also limit opportunities for enterprise driven by the private sector.³⁵

Between 2006 and 2026, Lewisham's total employment numbers is forecast to grow by 16,950 jobs or 847 jobs per year. This is a 21% increase over the plan period, which is in line with the London average of 20%. The bulk of this growth is accounted for in the business class sectors (e.g. retail), which grow by 465 jobs per year, closely followed by office employment, gaining approximately 400 jobs per year. Industrial and warehousing change is insignificant by comparison. Office jobs are forecast to grow by 52% compared to a regional average of 41%, while industrial jobs fall 5%, which is below the London average of 8%.³⁶

The forecast demand for business (employment) floorspace based on these growth projections is for a net increase of some 132,500 square metres of office space i.e. 6,600 square metres per year, and a net fall of 15,500 square metres in industrial space i.e. 770 square metres per year. In the Lewisham context, this increase in demand for floorspace is expected to come from businesses offering services to central London that can occupy a variety of flexible commercial buildings rather than traditional office space. Demand for 117,000 square metres or 5,850 square metres per annum of net additional business space

³¹ ELS

³² ELS

³³ Nomis, June 2010

³⁴ Chapter 3, ELS

³⁵ Chapter 3, ELS

³⁶ Chapter 5 ELS

is projected for the period 2006 to 2026.³⁷ The number of VAT registered companies in 2007 was 5,390. The expected growth of London's economy, together with the associated expansion in service industries, culture, leisure and education, should generate opportunities for locations such as Lewisham to provide space for the many businesses serving these main drivers in the London economy.

2.7 Town centres

The borough has two major town centres in Lewisham and Catford offering a wide range of retail, commercial and entertainment services. Supporting the major centres are a network of seven district town centres³⁸, two out-of-centre retail parks³⁹ and five neighbourhood centres.⁴⁰ This is supported by over 80 local parades and a range of street and farmers' markets scattered throughout the borough.

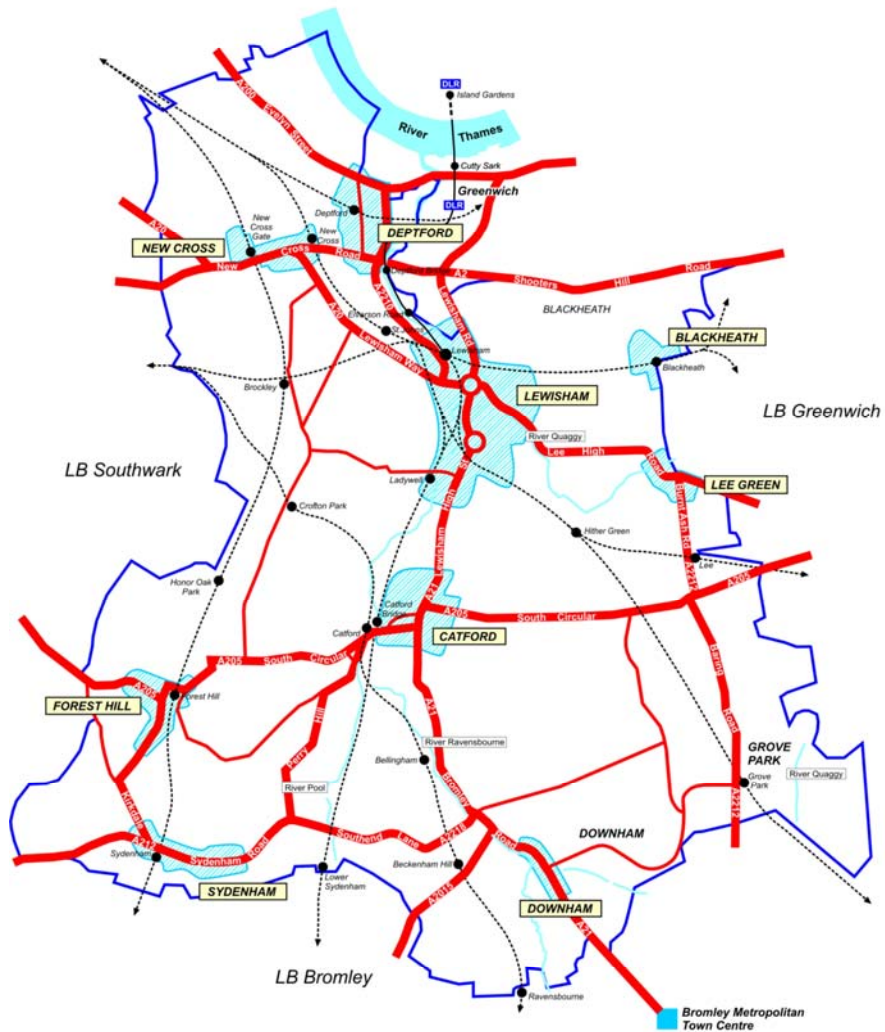
³⁷ Chapter 6 ELS

³⁸ Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Cross/New Cross Gate, Sydenham

³⁹ Bell Green and Bromley Road/Ravensbourne Retail Park

⁴⁰ Brockley Cross, Crofton Park, Downham Way, Grove Park, Lewisham Way

LBL Town Centres



Geographic Information & Research 2005
Town Centres.cdr

As the larger of the two major town centres, Lewisham has a total floorspace of over 80,000 square metres (gross), with 330 shops and businesses.⁴¹ Catford has a total floorspace of around 48,800 square metres (gross) within 233 shops and businesses.⁴² There is a strong desire to see an improvement in the retail mix within both major town centres and a higher provision in comparison goods as opposed to growth in convenience shopping (non-food vs. food and every day items).

The Council's Retail Capacity Study⁴³ indicates that the minimum objective of the Council's retail strategy should be to safeguard the borough's existing shopping role and market share within the sub-region in face of competition from, in particular, Bromley and Croydon, and that there is sufficient spending capacity within the borough to support the expansion of some centres and for Lewisham Town Centre to achieve metropolitan status.⁴⁴ The latter requires a minimum additional 20,000 square metres of retail floorspace and is based on the assumption that the comparison goods market share of Lewisham will increase by 10% if committed developments are implemented.

Major centres located just beyond the borough boundaries likely to have an impact on Lewisham's retail centres include Canary Wharf, London's West End, Canada Water/Surrey Quays, Croydon, Bromley and Bluewater (Kent), and the forthcoming development in Stratford.

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2.8 Transport

Lewisham is criss-crossed by the London Strategic Road network with the A2, A20, A21 and the A205. Within Lewisham there are 20 railway stations, 3 DLR stations, 2 London underground stations and 42 bus routes. Some parts of Lewisham enjoy good rail links to central London. The southern extension of the Docklands Light Railway (DLR) to Lewisham has enhanced the attractiveness and accessibility to other parts of London, in particular Canary Wharf.

According to the 2001 census about 32% of people in employment travel to work by car, motorcycle or taxi, about 50% use public transport, 7% work from home and just over 8% walk or cycle. Over 40%⁴⁵ of households do not own a car, ranging from 55.8% in the north of the borough in New Cross to 32.8% in the south in Grove Park.⁴⁶ Wards in the north of the borough (Brockley, Evelyn, New Cross, Lewisham Central and Telegraph Hill) show higher rates of non-car ownership than the rest of the borough, and are therefore more dependent on public transport provision. However, the demand for on-street parking in residential areas remains high.

⁴¹ 80,490 square metres, Lewisham Retail Capacity Study (RCS) Nathaniel Litchfield 2009, para. 3.17

⁴² RCS 2009, para. 3.26

⁴³ RCS 2009, para. 7.4

⁴⁴ RCS 2009, para. 7.6-7.8

⁴⁵ 42.8%, Census 2001

⁴⁶ Census 2001

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

- East London Underground Line extension (ELLX) (Phase 1 and 2 to become part of the London Overground network)
- London Bus Priority Network
- Capacity improvements for passengers on rail lines
- Three car capacity for the Docklands Light Railway
- Thameslink 2000.

2.9 Open space and environmental assets

Lewisham's natural heritage has helped shape the borough's development and continues to be a reason why people choose to live and work here. Names such as Lee Green, Grove Park and Forest Hill give an idea of the landscape from which Lewisham developed. Today 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.

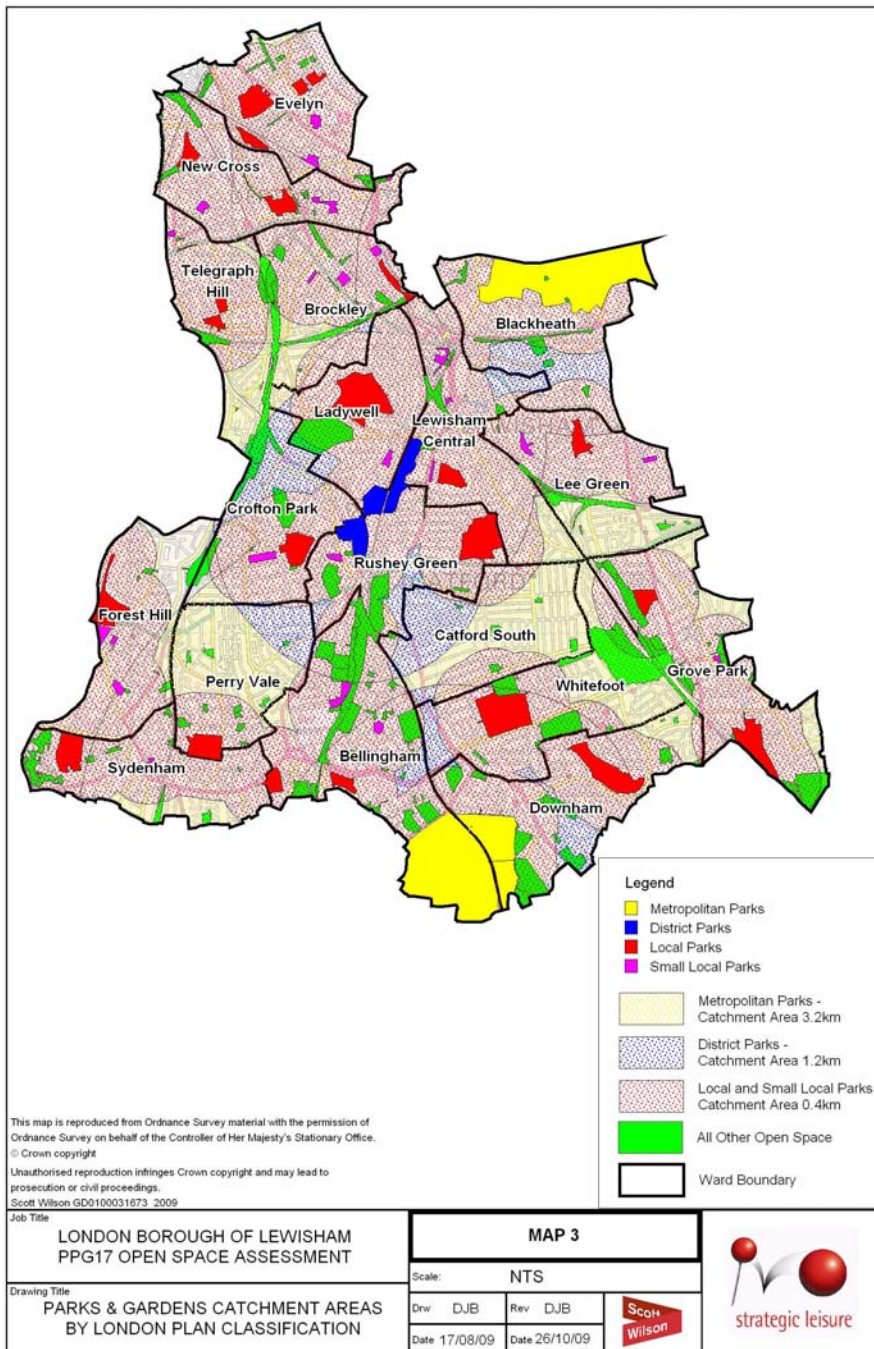
Despite its inner London location, Lewisham has more than 560 hectares of green space (about 14% of the area of the borough), with 46 public parks covering about 370 hectares. There are 60 sites designated as Sites of Nature Conservation Importance including 19 Local Nature Reserves. In addition the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

The Stage Beetle is the largest beetle in the UK, is threatened at the global level and has undergone significant decline in the past 40 years. Recent surveys indicate south London is a national hotspot and in Lewisham they can be found throughout the borough. They require suitable dead wood for their survival and management of this resource is a key priority for land managers.

The Council recognises the value of urban green spaces and their contribution to regeneration and quality of life; they give opportunities for people to have contact with the natural world and are essential for providing habitats to encourage biodiversity. Lewisham's natural heritage has helped shape the borough's development and continues to be a reason why people choose to live and work here. Names such as Lee Green, Grove Park and Forest Hill give an idea of the landscape from which Lewisham developed. Today 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. These open spaces have historic significance and give the borough a distinct identity. They are an essential component of many heritage assets. For example, the open character of Blackheath is an integral element of the Blackheath Conservation Area and a supporting element to the outstanding universal value of the Maritime Greenwich World Heritage Site. The small area of open space within

the Culverley Green Conservation Area provides a welcome element of informality to the grid pattern of tree lined streets.

While one of the greenest Inner London boroughs there are areas of deficiency particularly within the wards of Brockley, Catford South, Lee Green, Perry Vale and Telegraph Hill. This represents approximately 20% of the borough and is a result of the historical pattern of development, and to help alleviate this, connections to nearby parks and open space needs to be improved.



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

Many of the significant areas of green space in the borough are beside the rivers, primarily because of the historical recognition that building on the floodplain was not a sensible option. However, in the latter part of the 20th century, building has encroached on to the flood plain and has led to the concrete channelisation of the river in many places. The River Ravensbourne in particular, is recognised as one of the most engineered rivers in metropolitan London. These actions have resulted in a loss of biodiversity in the area. The effects of climate change, notably global warming and an associated rise in sea levels are likely to affect both the natural and the built environment of Lewisham due to adverse weather patterns and flood risk and are likely to further exacerbate the decline in the borough's biodiversity. Parts of the borough lie in areas that are at risk of flooding, although most of these areas are protected by flood defences including the Thames Barrier.

The role of rivers (Thames, Ravensbourne, Quaggy and Pool rivers and Deptford Creek) and their potential when properly protected, managed and restored (re-naturalised) also contributes to recreation and well-being, and can contribute to the borough's amenity of biodiversity value. The borough's river and waterway network are natural assets which are part of effective action on climate change, contribute to the restoration of depleted biodiversity and create rewarding places for people to enjoy and learn from. The Site Allocations DPD can ensure their role as heritage assets is enhanced.

2.10 Character and heritage assets

Lewisham's landscape and character is a gentle bowl, focused around the Ravensbourne, Quaggy and Pool rivers which flow into Deptford Creek. Elevated views play a significant role in the character of the borough. There is a general gradient of development across the borough from oldest in the north to more modern in the south. As London has grown, the borough has seen successive rounds of urbanisation moving south across the borough.

The urban origins of the borough are focused on river-related uses including shipyards and victualling yards. There are some significant remnants of historic development and urban grain in the north, although much was lost during World War II and is now occupied by post-war development. The southern-ward expansion of the borough's urban area in the Victorian period was driven by the development of railways. Neighbourhoods such as Forest Hill and Sydenham saw a dramatic change as they were linked to central London via rail.

The early railway development in the northern part of the borough took routes through existing areas of development and on predominantly flat ground. These railways created isolated cells of development and poor links to the surrounding areas as seen in neighbourhoods such as New Cross and Deptford. The later railway expansion to the south proceeded in hand with development and followed the topography. This expansion established a more natural relationship between the railway and the landscape. Thus, the railway is less of an imposition on the urban character in central and southern parts of the borough.

The combination of extensive World War II bomb damage and incremental historical growth has resulted in a huge diversity across the borough. Changes in building typology can happen abruptly and frequently over small geographical areas. This is particularly true in the north of the borough where the 'churn' in the built environment caused by these factors has created an attractive and at times striking diversity.

The complex historical development of the borough has left a legacy of distinctive neighbourhoods which needs to be understood and used to inform future developments, in order to ensure the positive contributions of the historic and local character are appropriately protected and enhanced.

In acknowledgement of this distinctive heritage a substantial portion of the Borough is identified as an Archaeological Priority Area requiring redevelopment in these areas that might reveal remains of interest to undertake an assessment and preservation in accordance with central government legislation. The borough has 27 conservation areas covering 707 ha, 357 designated heritage asset entries of which:

- 323 are Grade II listed buildings (many of which represented groups of buildings)
- 28 are Grade II* listed buildings (many of which represented groups of buildings)
- 2 are Grade I listed buildings (Boone's Chapel in Lee High Road and St Paul's Church in Deptford)
- 3 are historic parks and gardens
- 1 is a scheduled ancient monument

There are however nine buildings/ structures listed on the English Heritage at risk register and one conservation area.

2.11 Climate change

There is a consensus among experts that human activities are contributing to climate change through the release of greenhouse gases into the atmosphere. This has implications for the way we use and manage resources, particularly the future supply, availability and use of energy. The built environment, and the way people use their environment, contributes to greenhouse gas emissions and therefore sustainable development plays a critical role in tackling climate change. The full effects of climate change are unknown but climate risks which are expected to intensify in London over the coming decades include flooding, higher and unseasonal temperatures, urban heat island effect and limited water resources including drought, all impacting our quality of life.⁴⁷

A significant contributor to climate change is the concentration of carbon dioxide in the atmosphere. Key figures relating to CO₂ emissions include:⁴⁸

- UK total emissions in 2005 were 545 million tonnes a year, representing an estimated 2% of global emissions.
- CO₂ accounted for 85% of the UK's man-made greenhouse gas emissions in 2006.
- London's total CO₂ emissions in 2005 were 50 million tonnes or 9% of the total UK average.

⁴⁷ Where temperatures in urban areas, particularly at night are warmer than non-urban areas

⁴⁸ As identified in the Council's Carbon Reduction and Climate Change Strategy, 2008

- Lewisham is the second lowest London borough for per capita CO₂ emissions and 12th out of 33 in terms of total emissions The London average per capita is 6.9 tonnes per head of population with Lewisham at 5 tonnes, AEA Energy and Environment/DEFRA 2005 .
- Lewisham has a distinctly different profile for emissions by sector from the national and London average AEA Energy and Environment/DEFRA 2005.

A comparison of Lewisham to London and the UK is shown in the table below.

CO ₂ emissions by sector			
	Industry and commercial	Domestic	Road transport
Lewisham	26%	44%	30%
London	42%	33%	24%
UK	45%	27%	27%

The emissions for Lewisham reflect its small industrial and commercial base and predominantly residential character with older properties, and its limited Underground services.

The Greater London Authority notes that by far the largest contributor to domestic emissions is space heating and cooling, which produce three times as many emissions as either water heating or appliances, and ten times as many as lighting.⁴⁹ It also notes that the domestic sector could contribute 39% of the total savings of 20 million tonnes of CO₂ identified in the Mayor's Climate Change Strategy. Improving housing standards, insulation and energy efficiency, and providing sustainable decentralised energy can all contribute to reducing emission levels.

The Council is proactively working to address climate change issues. The borough was awarded Beacon Status in 2005/06 for work on sustainable energy and has a wide variety of programmes aimed at energy efficiency and reducing CO₂ emissions. To implement its goals the Council has a Corporate Sustainability Board and in July 2008 published a Carbon Reduction and Climate Change Strategy to ensure it leads by example on energy efficiency. The Council's ambition is for Lewisham to play a leading role in responding to climate change locally, regionally and nationally with the aim of achieving the lowest amount per capita CO₂ emissions in London. There were four renewable energy developments and 17 renewable energy technology installations were completed in 2008/9.

2.12 Waste management

Lewisham is a unitary waste authority. Over 80% of Lewisham's waste is diverted away from landfill by incinerating it as the South East London Combined Heat and Power Station (SELCHP), which recovers power to supply to the National Grid. Of the borough's total waste for 2007/08 only 10% was sent to landfill. The borough incinerates 73% and recycles and composts 22% of its household waste. The Council aims to further increase household recycling / composting and in 2010/11 has set a target to recycle, compost or reuse 25% of

⁴⁹ Housing in London: The Evidence Base for the Mayor's Housing Strategy, September 2007

its household waste. Further, targets have been set to landfill 8% of municipal waste by 2010/11 and to reduce household waste per household to 716kg in 2010/11.⁵⁰ There is a projected waste growth of 3% per annum, which means that disposing of this increasing amount and variety of waste will become increasingly difficult.

Every borough is allocated an apportionment of waste in the London Plan that they must dispose of using appropriate facilities. For Lewisham this equates to approximately 208,000 tonnes in 2010, increasing to 323,000 tonnes by 2020.⁵¹ Provision in the borough exceeds this level with the South East London Combined Heat and Power Station (SELCHP) in Deptford capable of handling 488,000 tonnes alone. Further facilities in Lewisham are capable of dealing with over 200,000 tonnes and provide support to other boroughs in the south-east region of London.⁵²

2.13 Flood risk

The northern proportion of the borough is situated immediately adjacent to the River Thames for approximately one kilometre. The River Ravensbourne and River Quaggy are also key features of the borough. At least one-fifth of all residential and non-residential properties in the borough are at some risk of flooding from these sources.⁵³ This represents approximately 21,000 or 16% of all properties. While the Thames poses a potential risk of flooding to properties within this area of river frontage, properties are currently protected from flooding by the River Thames Tidal Defences up to the 1 in 1,000 year event.

Properties within the vicinity of the River Ravensbourne or the River Quaggy corridors are subject to a potential risk of fluvial (river) flooding. Investment has been placed into flood defence to reduce the risk of flooding, particularly within Lewisham town centre, however fluvial flooding remains a threat to property (and potentially life) within the borough.⁵⁴

A potential risk of flooding from other (non river related) sources exists including possible sewer surcharging and surface water flooding as a result of heavy rainfall and/or blocked gullies. With changing climate patterns, it is expected that intense storms will become increasingly common and those properties (and areas) that are currently at risk of flooding may be susceptible to more frequent, more severe flooding in future years.⁵⁵ Although good river quality has been recorded since 2001.

2.14 Local air quality

There are five air quality management areas (AQMAs) in the borough, located where the level of pollutants is higher than the acceptable threshold. Road traffic is the main source of air pollution in the borough. Excessive road traffic, which affects areas of poor air quality, is considered to be one of the main modern 'environmental stress' factors.

The Council's third review and assessment (Updating and Screening Assessment) of air quality was conducted in July 2006. There is a risk of the annual mean objective being

⁵⁰ Lewisham Draft Municipal Waste Strategy 2008

⁵¹ London Plan policy 4A.25 and Table 4A.6

⁵² Southeast London Boroughs' Joint Waste Apportionment Technical Paper, 2009

⁵³ Strategic Flood Risk Assessment, 2008 (SFRA)

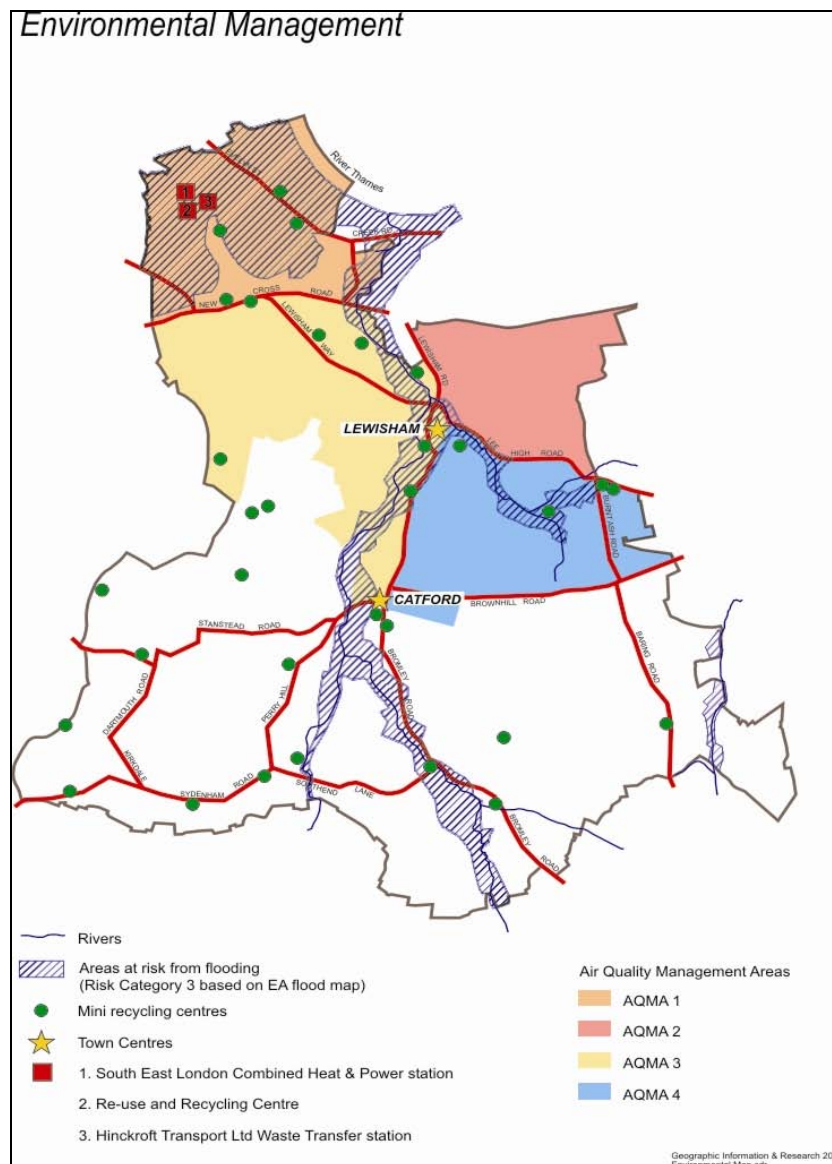
⁵⁴ SFRA

⁵⁵ SFRA

exceeded for nitrogen dioxide and for particles PM10. The Detailed Assessment concluded that the Council should maintain the designated AQMAs, continue the programme of monitoring and consider an expansion of the current monitoring stations to locations where fugitive sources are known to be an issue.⁵⁶

The Council adopted an Air Quality Action Plan in 2008. The focus of which is mainly concerned with reducing emissions from road transport, with an emphasis on balancing supply side measures, such as improved walking, cycling and public transport, and demand side management, such as traffic restraint and regulation. The implementation of the London Low Emission Zone is expected to have the highest benefit in improving air quality within Lewisham AQMAs.

The borough's air quality will remain an important issue that needs to be addressed and can be linked to the type of development taking place and its location, the way people travel, restraining car use, and focusing people in areas where a full range of facilities are at their doorstep.



⁵⁶ Air Quality Action Plan 2008

2.15 Community and infrastructure

Lewisham has 69 primary schools and 11 secondary schools. There is currently a shortage of secondary school places in the borough, leading to many students attending schools in the boroughs of Bromley and Greenwich. The Council has been awarded £186 million through the Building Schools for the Future (BSF) Programme to rebuild or refurbish every secondary school in the borough within the next decade. Primary schools will be refurbished through the Primary Futures programme.

Further education facilities are provided on two campuses by Lewisham College at Brockley and Deptford. Goldsmiths College (University of London) at its New Cross campus provides higher education facilities with a focus on creativity, culture and digital technologies.

NHS Lewisham outlines a strategic plan to develop polysystems in Lewisham over the next five years. It is envisaged that this will be a mix of single site and more virtual based arrangements linking a number of buildings with a hub. Core services will include:

- general and specialist GP services
- community services
- minor procedures
- diagnostics
- secondary care outpatient consultations
- health promotion and prevention, and well-being.

Currently there are more than 150 GPs based in 48 surgeries, and a range of community health services including foot health, sexual and reproductive health, community nursing services, stop smoking and mental health services throughout the borough. There are 51 pharmacies and approximately 116 dentists working out of 37 practices. There are also many opticians. There is a general hospital (University Hospital Lewisham) providing a range of acute services, including an Accident and Emergency service and a centre for children with special needs. At present there are 860 police officers and support staff based in LB Lewisham. They are currently located in five police stations and two neighbourhood police facilities across the borough.

In supporting the community, Lewisham has 49 community centres, 12 libraries, 8 leisure locations with swimming pools and 44 with sports halls, as well as 104 grass sports pitches and 100 children's play areas.⁵⁷

Lewisham has generally had lower levels of crime than most of the other inner London boroughs,⁵⁸ although the fear of crime is a key issue.⁵⁹ At present there are 860 police officers and support staff based in LB Lewisham. They are currently located in five police stations and two neighbourhood police facilities across the borough.

Currently 90% of resident primary school children attend school within the borough. Whilst 10% of children do not attend schools in the borough this could be attributed to school catchment areas that cross the borough boundary. In secondary schools, however, only 65%

⁵⁷ Lewisham Social Infrastructure Framework 2008

⁵⁸ Metropolitan Police Service

⁵⁹ Residents Survey 2007

of resident's children attend school within the borough. Whilst there are some pupils that travel into the borough, this leakage leads to a net shortfall in pupils.

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

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

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⁶⁰ Lewisham Social Infrastructure Framework 2008

⁶¹ Metropolitan Police Service

⁶² Residents Survey 2007

3. Likely trend without implementation of the Site Allocations DPD

A list of decision aiding questions to show the likely trends in Lewisham's environment if the Site Allocations DPD is not implemented is provided in Table 5.1 as part of the SA Framework. The broad effect of these likely trends is that development will proceed in a piecemeal and ad-hoc manner, reducing the potential benefits to the community. The allocation and protection of land to meet the objectives and vision in the Core Strategy will not occur and the substantial opportunities to address long term issues may be lost.

3.1 Socio-economic trends

- Opportunities to comprehensively address long term deprivation (impacting health, education and the overall quality of life), particularly within the Evelyn and New Cross wards in the north of the borough will be significantly reduced as development opportunities will be restricted thereby limiting comprehensive physical, social and environmental regeneration.
- Opportunities to boost Lewisham's small local economy and local employment by allocating land for employment uses and promoting mixed use development will be lost.
- Lewisham will be unlikely to meet the projected housing needs for existing and future residents, which includes the London Plan target of 1,105 dwellings per annum during the Core Strategy period.
- Provision of infrastructure funded through developer contributions, including health, education, open space and recreational facilities will be reduced and may not come forward as the quantum of development will be less.

3.2 Environmental trends

- Opportunities to seek additional open space to meet the future population demand, improve accessibility to, and connectivity between open space in the borough, will be reduced.
- Opportunities to protect, create and enhance biodiversity habitats in the borough, including naturalising local rivers may not be realised.
- Opportunities for public realm improvements, particularly within the major town centres and the regeneration and growth areas may be lost.
- Opportunities to maximise the efficient use of land and the use of existing infrastructure in order to accommodate the projected increase in population will not be realised.
- Opportunities to promote a sufficient number of waste facilities to meet existing and future demand is likely to be missed.

- The impact on the existing reserve of natural resources such as water, oil and gas is likely to be positive. The promotion of sustainable modes of transport, high quality design and sustainable construction techniques are likely to outweigh the impacts identified in this status- quo scenario.
- There may be a loss or damage to existing heritage assets (designated and non-designated) leading to a loss of heritage significance and heritage value within Lewisham's historic character. This would result in harm to Lewisham's overall historic and local character.

4. Main economic, environmental and social issues facing Lewisham

4.1 Identified issues

Building on section 2 of this SA report, an outline of the current state of Lewisham's environment allows the identification of the significant existing and emerging economic, environmental and social issues (i.e. the sustainability issues) facing the borough.

The key sustainability issues facing the borough are listed in Table 4.1 along with source documents that constitute the evidence base (a detailed assessment of plans, policies and programmes is provided in Appendix 6). The links to the SEA topics are also shown. This has been used to formulate the SA objectives used in this report to appraise the sustainability of the Site Allocations Proposed Submission DPD. The issues not considered relevant to Lewisham or the area of impact are excluded from the assessment. The sustainability objectives are outlined in Section 5.

Table 4.1 The main social, environmental and economic issues facing the borough

Key issues	Source/evidence
Economic (SEA topics: Population, human health)	
<p>Limited employment opportunities outside of public sector Local employment / training opportunities High commuter population working outside of Lewisham</p> <p>There is a need to create and sustain employment and training opportunities in the borough to enhance the local economy. Opportunities need to be taken to support and retain local employment growth sectors and for less reliance on public sector employment.</p>	<ul style="list-style-type: none"> • Lewisham Employment Land Study 2008 • Shaping our Future Lewisham's Sustainable Community Strategy (SCS) 2008-20 • Lewisham Cultural Strategy 2009-13
<p>Provide and protect local shopping areas</p> <p>Population growth will result in a need to enhance the vitality of local shopping areas, to reduce the need to travel outside the borough for goods and services.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Lewisham Retail Capacity Study 2009 and Supplementary Report 2010 • Lewisham Town Centre Health Checks • Managing the Night Time Economy 2007
<p>Provision of adequate employment land to support business enterprise</p> <p>Sufficient employment land will need to be protected and new land sought to improve the overall economy of the borough. Opportunities need to be taken to support employment growth sectors.</p>	<ul style="list-style-type: none"> • Lewisham Employment Land Study 2008

Key issues	Source/evidence
<p>Finding a balance between meeting housing targets and maintaining economic and cultural vitality</p> <p>A general conflict between meeting housing targets and protecting sites for other uses such as employment, retail, education or community in a built up environment.</p>	<ul style="list-style-type: none"> • Lewisham Employment Land Study 2008 • Lewisham SHMA 2009 • South-east London Sub Regional SHMA 2009 • Lewisham Cultural Strategy 2009-13
<p>Environmental (SEA topics: Biodiversity, population and human health, flora and fauna, soil, water, air, climatic factors, material assets, cultural heritage)</p>	
<p>Protecting and improving biodiversity and natural habitats including local waterways</p> <p>Species such as the stag beetle, house sparrow and black redstart are local to this area but numbers have suffered marked declines. The naturalisation of Lewisham's rivers offers the potential to reduce flood risk, boost local biodiversity and improve river water quality through biological filtration. There is a need to continue the protection and enhancement of the borough's 70 sites designated as Sites of Importance to Nature Conservation.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Lewisham Leisure and Open Space Study 2009 • Lewisham (A natural renaissance for Lewisham) Biodiversity Action Plan 2006 • Thames Strategy East 2008 • Lewisham Cultural Strategy 2009-13 • Green Chain Policy Document 1977
<p>CO₂ emissions contributing to climate change</p> <p>Climatic changes due to greenhouse gas emissions from fossil fuel use are likely to affect the natural environment. The built environment will need to adapt to these changes and find ways of reducing carbon emissions. The domestic sector is the largest contributor to CO₂ emissions in Lewisham.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Carbon Reduction and Climate Change Strategy • Lewisham Energy Strategy • Air Quality Action Plan 2008 • Lewisham Renewable Energy Study 2009 • SFRA 2008 and Sequential Test 2009 • Local Implementation (Transport) Plan
<p>Climate change impacts</p> <p>Climate change will have an impact on biodiversity, health, flooding, the historic environment, the urban environment such as heat island effect, increased surface water flooding and extreme weather conditions.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Carbon Reduction and Climate Change Strategy • Air Quality Action Plan • Lewisham Renewable Energy Study • SFRA and Sequential Test
<p>Climate change mitigation</p> <p>CO₂ emissions can be reduced as part of a new development through improved energy efficiency, provision and promotion of renewable energy, improved water efficiency and less reliance on the private car.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Carbon Reduction and Climate Change Strategy • Air Quality Action Plan • Strategic Flood Risk Assessment • Local Implementation (Transport) Plan

Key issues	Source/evidence
<p>Climate change adaptation</p> <p>A range of adaptation measures will need to be adopted including SUDS, flood defence, green infrastructure, green walls/roofs and more sustainable transport etc.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Carbon Reduction and Climate Change Strategy • Air Quality Action Plan • SFRA • Local Implementation (Transport) Plan • London Mayor's Transport Strategy
<p>Traffic congestion and car dependence</p> <p>A growing population will increase movement, placing pressure on the road network and existing public transport. There is a need to locate development near existing transport links and improve walking and cycling routes and public transport; and adopt a managed and restrained approach to car parking.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Local Implementation (Transport) Plan • Borough-wide Transport Study • Deptford New Cross Transport Study • London Mayor's Transport Strategy
<p>High levels of air and noise pollution due to traffic</p> <p>Lewisham is exceeding pollution levels for road transport as set out in the Lewisham Air Quality Action Plan. With predicted population growth there is a current and future need to increase the use of sustainable modes of transport and reduce carbon emissions.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Air Quality Action Plan • Local Implementation (Transport) Plan • Borough-wide Transport Study • Deptford New Cross Transport Study • London Mayor's Transport Strategy • Health Issues in Planning, Best Practice Guidance 2007
<p>Protect and provide opportunities to enhance local heritage assets (cultural, archaeological and historic) from redevelopment and recognise the contribution that the historic environment can make to an area</p> <p>Lewisham has 27 conservation areas and 357 designated heritage asset entries:</p> <ul style="list-style-type: none"> - 323 are Grade II listed buildings (many of which represented groups of buildings) - 28 are Grade II* listed buildings (many of which represented groups of buildings) - 2 are Grade I listed buildings (Boone's Chapel in Lee High Road and St Paul's Church in Deptford) - 3 are historic parks and gardens 	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Lewisham Conservation Area Appraisals and Management Plans • Lewisham Local List • Lewisham UDP Schedules 1A, 3 and 5 • Lewisham Leisure and Open Space Study 2009 • Tall Buildings Study • Lewisham Borough Wide Character Study

Key issues	Source/evidence
<p>- 1 is a scheduled ancient monument</p> <p>The borough has its own architectural identity and character which should be preserved or enhanced, and incorporated into development where appropriate. Social and economic benefits can arise from a well maintained and respected historic environment. Although impacts on historic townscape character from development pressures need to be addressed.</p>	
<p>Certain areas within Deptford New Cross and along the borough's river network are within Flood Zone 3a (high probability)</p> <p>Climate change is predicted to increase adverse weather patterns leading to more intense and severe flooding. There is a need to reduce and manage flood risk (including sewer flooding). Approximately 21,000 properties are at risk of flooding from tidal and river sources (16%) of all properties. Water and sewerage infrastructure may be necessary in flood risk areas.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • SFRA, 2008 • Sequential Test 2009 • Ravensbourne River Corridor Improvement Plan • Lewisham Leisure and Open Space Study 2009 • Lewisham Borough Wide Character Study
<p>Low levels of recycling and the need to reduce total waste production</p> <p>There is a need to reduce waste generation and improve recycling and composting rates and manage our waste within the borough.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • South East London Boroughs' Joint Waste Apportionment Technical Paper March 2010 • Lewisham Waste Management Strategy
<p>Social (SEA topics: Population, human health, material assets)</p>	
<p>High demand for housing, however affordability remains and issue as the population continues to grow</p> <p>There has been a decline in the proportion of detached and semi-detached houses and an increase in the number of single houses converted into flats. The London Mayor requires at least 11,050 new residential dwellings to be built in Lewisham by 2021. The average household income is insufficient to buy a house.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • SHMA 2008 • South East London Sub Regional SHMA 2009 • Housing Strategy 2009 • Children and Young Peoples Plan
<p>Improved access to health care, education and community facilities</p> <p>Ensure health, education, community and cultural facilities are provided to accommodate the needs arising from new developments and meet existing needs. Loss of such facility needs to be assessed to determine appropriate replacement or reprovision.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Lewisham Social Inclusion Strategy 2005 • Lewisham NHS Estate Strategy • Lewisham NHS Commissioning Strategy • Local Education Authority School Plan • Lewisham Infrastructure Delivery Plan

Key issues	Source/evidence
	<ul style="list-style-type: none"> • Lewisham Borough Sports Plan 2010-13 • Lewisham School Sports Facility Strategy 2006 • Lewisham Cultural Strategy 2009-13
<p>Low levels of educational attainment There is a need to improve the educational attainment of primary and secondary students.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Local Education Authority School Plan • Lewisham School Sports Facility Strategy 2006
<p>General perception of high crime rates in Lewisham Though Lewisham has relatively low levels of crime compared to other inner London boroughs, the perception of crime is high. There is a need to provide a safe and well designed urban environment with adequate natural surveillance.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Lewisham Social Inclusion Strategy 2005-2013
<p>Addressing deprivation, social exclusion and health inequalities Lewisham has a number of severely deprived areas. Fourteen of Lewisham wards have part of their area in the 20% most deprived wards in England. There is a strong link between deprivation levels and health inequality, with residents in deprived areas suffering disproportionately high levels of health problems.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Indices of Multiple Deprivation • Joint Strategic Needs Assessment • Children and Young Peoples Plan
<p>Provision of, and access to, open space and recreational facilities Future growth in housing will result in a lower proportion of open space per 1,000 population. Opportunities to provide additional open spaces from potential developments and improve access to existing spaces must be used to improve health and well-being. The provision of a range of community, cultural and recreational facilities needs to be monitored to ensure adequate provision and access.</p>	<ul style="list-style-type: none"> • Shaping our Future Lewisham's SCS • Lewisham Leisure and Open Space Study 2009 • Lewisham Borough Sports Plan 2010-13 • Lewisham Cultural Strategy 2009-13 • Green Chain Policy Document 1977

4.2 Difficulties encountered in carrying out the assessment

Timing and resources have been significant challenges throughout the SA process, from beginning the scoping process to writing this version of the SA report. Difficulties were encountered in compiling the baseline information and setting the appropriate indicators and targets. The SA process revealed that there was a distinct lack of monitored data available to establish the initial baseline of information. This had to be developed and in some cases information had to be gathered from a variety of sources to ensure that all

issues were covered. The update of the Scoping Report in 2010 has made the baseline data more reliable.

There was limited technical resources such as mapping and modelling software. Detailed analysis, particularly with regards to assessing cumulative and synergistic effects has proven to be harder with these limitations. Limited financial resources and time constraints has meant that there was little scope for outsourcing this work.

The know-how to carry out the appraisal and the specialist knowledge required to make appropriate assessments were in some cases limited. The necessary training was undertaken by officers to ensure competency. Information was also drawn upon from other local, regional and national plans and strategies and the Council's AMR. In addition, local knowledge and expertise from council officers, partner organisations and individuals was used to aid the assessment process.

5. Sustainability appraisal framework

5.1 Sustainability appraisal objectives, targets and indicators

There are no explicit regulatory requirements to prepare SA objectives against which the site allocations outlined in the DPD can be measured. However, this approach is a recognised way of considering the economic, environmental and social effects of the proposed allocations in a transparent and open manner. SA objectives can be used to demonstrate how beneficial the site allocations are to the social, environmental and economic environment, and can recommend improvements to improve the overall benefit to the community. The use of indicators and targets to measure the progress made towards the achievement of these objectives are also useful for future monitoring of the Site Allocations DPD in a transparent manner. Accordingly, Government guidance on preparing SAs recommends the development of SA objectives and indicators and targets.⁶³

In preparing SA objectives, the sustainability policies and objectives set at other levels of the planning system need to be considered, 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. Appendix 6 provides a list of those reviewed in the context of the Site Allocations DPD and explains their relevance to the DPD and the SA and how they have been considered during the SA process.

The SA objectives for the Site Allocations DPD were informed by the above, as well as the SA objectives for the Core Strategy, however, not all Core Strategy objectives were considered relevant to the assessment of site allocations. The SA objectives were developed and modified to aid clarity in understanding the objective based on a review of the baseline characteristics of the borough, the priorities for Council highlighted through the evidence base, and the representations received at various stages of public consultation on the SA/SEA for the Site Allocations DPD.

The SA objectives are grouped into three themes as below. They have been used to appraise the specific site allocations and the alternative options. The objectives used for each appraisal are limited to those which are relevant considering positive, negative, short, long and medium term, secondary, cumulative and synergistic effects. The interrelationships between these effects have also been considered.

Economic

1. To encourage sustained economic growth across a variety of sectors
2. To encourage and promote employment and new enterprises in Lewisham

Environmental

3. To minimise the production of waste across all sectors and increase reuse, waste recovery and recycling rates
4. To use and manage the consumption of natural resources in a sustainable manner

⁶³ 'A Practical Guide to the Strategic Environmental Assessment Directive' (September 2005), The Office of the Deputy Prime Minister (ODPM)

5. To protect and enhance the borough's open spaces and biodiversity, flora and fauna, and increase opportunities for people to access nature
6. To improve air quality and reduce noise and vibration
7. To reduce car travel and improve accessibility by sustainable modes of transport
8. To mitigate and adapt to the impact of climate change
9. To reduce and manage flood risk
10. To maintain and enhance landscapes and townscapes
11. To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places

Social

12. To provide sufficient housing and decent homes
13. To improve health and well-being of the population and reduce inequalities in health
14. To provide for the improvement of education, skills and training
15. To improve accessibility to leisure facilities, community infrastructure and key local services

For the assessment of Sites of Importance for Nature Conservation (SINC), only the following sustainability objectives as numbered above will apply:

5. To protect and enhance the borough's open spaces and biodiversity, flora and fauna, and increase opportunities for people to access nature
6. To improve air quality and reduce noise and vibration
8. To mitigate and adapt to climate change
9. To reduce and manage flood risk
10. To maintain and enhance landscapes and townscapes
11. To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places
13. To improve health and well-being of the population and reduce inequalities in health
15. To improve accessibility to leisure facilities, community facilities and key local services

For the assessment of waste management sites the following objectives (as numbered above) were not deemed relevant for that allocation.

5. To protect and enhance the borough's open spaces and biodiversity, flora and fauna, and increase opportunities for people to access nature
12. To provide sufficient housing and decent homes

In using the SA objectives, a series of decision aiding questions were prepared to aid the appraisal process. A summary of the baseline (Sections 2 and 4) from which the SA objectives were prepared together with the decision aiding questions is provided in Table 5.1.

Table 5.1 Site Allocations Sustainability Appraisal Framework

SA objective	Summary of the baseline	Appraisal questions to guide the SA
<p>1. To encourage sustained economic growth across a variety of sectors</p>	<p>The number of VAT registered companies in 2007 was 5,390.</p> <p>Demand for employment space is for a net increase of some 132,000 sq.m between 2006 and 2026.</p> <p>Net retail provision throughout the borough is positive.</p>	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve resilience of business and the economy?</p> <p>Does the option promote growth in key sectors and/or clusters?</p> <p>Does the option have a detrimental impact on existing businesses?</p>
<p>2. To encourage and promote employment and new enterprises in Lewisham</p>	<p>Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026.</p>	<p>Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?</p> <p>Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?</p> <p>Does the option enhance employment opportunities and encourage new enterprise?</p> <p>Does the option reduce unemployment and long-term unemployment?</p> <p>Does the option provide job opportunities for those in need of employment?</p> <p>Does the option raise the profile of Lewisham as a location for employment and enterprise?</p> <p>Does the option have a detrimental impact on existing employment and enterprise activities?</p>
<p>3. To minimise the production of waste across all sectors and increase reuse, waste recovery and recycling rates</p>	<p>The waste apportionment figures for Lewisham will allow for only 323,000 tonnes of waste that can be disposed by 2020.</p>	<p>Does the option minimise the production of waste and increase levels of recycling?</p> <p>Does the option encourage the use of recycled, recyclable and durable products?</p>

SA objective	Summary of the baseline	Appraisal questions to guide the SA
		<p>Does the option lead to reduced consumption of materials and resources?</p> <p>Does the option reduce household/business/ hazardous waste?</p>
<p>4. To use and manage the consumption of natural resources in a sustainable manner</p>	<p>Four renewable energy developments and 17 renewable energy technology installations were completed in 2008/9.</p> <p>Good river quality recorded since 2001.</p> <p>No planning permissions have been granted contrary to EA advice on flood defence or water quality.</p>	<p>Does the option promote the consumption of natural resources in a sustainable manner?</p> <p>Does the option use previously developed land as opposed to a greenfield site?</p> <p>Does the option make use of derelict, under used or vacant land or buildings?</p> <p>Does the option minimise the need for aggregates?</p> <p>Does the option include measures for soil decontamination?</p> <p>Does the option impact on the hydrology of the surrounding area?</p> <p>Does the option conserve water e.g. does it promote use of SUDS?</p> <p>Does the option promote renewable and decentralised energy generation?</p> <p>Does the option include sustainable design and construction?</p>
<p>5. To protect and enhance the borough's open spaces and biodiversity, flora and fauna and increase opportunities for people to access nature</p>	<p>Approximately 14% of the borough is covered by open space, with 46 public parks covering 370ha. 20% of the borough is deficient in open space.</p>	<p>Does the option protect or enhance biodiversity or open space provision?</p> <p>Does the option damage features of biodiversity interest?</p> <p>Does the option have an impact on the quantity or quality of open space?</p> <p>Does the option improve access to open space?</p> <p>Does the option impact on sites or features of nature conservation importance?</p>
<p>6. To improve air quality and reduce noise and vibration</p>	<p>Lewisham has high levels of air and noise pollution due to the level of road traffic. There are</p>	<p>Does the option improve either air quality or the impact of noise and vibration?</p>

SA objective	Summary of the baseline	Appraisal questions to guide the SA
	five Air Quality Management Areas in the borough.	Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers? Does the option reduce car use and vehicle movements? Will the option generate new air borne pollutants or new noise and vibration?
7. To reduce car travel and improve accessibility by sustainable modes of transport	In the 2001 census 32% of people in Lewisham travel to work by car, motorbike or taxi. However around 40% of households do not own a car, varying from 55.8% in New Cross (north) to 32.8% in Grove Park (south).	Does the option encourage the reduction in car travel and/or promote sustainable modes of transport? Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools? Does the option make provision for walking and cycling? Is the option accessible by public transport?
8. To mitigate, and adapt to the impact of climate change	The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO2.	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ? Does the option reduce water and energy consumption in transport and built form? Does the option lead to an increased proportion of energy needs being met from renewable/decentralised sources?
9. To reduce and manage flood risk	Approximately 20% of the borough is at some risk of flooding from the Thames and the River Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures?

SA objective	Summary of the baseline	Appraisal questions to guide the SA
10.To maintain and enhance landscapes and townscapes	Lewisham is a dense urban borough punctuated with some significant areas of open space, from the Thames in the north to Beckenham Place Park in the south. Railway lines bisect the landscape and townscape.	<p>Does the option contribute to landscape and townscape quality and character?</p> <p>Does the option reduce the amount of derelict, degraded or underused land?</p> <p>Does the option result in the loss or damage to significant landscape or townscape features?</p> <p>Does the option include public realm?</p> <p>Does the option reduce land contamination?</p>
11.To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places	The borough includes 27 conservation areas covering 654ha and 357 designated heritage assets. The borough has its own architectural identity and character.	<p>Does the option preserve or enhance the historic environment?</p> <p>Does the option preserve listed buildings and structures and their settings?</p> <p>Does the option preserve and enhance the character and appearance of conservation areas and their setting?</p> <p>Does the option protect historic townscapes?</p> <p>Does the option preserve archaeological remains and their setting?</p>
12.To provide sufficient housing and decent homes	The Mayor of London requires Lewisham to build 11,050 houses by 2021.	<p>Does the option deliver sufficient decent homes?</p> <p>Does the option provide housing of an appropriate mix, tenure and quality?</p> <p>Does the option reduce the number of unfit homes?</p>
13.To improve health and well-being of the population and reduce inequalities in health	Lewisham has a significantly poorer quality of health than the rest of England. Some indicators of poor health relate to low income, such as coronary heart disease, cancer and respiratory disease.	<p>Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?</p>
14.To provide for the improvement of education, skills and training	Lewisham will rebuild every secondary school in the borough by 2013.	<p>Does the option provide for an improvement in education and training opportunities for skill attainment?</p>

SA objective	Summary of the baseline	Appraisal questions to guide the SA
		Does the option improve the quality and level of educational infrastructure?
15.To improve accessibility to leisure facilities, community infrastructure and key local services	There is a 20% deficiency in access to open space in Lewisham. There are seven leisure centres in the borough.	Does the option improve accessibility to and investment in local facilities and services? Does the option include new leisure facilities, community infrastructure and/or key local services? Does the option provide good accessibility (on foot) to existing local leisure facilities, community infrastructure and key local services?

5.2 Testing the objectives of the site allocations development plan document

Testing the objectives of the Site Allocations DPD is necessary to ensure that the objectives are in accordance with sustainability principles. The way this will be done is to test these objectives against the sustainability objectives. Table 5.2 presents a matrix comparing the objectives.⁶⁴

The objectives of the Site Allocations DPD as identified in the scoping report are:

1. To facilitate development by allocating sites to meet the Core Strategy's strategic objectives and priorities and implement its spatial strategies.
2. To facilitate development which protects and enhances the amenity of the local area, identifying key environmental and cultural features.
3. To ensure a high standard of design from new developments.
4. To create safe and attractive environments.
5. To secure development that helps create a more sustainable Lewisham.

⁶⁴ Testing the objectives of the Site Allocations DPD against the sustainability objectives is TASK A5 of the SA (incorporating SEA) process as shown in the Scoping Report

Table 5.2 Appraisal of the DPD objectives against the sustainability objectives

Key

Positive	✓	No relationship	•	Conflict	×	Uncertain	?
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Testing the objectives

SA DPD Objectives	1	2	3	4	5
Economic					
1. To encourage sustained economic growth across a variety of sectors	✓	•	•	✓	•
2. To encourage and promote employment and new enterprises in Lewisham	•	•	•	✓	✓
Environmental					
3. To minimise the production of waste across all sectors and increase reuse, waste recovery and recycling rates	•	•	•	✓	•
4. To use and manage the consumption of natural resources in a sustainable manner	•	•	•	✓	•
5. To protect and enhance the borough's open spaces and biodiversity, flora and fauna and increase opportunities for people to access nature	•	✓	•	✓	✓
6. To improve air quality and reduce noise and vibration	•	•	•	✓	•
7. To reduce car travel and improve accessibility by sustainable modes of transport	•	•	•	✓	•
8. To mitigate, and adapt to the impact of climate change	✓	•	•	✓	•
9. To reduce and manage flood risk	•	•	•	✓	•
10. To maintain and enhance landscapes and townscapes	✓	•	✓	✓	•
11. To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places	✓	✓	✓	✓	•
Social					
12. To provide sufficient housing and decent homes	•	•	•	✓	✓
13. To improve health and well-being of the population and reduce inequalities in health	•	✓	✓	✓	•
14. To provide for the improvement of education, skills and training	•	✓	•	✓	•
15. To improve accessibility to leisure facilities, community infrastructure and key local services	•	✓	•	✓	✓

The above compatibility assessment concludes that the Site Allocations DPD objectives are consistent with the sustainability objectives.

5.3 Testing the internal consistency of the SA objectives

A matrix was prepared to appraise the SA objectives to highlight potential conflicts. Table 5.3 shows the majority of the SA objectives are consistent or have a neutral impact. Potential conflict can arise because promoting any kind of growth will inevitably have negative effects. The second kind of potential conflict will arise when different objectives such as the need to provide more homes clashes with the need to provide employment land and/or space.

Table 5.3 Compatibility matrix of SA objectives

SA Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	✓		✗	✗	✗	✗	✓	✓	✗	•	✗	✗	✓	•	✓
3	✓	✗		✓	✓	✓	•	✓	•	✓	•	✗	•	•	•
4	✓	✗	✓		✓	✓	✓	✓	✓		•	✗	•	•	•
5	✓	✗	✓	✓		✓	✓	✓	✓	✓	•	✗	✓	•	✓
6	✓	✗	✓	✓	✓		✓	✓		✓	✓	✓	✓	•	•
7	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	•	✓
8	✓	✗	✓	✓	✓	✓	✓		✓	✓	✓	✗	✓	•	•
9	✓	✗	✓	✓	✓	✓	✓	✓		✓	✓	✗	✓	•	•
10	✓	•	✓	•	✓	✓	✓	✓	•		✓	•	✓	•	•
11	✓	✗	✓	•	✓	✓	✓	✓	•	✓		•	✓	•	•
12	✓	✗	✗	✗	✗	✓	✓	✗	✗	•	✗		✓	•	•
13	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		•	✓
14	✓	✓	•	•	•	•	•	•	•	•	•	•	✓		✓
15	✓	✓	✓	•	•	•	✓	•	•	•	•	✓	✓	✓	

Table 5.4 provides an explanation of the potential conflicts between the sustainability objectives.

Table 5.4 Potential conflicts with the sustainability appraisal objectives

SUSTAINABILITY APPRAISAL OBJECTIVE	SUSTAINABILITY APPRAISAL OBJECTIVE CONFLICT AND MITIGATION MEASURES
Objective 2 To encourage and promote employment and new enterprises in Lewisham	There is a potential conflict with Objective 3 (to minimise the production of waste and increase waste recovery and recycling) as more employment and businesses will generate more waste. This will be mitigated by applying other DPD policies to ensure recycling and the efficient use of resources.
	There is a potential conflict with Objective 5 (to maintain and enhance open space, biodiversity, flora and fauna and fauna and increase opportunities for people to access nature) as more employment and businesses could be built on open space or currently vacant property on land that has established biodiversity. This will be mitigated by applying policies to protect open space from being built on and requiring new development to introduce 'living roofs' and landscaping that will encourage biodiversity.

SUSTAINABILITY APPRAISAL OBJECTIVE	SUSTAINABILITY APPRAISAL OBJECTIVE CONFLICT AND MITIGATION MEASURES
	<p>There is a potential conflict with Objective 6 (to improve air quality and reduce noise and vibration) as more business could mean more air pollution either from the production process or from employees who may travel by motor vehicle or from delivery vehicles. This will be mitigated by DPD policies that minimise car use and encourage public transport, walking and cycling.</p> <p>There is a potential conflict with Objective 9 (to reduce and manage flood risk) as some sites for encouraging employment are located in areas of high flood risk. This risk is mitigated due to the fact that the sites in Deptford are protected from flood risk by the Thames Barrier. In addition the Strategic Flood Risk Assessment and the 'sequential test' specify measures to reduce risk.</p> <p>There is a potential conflict with Objective 11 (to conserve and where appropriate, enhance the historic environment and other archaeological aspects of the borough) if protecting historic buildings prevents their reuse for employment purposes. Business use may also not be compatible with conservation area status. This will be mitigated by seeking to locate unsuitable business uses away from conservation areas.</p> <p>There is a potential conflict with Objective 12 (to provide sufficient housing and decent homes) because the same land cannot be used for both homes and jobs. The DPD will seek to mitigate by making land allocations that provide for both employment and homes.</p>
<p>Objective 3 To minimise the production of waste and increase waste recovery and recycling</p>	<p>There is a potential conflict with Objective 12 (to provide sufficient housing and decent homes) as more homes will likely create more waste. However, other DPD policies mitigate against this by encouraging the provision of recycling facilities.</p>
<p>Objective 4 To ensure the efficient use of natural resources</p>	<p>There is a potential conflict with Objective 2 (to encourage and promote employment and new enterprises in Lewisham) and Objective 12 (to provide sufficient housing and decent homes) as resources such as water, gas and oil will be consumed at a faster rate with a growth in business and residents. This will be mitigated by requiring sustainable construction techniques and the use of low carbon and decentralised energy networks and on-site renewable energy technology.</p>
<p>Objective 5 To maintain and enhance open space, biodiversity, flora and fauna and increase opportunities for people to access nature</p>	<p>There is a potential conflict with Objective 12 (to provide sufficient housing of appropriate mix and tenure and the opportunity to live in a decent home) as there may be pressure to build housing on open space. This will be mitigated by other DPD policies that protect open space from built development and identifying sufficient homes on brownfield sites.</p>

SUSTAINABILITY APPRAISAL OBJECTIVE	SUSTAINABILITY APPRAISAL OBJECTIVE CONFLICT AND MITIGATION MEASURES
<p>Objective 8 To mitigate and adapt to the impact of climate change</p>	<p>There is a potential conflict with Objective 12 (to provide sufficient housing decent homes) as new housing construction and the people that will occupy the homes will potentially lead to an increase in CO2 emissions by consuming more natural resources in construction and transport activity. This will be mitigated by requiring sustainable construction techniques and the use of on site renewable energy technology.</p>
<p>Objective 9 To reduce and manage flood risk</p>	<p>There is a potential conflict with Objective 12 (to provide sufficient housing and decent homes) as some sites for new homes are located in a flood risk area. This will be mitigated by applying the sequential test to ensure all sites are suitably located or the risk of flooding is reduced.</p>
<p>Objective 12 To provide sufficient housing and decent homes</p>	<p>There is a potential conflict with Objective 2 (employment), Objective 3 (to minimise the production of waste and increase waste recovery and recycling), Objective 4 (to ensure the efficient use of natural resources), Objective 5 (open spaces and biodiversity), Objective 9 (flood risk) and Objective 8 (climate change). The impacts and mitigation measures have been discussed above.</p>

6. Options and alternatives

Appraising the site allocations and the likely significant effects

The SEA Directive says: “an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (article 5.1). Information to be provided in the Environmental Report includes “an outline of the reasons for selecting the alternatives dealt with” (Annex I (h)).

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

6.1 Understanding the appraisal

This section includes a summary of the following:

- development of the issues and options
- development of the preferred options
- why further options were included and
- what land use has been allocated to each site and why other land uses have been rejected
- the impact of the proposed submission consultation.

In considering the options and alternatives for the site allocations the following effects were examined; positive and negative; short, medium and long term; and secondary cumulative and synergistic. This analysis highlights the key benefits and conflicts identified and proposes mitigation measures. The appraisal process has mostly been carried out using a series of matrix tables that are set out as Appendices 3 and 4 to this SA report.

6.2 Developing the issues and options (2005)

In developing the DPD a series of options and alternatives specific to site allocations was produced. An initial [Site Allocations Issues and Options paper](#) was released for public consultation in October 2005 following a ‘call for sites’ from members of the public and other stakeholders. A total of 36 sites were presented from various sources as listed below including a Deptford Creek Opportunity Area as identified in the London Plan.

1. Existing Unitary Development Plan (UDP) site allocations

These derived from the Lewisham UDP (Schedule 1). The UDP was adopted in July 2004. The UDP adoption process meant the sites had already been through extensive consultation and independent public examination. However, due to the length of time taken for the above consultation and examination, some of the sites had been developed. The sites included were those where development had not yet taken place.

2. *Sites from Supplementary Planning Documents*

These sites were not necessarily the subject of site allocations in the UDP. The focus of these documents was to put forward an urban design framework to improve the image and vitality of the various areas covered and a number of land uses were suggested in the SPD. The Issues and Options represented an opportunity to reconsider the sites and formally allocate proposed land uses.

3. *Sites suggested as part of the LDF consultation process*

Earlier in 2005 an invitation was issued to landowners and members of the community to propose sites that in their view needed redeveloping, and or their land use in the UDP changed. A number of consultation responses were received. The sites, and suggestions for their use, were put forward for consideration as part of the Issues and Options consultation so that all in the community and other stakeholders could comment.

4. *Sites arising from other Council programmes such as New Deal for Communities*

The Council had a number of programmes which could result in new developments in the borough and therefore a site allocation was suggested for various sites.

Options were also presented for:

- Existing and future waste management sites as part of the [Waste Management Issues and Options Paper](#) (July 2005)
- UDP Defined Employment Areas as part of [the Employment Land Issues and Options Paper](#) (September 2005)
- Protection and enhancement of open space as part of the [Open Space and Biodiversity Issues and Options Paper](#) (September 2005)
- Certain retail and town centre land as part of the [Retail and Town Centres Issues and Options Paper](#) (October 2005)

This SA Report should be read in conjunction with the abovementioned Issues and Options Papers which discusses the issues and options in full.

The appraisal of the site allocation options assisted in choosing the preferred options. This included an appraisal of the likely significant effects on the environment of the proposed site allocations including short, medium and long term-effects. The SA highlighted predicted significant negative effects of the site allocations in relation to:

- waste generation
- water resources and
- energy use and climate change.

Additional negative effects of the site allocations were predicted in relation to:

- flood risk
- air quality and
- Impact on the historic environment.

Housing allocations were considered to be highly beneficial as they would assist in meeting the borough housing target. Mixed use allocations were supported especially where this

included community and employment uses. Protective allocations were also supported such as designating land as a Site of Importance to Nature Conservation or retaining land for allotments. A summary of each site allocation option and whether it was carried through to the preferred option stage (2007) is contained in Appendix 2.

6.3 Preferred options (2007)

Following the Issues and Options consultation, a list of preferred site allocations reflecting the comprehensive coverage of the issues, options and preferred options identified by the DPD process was produced and a sustainability commentary on the proposed options was prepared.

The [Site Allocations DPD Preferred Options Report 2007](#) (at the time this was combined with Development Policies) was produced along with a SA of these draft site allocation options/alternatives. The reasons for choosing the preferred options and the likely significant effects on the environment of the DPD including short, medium and long term-effects, permanent and temporary effects, and secondary, cumulative and synergistic effects were included as part of the [Preferred Options SA Report 2007](#) and consultation took place.

A total of 37 site allocations were included as well as an additional 21 sites specifically relating to employment uses (strategic, local or mixed use). Consultation took place during June to August in 2007. The site allocations contributed to achieving the objectives of the emerging Core Strategy DPD and included those sites where development or other change in the borough was anticipated or a protective allocation was sought (such as open space or waste management).

The appraisal of the Preferred Options site allocations showed significant positive effects for social and economic objectives related to those sites located within the Core Strategy's proposed growth corridor in north Lewisham and Lewisham and Catford town centres showed. This was due to the good public transport networks and the potential for expanding the town centres and improving the local centres.

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

The negative effects for most of the sites were related primarily to the environmental objectives. Any development is likely to increase water and energy consumption and generate waste and road traffic. The SA noted that the impacts could be mitigated through the implementation of DPD policies relating to sustainable urban drainage systems (SUDS), Code for Sustainable Homes, and renewable energy. Additional mitigation measures could also be sought via planning obligations for the individual sites.

A summary of each site allocation option and whether it was carried through to the further option stage (2010) is contained in Appendix 2.

6.4 Further options (2010)

The SEA Directive and related UK regulations require the SA to identify, describe and evaluate the likely significant effects on the environment of implementing the DPD. SEA/SA is an iterative process. Following revised Government guidance in 2008 and more detailed work on other DPDs, particularly the Core Strategy, it was decided that a separate DPD to specifically cover site allocations would be prepared rather than a combined DPD with development policies. Accordingly, a Site Allocations Further Options Report was produced for public consultation in December 2010 and the Sustainability Appraisal Report in 2010.

This process enabled the identification of an updated list of site allocation options which would form the basis of the proposed submission DPD. The Further Options Report should be read in conjunction with the Preferred Options Report (2007) to get a full picture of the options / preferred options process. The process of options identification and preferred options selection is discussed within the Further Options Report and Appendix 2.

The Further Options Report involved a review of the sites and options/alternatives for each site from the Preferred Options and identified whether a site was now available, suitable and achievable within the time frame of the Core Strategy (2011-2026).⁶⁵ The evidence base used to support preparation of the Site Allocations Further Options Report had been updated through the process of preparing and adopting the Core Strategy. This included but was not limited to:

- Strategic Housing Land Availability Assessment (SHLAA).
- Strategic Housing Market Assessment (SHMA).
- Employment Land Study.
- Retail Capacity Study.
- Strategic Flood Risk Assessment (SFRA) and Sequential Test.
- Assessment of open space, sport, leisure and recreation.
- Waste Technical Paper.

Sites included in the Site Allocations Further Options Report were generally 0.25 hectares or greater in size and were likely to be developed over the period of the Core Strategy (2011-2026) i.e. available, suitable and achievable. Smaller sites were included where they were part of a group requiring comprehensive development within a locality/area or where development proposals were known. The recommended sites covered the following:

- housing
- smaller mixed use employment areas not allocated in the Core Strategy
- local employment locations (LELs)
- new and amended Sites of Importance to Nature Conservation (SINC) and
- safeguarded land for social infrastructure provision, such as schools.

The potential direct, indirect and cumulative impacts of the Site Allocations Further Options Report were appraised and identified. The SA highlighted predicted negative effects in relation to:

- waste generation including construction and demolition waste
- consumption of materials and resources

⁶⁵ In accordance with the Government's Planning Policy Statement 3 (PPS3)

- provision for walking and cycling as part of new development
- contributions to greenhouse gas emissions from new development
- air quality for those sites located within an Air Quality Management Area and
- flood risk for those sites located in areas of higher flood risk.

Issues related to flooding, climate change, waste generation and the efficient use of natural resources are very much dependent upon how the development takes account of such factors at the design, construction and operation stages. Some temporary impacts were identified on the natural environment during the construction phase particularly for air quality, noise, and vibration, which could be mitigated by introducing site specific measures. It was noted that implementation would need to be monitored to ensure effective delivery.

6.5 Appraising the proposed submission site allocations (2012)

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

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

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

++	Likely to have very positive impact
+	Likely to have positive impact
--	Likely to have very negative impact
-	Likely to have negative impact
I	Depends upon implementation
0	Neutral impact identified
?	Unknown impact

The following section summarises the appraisal for the site allocation options and highlights:

- key sustainability benefits arising from each allocation grouped into land uses and the spatial areas within the borough detailed in the Lewisham Core Strategy
- key sustainability conflicts and
- suitable mitigation measures to address the conflicts.

An appraisal of the proposed land use is contained within Appendix 3. A full appraisal of each site and alternative option is contained in Appendix 4.

Each site was appraised according to the alternative option(s) including the do-nothing option (baseline). The baseline option is appraised against the relevant policies in the Lewisham

Core Strategy in order to gauge whether these are able to achieve the desired outcome without allocation; e.g. is it enough to have policies in the Core Strategy on the preservation of areas of Significant Importance to Nature Conservation or do these areas need to be identified and allocated.

Changes made since the Further Options SA Report

The following sites have been added or amended and are now included as a separate appraisal in Appendix 4.

- SA8 Childers Street and Arklow Road Mixed Use Employment Location has been split into two sites; SA8 Childers Street and SA8a Arklow Road.
- Alternative site options for a gypsy and traveller site have been appraised (alternative options for SA52, Former Watergate School).

6.5.1 Appraisal of land uses

A. Mixed Use

Key benefits identified through the SA process

Economic

- The use of mixed use development, especially in town centre locations, will generate both direct and indirect benefits for the economy. The positive multiplier effects of providing commercial units can include the broadening of employment and training opportunities and the enlivening of the town centre.

Environmental

- The new homes will be built to the standards set out in the Code for Sustainable Homes, and non-residential sections of buildings would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations. This will reduce overall energy consumption for the completed development, and lower the average carbon footprint generated.

Social

- A well designed mixed use development can provide a range of social benefits including an increased range of services, employment and safer streets.
- The new homes will contribute to the borough housing target and reduce levels of homelessness. The housing will be built to Lifetime Homes standards with a housing mix to meet the requirements of the projected household types outlined in the SHMA. Affordable housing will also result from all developments over the thresholds laid out in accordance with Core Strategy Policy 1.
- New housing will provide healthier living environments and the opportunity and impetus for the enhancement of health and leisure facilities in an area.

Key conflicts identified through the SA process

Economic

- The level of economic benefit that a community will experience from a mixed use development can be dependent on several factors:
 - the placement of the mixed use development (i.e. is it in a location where mixed use is a viable option for non-residential uses)
 - the mix of non-residential uses in the development and how they compliment the other non-residential uses operating in the area
 - the location of community uses that are accessible
 - the economic status of the residents that occupy the development, for instance A1 and A3 uses are more likely to thrive if residents have a reasonable level of discretionary income and
 - the development being replaced is not an important economic or community asset.

Environmental

- Demolition of existing buildings for the construction of new buildings generates waste. Several of the proposed sites are situated in older industrial areas where there is the possibility of contaminated land, which will need to be managed. New households and businesses will also generate waste once a site is occupied. Core Strategy Policy 13, in line with regional and national policies, supports the objectives of sustainable waste management. Land contamination will need to be managed in consultation with the Environment Agency.
- There are several areas of the borough that are identified by the Environment Agency as being Flood Zone 3a. These areas are generally close to the Thames (Deptford and New Cross); and the those areas in the vicinity of the three rivers that run through the borough and converge - in Catford (the Pool River joins the Ravensbourne) and in Lewisham (the Quaggy /Ravensbourne confluence occurs). Sequential and exception testing, in line with Core Strategy Policy 10, has shown that these sites (with mitigation measures from PPS25 and its guidance) are appropriate for development.
- Large areas of the borough are in Air Quality Management Areas (AQMAs). Development occurring on or close to main roads; or adjacent to railway corridors are those most likely to be impacted by noise, vibration, and poor air quality, and most likely to be in an AQMA. Mitigation measures set out in Building Regulations and the Council's Air Quality Management Plan aim to lessen these effects and ensure that the quality of life for future residents is not limited by these matters.

Social

- There may well be a lag effect in terms of the delivery of social infrastructure as planning contributions (works or monies through a section 106 agreement) may not be in a position to provide an increase to the services immediately required.
- The non-residential uses could be of detriment to residents e.g. a bar or nightclub. These issues will need to be managed through the planning and licensing processes and monitoring.

B. 100% Housing

Key benefits identified through the SA process

Economic

- There are short to medium term benefits to the wider economy as a result of the construction process, and the economic multiplier effects around it. Longer term economic benefits are more likely to be localised where new residents use local services.

Environmental

- The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations. This will ensure that energy consumption and the average household carbon footprint is lowered and is in accordance with Core Strategy Policy 8.

Social

- The new homes will contribute to the borough housing target and lower levels of homelessness. The housing will be built to Lifetime Homes standards with a housing mix to meet the requirements of the projected household types outlined in the SHMA. Affordable housing will also result from all developments over the thresholds laid out in accordance with Core Strategy Policy 1.
- New housing will provide healthier living environments and the opportunity and impetus for the enhancement of health and leisure facilities in an area.

Key conflicts identified through the SA process

Economic

- The loss of previously designated industrial/employment land to housing is being put forward for some select areas of the borough where that land and the wider area are either considered no longer suitable for this use or the land is derelict or long term vacant. Nonetheless this results in a loss of employment land. However, the site allocations are not impacting on Strategic Industrial Locations or Local Employment Areas. Alternatives to mixed use development are examined for those sites in areas where this would be appropriate.

Environmental

- Demolition of existing buildings for the construction of new buildings generates waste. Several of the proposed sites are situated in older industrial areas where there is the possibility of contaminated land, which will need to be managed. New households and businesses will also generate waste once a site is occupied. Core Strategy Policy 13, in line with regional and national policies, supports the objectives of sustainable waste management. Land contamination will need to be managed in consultation with the Environment Agency.
- There are several areas of the borough that are identified by the Environment Agency as being Flood Zone 3a. These areas are close to the Thames (Deptford and New Cross); and the those areas in the vicinity of the three rivers that run

through the Borough and converge - in Catford (the Pool River joins the Ravensbourne) and in Lewisham (the Quaggy /Ravensbourne confluence occurs). Sequential and exception testing, in line with Core Strategy Policy 10, has shown that these sites (with mitigation measures from PPS25 and its guidance) are appropriate for development.

- Large areas of the borough are located within a AQMA. Development occurring on or close to main roads; or adjacent to railway corridors are those most likely to be impacted by noise, vibration, and poor air quality, and most likely to be in an AQMA. Mitigation measures set out in Building Regulations and the Council's Air Quality Management Plan aim to lessen these effects and ensure that the quality of life for future residents is not limited by these matters.

Social

- There may well be a lag effect in terms of the delivery of social infrastructure as planning contributions (works or monies through a section 106 agreement) may not be in a position to provide an increase to the services immediately required.

C. Employment

Key benefits identified through the SA process

Economic

- The protection of land for employment use ensures the provision of land for functions such as warehousing; storage, industrial and business uses, and other services essential to the strategic and local functioning of the economy that do not require high quality locations in town centres. The exclusion of non-employment uses will contribute to the sustainable economic growth contributing to vitality and viability within the local area.
- The retention of these locations also assists in the provision of local job opportunities and can encourage diversification due to greater levels of security as to future development potential on the properties identified.

Environmental

- The grouping of local businesses in specific areas allows for the provision of public transport through these areas. There may also be benefit providing local employment areas as people will have less distance to travel. These two factors can lower overall emissions for the borough.
- The continuation of designating employment/industrial locations away from town centres can assist in managing townscapes and landscapes and limits visual impact. It can also isolate and limit the negative impact on air quality and traffic.

Social

- The provision of local jobs will help reduce deprivation and exclusion for some people.

Key conflicts identified through the SA process

Economic

- The provision of identified areas of employment land limits the other uses and development potential of the land.

Environmental

- Some industries located on employment land may have higher levels of polluting potential and these effects will need to be mitigated.
- Employment land often has high percentages of the land covered in hardstanding surfaces. This can increase the run-off and flood risk as the permeability of the site is low. If the site is occupied by heavy industry this may also increase levels of contaminated water entering the waste water system.
- The type and amounts of waste produced on sites will depend on the industry operating from the site, but industrial waste levels are often high and may require greater levels of management in terms of disposal.

Social

- Designation of land for employment use removes the possibility of the land being used for housing, open space, health or education. The design of industrial estates (closed off/ gated sites with walls that present a blank or fortified appearance to the street) can reduce permeability and legibility and alternatives such as mixed use may be explored in some instances to lower the social isolation of these sites.

D. Education

Key benefits identified through the SA process

Economic

- Educational institutions offer a range of employment opportunities in situ with the major long term multiplier effect being that schools educate the next generation of workers for the borough, London and the UK.

Environmental

- The identified school sites are either being rebuilt or refurbished. As a result of the refurbishment the school buildings and the schools themselves will be more energy efficient and resource effective.

Social

- New and refurbished schools can offer a different learning experience for students and their teachers, and will be able to better able to cater for different learning requirements and new technologies.

Key conflicts identified through the SA process

Economic

- The refurbishment of schools can incur high costs especially where building materials such as asbestos need to be removed. Other costs are incurred when trying to retrofit buildings that were not designed for modern teaching requirements without destroying the historic value of the buildings.

Environmental

- Demolition of existing buildings generates waste. The schools being put forward for refurbishment may contain materials that are hazardous and require specialist disposal.
- There are several areas of the borough that are identified by the Environment Agency as being Flood Zone 3a. These areas are generally those close to the Thames (Deptford and New Cross); and the those areas in the vicinity of the three rivers that run through the Borough and converge - in Catford (the Pool River joins the Ravensbourne) and in Lewisham (the Quaggy /Ravensbourne confluence occurs). Sequential and exception testing, in line with Core Strategy Policy 10, has shown that these sites (with mitigation measures from PPS25 and its guidance) are appropriate for development. By understanding the likely patterns on inundation the schools can be designed to mitigate the risk of flooding.

Social

- The refurbishment of schools can be disruptive to the fabric of the school and the area as it may require students to be 'decanted' to other sites, which are not necessarily close to the current school site. Some schools may have detrimental impacts on neighbouring properties if the effects of noise and traffic are not properly managed. The refurbished buildings will be fitted with the latest insulation which will assist in noise management and Travel Plans assist the management of traffic on the site and surrounding streets.

E. Waste

Key benefits identified through the SA process

Economic

- Waste management sites are appropriately located within the borough to create a cluster of complementary industries, which may generate innovation and employment in the wider waste industry. The relatively easy access into the sites provides economic flow on for the operators.

Environmental

- The waste sites handle different aspects of waste including recycling, and incineration to generate energy. These sites therefore generate positive environmental outcomes. The sites also assist in the implementation of Core Strategy Policy 13, which is in line with regional and national policies, in supporting the objectives of sustainable waste management.

Social

- The sites provide for the hygienic and responsible disposal of waste.

Key conflicts identified through the SA process

Economic

- By locating these sites together the borough has limited the ability of waste sites to set up elsewhere, thereby limiting the amount of related employment opportunities.

Environmental

- By concentrating the sites into one area of the borough the negative impacts can be identified and mitigated. The sites are located within an industrial area so the noise, smell and vibration issues are unlikely to cause undue harm to surrounding uses.

Social

- An increase in residential uses in the wider vicinity of the waste locations is likely to create negative social impacts and may impinge on the ability of the waste sites to function to their full capacity.

F. Site of Importance to Nature Conservation (SINCs)

Key benefits identified through the SA process

Economic

- The economic benefits of SINCs are difficult to measure and calculate as SINCs are a community asset that have intrinsic value rather than a monetary value. SINCs are located throughout the borough and this includes several types of open space, residential areas, and along railway tracks, sidings and embankments. Studies indicate that property prices can increase when located close to public open space, but no studies have been undertaken to show the impact of SINCs on the local economy.

Environmental

- SINCs are important habitats for a range of plant and animal species that inhabit urban areas and can allow for the reintroduction of some species into these areas. The SINC will act as a carbon sink and assist in improving air quality for the area and will contribute to the development and maintenance of biodiversity.
- Due to their vegetated status SINCs also assist in flood mitigation, however, the effectiveness of the SINC in this aspect will depend on the amount and type of vegetation.

Social

- All SINCs have a social benefit. However, the level of social benefit received from a SINC will depend on the size, and whether the site is publically accessible. The more accessible a site is the more social benefit. Studies have shown that social

benefits include; existence value, increased levels of social inclusion and interaction; improved child development; environmental education; and physical and psychological health benefits.

Key conflicts identified through the SA process

Economic

- Identifying areas as SINC limits development potential in terms of the land use that is acceptable on or adjacent to SINC, this will inevitably have a direct impact on the value of the land itself.

Environmental

- SINC are not always on managed areas of open space; many are identified on railway land and this can allow for and encourage the spread of invasive species that can be detrimental to the survival of flora and fauna vulnerable, limiting and inhibiting the biodiversity of the SINC.

Social

- Social conflicts can arise with the land use as it could be deemed more valuable in another use, especially if there is limited public access to the site.

G. Gypsy and Travellers

Key benefits identified through the SA process

Economic

- There will be some short term benefits as a result of construction and the multiplier effects around it. Once a site is occupied, there will also be limited long term economic benefits for the local economy where new residents use local services and/or operate a business from the site.

Environmental

- Allocating for this use will protect other land, particularly open space, from unauthorised use. There may be opportunities to provide an innovative design to ensure townscape and landscapes are protected in accordance with Core Strategy Policy 2.

Social

- Allocating for this use will meet an identified housing need and provide specific accommodation needs in accordance with the London Gypsy and Travellers Accommodation Needs Assessment (2008) and the Lewisham Needs Assessment (2011).
- The health and well-being of this group can be improved by providing places where they can live close to amenities.
- Providing a permanent accommodation site could improve education opportunities for children of this group.

Key conflicts identified through the SA process

Economic

- Other land uses such as mixed, use, housing and employment, are more likely to provide greater economic benefits for the borough.

Environmental

- Some of the sites are identified by the Environment Agency as being Flood Zone 3a. Sequential and exception testing, in line with Core Strategy Policy 10, has shown that the preferred site (with mitigation measures from PPS25 and its guidance) is appropriate.

Social

- Social conflicts can arise with the land use as it could be deemed more valuable in another use, especially if there is limited public access to the site.
- There may be additional pressures placed on community services located near a site for this use.

6.5.2 Appraisal of collective land uses within each Core Strategy spatial area

A. Regeneration and Growth Areas

There are three Regeneration and Growth Areas set out in the Core Strategy - Lewisham Town Centre, Catford Town Centre, and Deptford, Deptford Creekside, New Cross/New Cross Gate. Lewisham and Catford town centres do not have sites identified in the Site Allocations DPD. Several town centre sites have planning permission and other sites are yet to be formally identified; these will be co-ordinated and managed through Area Action Plans for both Lewisham and Catford.

Several of the preferred mixed use and housing sites identified in the Site Allocations DPD are situated within the wider Deptford/New Cross area. These sites will assist the Council to achieve a range of targets set out in the London Plan for housing and employment. The allocation of the sites will also assist the implementation of Core Strategy Spatial Policy 2 and, in the realisation of the relevant Core Strategy objectives, as demonstrated in the tables of Appendix 3. The positive effects of allocation will be the retention of large areas of employment land and the provision of large numbers of homes (over 10,000 new homes are projected by 2026), new retail and business opportunities within mixed use developments.

Several sites are highly susceptible to flooding and the cumulative impact of how each site is developed will impact the overall flood susceptibility of the area.

The generation of waste will be considerable, with the possibility of some hazardous waste resulting from the removal of asbestos and contaminated soil. Measures to limit the amount taken to landfill need to be considered as part of the planning permission.

B. District Hubs

Of the four District Hubs identified in the Core Strategy two have significant levels of redevelopment identified in the emerging Site Allocations DPD.

The redevelopment of sites around Forest Hill station is an indication of the intention to implement Core Strategy Spatial Policy 3 Forest Hill (i), and the identification of the Lee Green Shopping Centre as a site for redevelopment will result in the realisation of Core Strategy Spatial Policy 3 Lee Green (i and ii). Site allocations will also support the attainment of the relevant Core Strategy Objectives, as demonstrated in the tables of Appendix 3.

The positive effects for these areas will be additional housing, and for Lee Green, the economic flow-on from a redeveloped shopping centre. However, all redevelopment will result in an increase in waste generation, especially if the shopping centre is completely demolished and rebuilt. This will need to be managed at all stages of development.

For Forest Hill the majority of new housing will be close to the railway or the South Circular. Air quality, noise and vibration are potential negative impacts for the new residents if mitigation measures are not undertaken.

C. Local Hubs

All three of the Local Hubs have reasonable levels of redevelopment planned; the majority of which will be additional housing; assisting in the realisation of the relevant Core Strategy objectives, as demonstrated in the tables of Appendix 3.

In Brockley Cross the new housing will support the economic policies in Core Strategy Spatial Policy 4 Brockley Cross (i-iii). However, the housing sites are close to the railway line and mitigation of these effects will be needed to ensure the living standards of residents are not negatively affected.

The housing developments around Hither Green are focussed on the redevelopment of disused or under utilised employment land close to the station. This has the potential to improve the streetscape and support the local shopping area, and thus implement Core Strategy Spatial Policy 4 Hither Green (i-iv), however, care needs to be taken not to remove smaller local employment opportunities for the borough. There are also issues of needing to ensure decontamination of sites occurs so that residents will not have health issues develop as a result of living on former industrial land.

The land at Bell Green has the potential to provide economic benefits in terms of business and retail opportunities and develop the whole site into a cohesive out-of-centre retail park and implement Core Strategy Spatial Policy 4 Bell Green (i-vi). However, it is acknowledged that the site has several issues in terms of contamination and the gas holders. Mitigation measures will need to be undertaken to alleviate these matters. There is also concern that the retail park could draw business away from other nearby centres such as Catford and Sydenham, however, Core Strategy Spatial Policy 4 Bell Green (ii) identifies this issue and restricts the amount of retail floor space.

D. Areas of Stability and Managed Change

The majority of the borough is identified on the Core Strategy Key Diagram (Map 1 of this SA Report) as Areas of Stability and Managed Change. The description of which in the Core Strategy states that it refers to those parts of the borough which are largely residential or suburban in character and where the urban form and development pattern is established thereby limiting major physical change.

The Site Allocations DPD identifies a few sites scattered throughout the Areas of Stability and Managed Change. These sites are generally intended for housing that will assist in the implementation of Core Strategy Spatial Policy 5, and in the realisation of the relevant Core strategy objectives, as demonstrated in the tables of Appendix 3.

The intention of the Areas of Stability and Managed Change is to provide quality living environments supported by a network of local services and facilities. In particular several of the sites are in Southend Village the redevelopment of which are supported where they will enhance the local character and improve legibility while responding to the constraints.

For Southend Village, Bromley Road the constraints that will need to be managed are that all the sites identified for redevelopment are at least partly located within Flood Zone 2 or 3a and all have a frontage to the A21. Flood, noise, vibration and air quality issues will need to be mitigated; and there will be waste management issues from the demolition and construction phases of development.

6.5.3 The Habitats Regulations Assessment (HRA) process

The Habitats Regulations Assessment (HRA) process

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

Draft Guidance from the CLG on Habitat Regulation Assessment summarises the HRA process prescribed in Article 6(3) and (4) of the Habitats Directive into three main stages.

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

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

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

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

A HRA screening report was undertaken in January 2012 on the Site Allocations Development Plan Document at the proposed submission stage, in compliance with the Habitats Directive (92/43/EEC) and the Regulations.

There are no designated European sites within the London Borough of Lewisham. Through consultation with Natural England, the European sites assessed were those located within a 15 kilometre radius of the borough boundary as they were considered to be in close enough proximity to potentially be impacted. The report identifies Richmond Park, Wimbledon Common and Epping Forest Special Areas of Conservation and the Lee Valley Special Protection Area (the Natura 2000 sites) for screening purposes. Key habitats, species, qualifying features, conservation objectives, current condition and key ecosystem factors were presented. The report provides details of the results of the screening by allocating the most appropriate category (or categories) describing the likely effect that a site allocation or policy set out in the proposed submission plans, would have on the European sites. This includes in combination and cumulative effects.

The screening report observes that none of the site allocations at this proposed submission stage, on their own or in combination with other plans or projects, are likely to result in significant adverse impacts on European Sites. In particular, the proposed site allocations are unlikely to result in a significant effect on the primary reasons for the designation of the European Sites and there is therefore no need to undertake Task 2 and Task 3 of the Habitats Regulations process. The report's conclusions were supported by Natural England.

6.5.4 Equalities Analysis Assessment

An Equalities Analysis Assessment (EqAA) is the process of systematically analysing a proposed or existing policy or strategy to identify what effect, or likely effect, will follow from the implementation of the policy for different groups in the community. Local authorities have a duty under race, disability and gender legislation to carry out an EqAA of their DPDs. The assessment seeks to ensure that, as far as possible, any negative consequences for a particular group or sector of the community are eliminated, minimised or counterbalanced by other measures.

The Site Allocations DPD must be in general conformity with the London Plan, the strategic spatial plan for the region, and must align with Lewisham's Core Strategy, the overarching planning policy document for the Council's LDF. Equalities Impact Assessments have been carried out for both these higher level policy documents which look at the effects on different groups that are likely to arise from the implementation of the policies. The Site Allocations Proposed Submission DPD aligns with both the London Plan and the Core Strategy and the Equalities Impact Assessments (now called Equalities Analysis Assessments) for these documents provide a thorough assessment for this secondary policy document.

The introduction of the Equality Act 2010 includes the new Equality Duty that adds to the six original equalities, resulting in nine protected characteristics, some of which have not been included in previous assessments. Therefore an update of the six original equalities has been undertaken, including an assessment of the three new protected

characteristics, specific to the Site Allocations DPD. This assessment forms part of the consultation documentation for the DPD.

The majority of the site allocations will have a positive impact upon equalities groups when they are delivered. The planned development will bring a number of improvements including enhanced accessibility; greater employment opportunities, better housing choice and design lead safety schemes.

Three potentially negative policy impacts have been identified, relating to residential access, parking and development in Flood Zone 3a. It was not deemed necessary to remove any of the site allocations as mitigation measures have been suggested by the EqAA update to protect the target groups.

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

6.6 The impact of the proposed submission site allocations (2012)

Lewisham Council are recommending a small number of modifications to the Site Allocations Submission DPD as a result of:

- responses to the consultation on the Proposed Submission DPD
- changes in national policy (i.e. the introduction of the NPPF in March 2012)
- correcting minor factual errors in the Proposed Submission DPD.

Two representations were received on the Proposed Submission DPD Sustainability Appraisal, one from the Environment Agency and one from English Heritage. The representations were neutral and neither resulted in amendments to the Submission Version of the Sustainability Appraisal.

The changes recommended to the Site Allocations Submission DPD are not significant and do not alter the intent of any allocation. Accordingly, there is no requirement to make any changes to the sustainability appraisal as presented in the SA/SEA of the Site Allocations Proposed Submission DPD.

7. Cumulative and short-medium term effects

Cumulative impacts refers to the total or combined impacts or effects arising from each particular site option. The impact or effect can be positive and/or negative. For example, if a housing development is proposed with associated transport improvements, then this is likely to address both housing and transport issues. This can benefit the wider community and contributes towards making the development more sustainable. On the other hand, an increase in the number of homes in an area is likely to place pressure on the existing reserve of natural resources and the demand and accessibility to local and regional infrastructure.

7.1 Methodology

Identifying the cumulative, secondary and synergistic impacts of the emerging Site Allocations is a complex process and various methods and techniques have been identified in the SA guidance to carry out this exercise. Lewisham has adopted a matrix approach to assess cumulative impacts in order to provide a clear visual summary.

Synergistic effects occur where effects interact to produce a total effect that is greater than the sum of the individual effects. Uncertainties exist in some instances in relation to the exact interactions of effects that can occur and the level of impact that will result from the total effect. This is a result of the lack of certainty in predicting long term sustainability effects. For the purposes of this SA report the identified synergistic effects have been included in the assessment of cumulative effects along with the secondary effects.

7.2 Assessment findings

What follows is a summary of the results of this assessment.

Positive

The new housing across the borough will address local housing need and meet the London Plan target requirements. This will provide thousands of new homes that are more sustainable and provide better living conditions. The mixed use developments will offer new homes and non-residential uses including business space that will provide local employment opportunities. The mixed use developments will not detract from the established employment areas, which offer different business opportunities and larger sites.

Safeguarded sites in the borough include waste sites which provide identified sites for waste management and recycling, and waste incineration which generates energy.

The schools that have been identified in the Site Allocations DPD are those that are undergoing major refurbishment or are being rebuilt, the new and renovated buildings will be constructed to significantly higher building standards.

SINCs offer a range of benefits to biodiversity and maintain viable habitats in a urbanised environment, they also provide a range of more intangible benefits in term of psychological and physical human health.

Negative

New buildings whether they are intended for housing, mixed use, or solely employment will result in demolition and then construction. The levels of waste generated will therefore be high and will in some instances require specialist disposal. Once the buildings are completed and occupied there will be an impact on water, energy, and other infrastructure requirements across the borough that will need to be anticipated so that there is not too great a lag between demand and supply for the provision and augmentation of infrastructure.

Flooding risk is an issue of particular concern for the borough. Aside from the Thames on the northern most boundary, there are three rivers that transverse the borough and these together with the topography create areas that are at higher risk of flooding. Mitigation measures such as SUDS will need to be incorporated into any development, that meets the sequential test, occurring in these higher flood risk areas.

Open space and biodiversity will be impacted by future development, most specifically the expansion of one of the schools will result in a net loss of public open space and the loss of mature trees. Housing development especially in the north of the borough will increase the ratio of deficiency for open space, as although many of the sites are within walking distance of public open space these developments will increase the numbers of people who use the space.

Several of the existing employment sites are adjacent to SINC. However, as many of the SINC are on railway land there is unlikely to be any additional increase to adverse conditions.

Cumulative

Cumulatively the benefits that the site allocations provide will be logarithmic in delivery i.e. each of the designations on their own can provide benefits to the community; but when done together in a co-ordinated manner the benefits of investment in social, economic and environmental issues will accumulate and present themselves in a manner that will influence the overall well-being of the residents and businesses.

In contrast the lack of a definitive site allocation and policy direction can undermine confidence in economic and social investment in the borough, impacting on the environment; and this has the potential to result in a loss of overall well-being.

7.3 SA Report Site Allocations Further Options consultation responses

The consultees included the three statutory bodies: Natural England, Environment Agency and English Heritage who were consulted with during the development of the Lewisham Site Allocations Further Options Report stage. Appendix 7 of this report shows all consultation responses received throughout the process and how they have been addressed.

7.4 SA Report Site Allocations Proposed Submission consultation responses

Two representations were received on the Proposed Submission DPD Sustainability Appraisal, one from the Environment Agency and one from English Heritage. The representations were neutral and neither resulted in the need to amend the Submission Version of the Sustainability Appraisal.

7.5 Proposed mitigation measures

The SEA Directive states that *'The environment report shall monitor the significant effects of the implementation of plans in order to ...to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.'* (Article 10.1)

SA guidance requires measure to prevent, reduce or offset significant adverse effects of implementing the DPD. The purpose of the SA is to identify potential constraints and how these might be mitigated. The SA highlighted predicted negative effects of the site allocations. However, this does not mean that they are unsustainable. For example, proximity to or within a conservation area does not necessarily preclude development, as the design can be such that it is sympathetic and mitigates any impact on the historic context. Similarly, the allocation of sites in high risk flood zones has been sequentially tested and all development will need to be in accordance with PPS25 and the Core Strategy. Where a site is located in more than one flood zone, development must first be pursued in that part of the site with the least risk.

Robust implementation of supporting DPD policies, such as those contained in the Core Strategy and London Plan, must be applied to achieve the desired vision and objectives. Therefore it is important to ensure that the land use choices that are made achieve the maximum benefit for the whole community and the necessary infrastructure is secured and delivered to support the existing and future demand predicted from increasing growth in the borough. Phasing of development may also be appropriate and necessary to adequately address mitigation.

Many negative effects arising from the appraisal primarily related to the environmental objectives. Any development is likely to increase water and energy consumption and generate additional waste and vehicular traffic. The SA noted that these impacts could be mitigated by the implementation of Core Strategy policies relating to SUDS, Code for Sustainable Homes, renewable energy and traffic management. Additional mitigation measures could also be sought via planning obligations for the individual sites.

Major development proposals may be subject to Environmental Impact Assessment (EIA), whereby potential sustainability effects on sensitive sites must be submitted with the planning application. It should be noted that Government planning guidance generally supports development, but requires local planning authorities to ensure measures to mitigate against detrimental effects. Government guidance on nature conservation (PPS9) reflected through the London Plan and Core Strategy policies relating to development and nature conservation illustrate this approach. Additionally, where loss of biodiversity is identified, further survey work and associated mitigation could potentially address any concerns.

A list of specific mitigation measures for each site allocation is detailed at the end of each site allocation option in Appendix 4. Key mitigation measures are summarised below.

- Development located in Flood Zone 3 where there is a high probability of flooding with medium residual risk will need to be supported by a Flood Risk Assessment and introduce appropriate flood mitigation measures including sustainable urban drainage systems and landscaping to improve resilience. The Environment Agency will need to be consulted throughout.

- Development will need to be sympathetic to adjoining heritage assets including listed buildings and conservation areas and not result in adverse effects on the character or integrity of the heritage asset.
- Development within an air quality management area must demonstrate how the proposal will support the Air Quality Management Plan to improve local air quality.
- Demolition and construction waste will need to be reduced and on-going waste management to reduce waste will need to take place once a development is occupied.
- Walking and cycling should be promoted and the use of the private car restricted, such methods include car clubs and provision of cycle parking.
- Proposals will need to be built to high environmental standards to ensure sustainable design and construction and improve energy efficiency.
- Mixed use developments will need to ensure compatibility between uses and reduce noise between residential and non-residential uses.
- Proposals adjoining green corridors should take this into account at the design phase and extend the green corridor where possible.
- Land contamination will need to be addressed in consultation with the Environment Agency.

As mentioned above, the policies contained in the Core Strategy and the London Plan will need to be implemented. Mitigation issues for each site have been identified in the Site Allocations DPD itself. Links to DPD policies are summarised below.

Table 7.1 Main mitigation issues and measures

Issue	Site allocation (SA)	Mitigation⁶⁶
Energy efficiency measures	12, 13, 14, 23, 24, 36, 45, 46, 47, 48, 49, 50	CSP 7, Climate change and adapting to the effects CSP 8, Sustainable design and construction and energy efficiency CSP 21, Planning obligations
Air quality	2, 4, 5, 6, 7, 8, 8a, 9, 10, 11, 12, 16, 17, 18, 19, 21, 22, 27, 28, 33, 34, 38, 40, 41, 42, 43, 44, 52, Waste Sites 1, 2 and 3	CSP 9, Improving air quality CSP 21, Planning obligations
Flooding	1, 2, 3, 7, 8, 8a, 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24, 25, 35, 36, 41, 42, 44, 45, 46, 47, 48, 49, 50, Waste Sites 1, 2 and 3	CSP 10, Managing and reducing the risk of flooding CSP 11, River and waterways network CSP 21, Planning obligations
Green corridors Impact on open space Managing and protecting	5, 6, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 25, 27, 28, 29, 30, 31,	CSP 12, Open space and environmental assets CSP 21, Planning obligations

⁶⁶ Core Strategy polices (CSP), London Plan policies

Issue	Site allocation (SA)	Mitigation⁶⁶
open space Trees	32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 51, 52	
Waste (demolition, construction, hazardous, recycling)	1, 2, 3, 4, 5, 6, 7, 8, 8a, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52	CSP 13, Addressing Lewisham's waste management requirements
Traffic management, car parking, cycling and walking	3, 8, 8a, 17	CSP 14, Sustainable movement and transport CSP 21, Planning obligations
Design	1, 2, 3, 4, 5, 6, 7, 8, 8a, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52	CSP 15, High quality design for Lewisham
Listed buildings, conservation areas, archaeological areas	1, 2, 3, 4, 5, 6, 7, 10, 16, 18, 19, 21, 22, 26, 41, 43, 52	CSP 16, Conservation areas, heritage assets and the historic environment CSP 21, Planning obligations
Community and recreational facilities	29	CSP 19, Provision and maintenance of community and recreational facilities CSP 21, Planning obligations
Schools and health	15, 16, 51	CSP 20, Delivering educational achievements, healthcare provision and promoting healthy lifestyles CSP 21, Planning obligations
Land contamination	1, 2, 5, 8, 8a, 9, 10, 11, 18, 20, 27, 28, 30, 31, 32, 33, 34, 35, 37, 38, 40	London Plan Policy 5.21
Noise	15, 16, 21, 22, 27, 28, 34, 38, 40, 41, 42, 43, 44, 51, Waste Sites 1, 2 and 3	London Plan Policy 7.15

7.5 Uncertainties

It is difficult to accurately measure the significant effects of the Site Allocations DPD on climate change as this can only be measurable over the long term. Many of the predicted impacts are dependent on the location and characteristics of a particular site. This has meant that assumptions and judgements have been made about the most likely impacts on an option. The impact could depend on how the policy was implemented.

7.6 Risks

The SA was carried out by Council planning officers and was independently reviewed by The Landscape Partnership and a further review undertaken by Mouchel. Although SA guidelines have been provided to ensure consistency, they allow scope for a wide variety of differing methodologies and do not overcome significant subjectivity that is inevitable when judging sustainability effects. There is potential for subjective decision making leading to different appraisal scores by different planning officers and/or between local planning authorities. This has been overcome by policy officers working together on the tasks of predicting and evaluating the social, environmental and economic effects of the proposed site allocations and options, and this work being independently reviewed.

Lack of specialist technical knowledge may also be identified as a risk to the process, in particular the knowledge needed to rigorously assess certain impacts against some of the sustainability appraisal objectives and this could influence some individual assessments. As such, the benefits of group working enabled a consensus of opinion to be made where impacts are uncertain, for example where they may be difficult to measure over the period of the Site Allocations DPD.

8. Implementation

8.1 Monitoring

The SEA Directive requires that *“Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at any early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1).”*

This SEA/SA has been developed taking account of the aims and objectives of related plans and programmes at the international, European, national, regional and local level (Appendix 6). The DPD provides a framework for project-specific applications and where required EIA.

CLG guidance on SA for DPD states that the SA Report shall include a description of the measures envisaged concerning monitoring and that proposals for monitoring must be considered early in the SA process, and reviewed in the light of any response to consultation.⁶⁷

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

The sites identified in the Site Allocations DPD will be delivered in the context of the LDF as a whole, and the wider policy framework which sits alongside the planning system. This means that implementation of the Site Allocations DPD will be influenced by the successful implementation of the Core Strategy. For this reason, monitoring the sustainability effects of implementation of the Site Allocations DPD will be carried out as part of the annual monitoring process for the whole of the LDF. Contingency procedures will be developed to identify and address poor performance against objectives or unforeseen adverse impacts of the DPD.

The Council will monitor the sustainability effects of the implementation of the Site Allocations DPD and this monitoring will have particular regard to the objectives which have shown to be most effected by the site allocations. These are considered to be as follows:

- waste management
- water consumption
- traffic flow
- air quality
- open space

⁶⁷ The Environmental Assessment of Plans and Programmes Regulations 2004 and ‘A Practical Guide to the Strategic Environmental Assessment Directive’, Office of the Deputy Prime Minister (ODPM), (September 2005)

- energy consumption
- housing provision
- employment levels
- crime and
- development in areas of flood risk.

Appendix 5 sets out a proposed list of monitoring activities currently being considered. By reviewing and monitoring the DPD the Council will be able to consider:

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

Two representations were received on the Proposed Submission DPD Sustainability Appraisal, one from the Environment Agency and one from English Heritage. The representations were neutral and neither resulted in amendments to proposed monitoring activities of the DPD.

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

APPENDIX 1 Lewisham Core Strategy vision and strategic objectives

A1.1 CORE STRATEGY VISION FOR LEWISHAM 2026

In 2026 the regeneration and physical transformation of the London Borough of Lewisham will meet the needs and aspirations of existing and new residents and visitors by creating a sustainable, vibrant, exciting suburb on the edge of inner London one which supports safe, attractive and diverse communities where local people are at the heart of the regeneration process. It will be a place of choice for people to live, work and relax, having played a key part of the success in the Thames Gateway and of London as a world city.

Across the borough, the social cultural, economic and environmental benefits of its heritage assets will be used to facilitate and inform place making. Local, including historic, character will be at the heart of new design. The design of new developments will be of the highest quality and will be inspired by the valued elements of the local and historic context. The borough's heritage assets will be conserved and enhanced, including listed buildings, conservation areas, historic parks and gardens, London Squares, parks and other open spaces, their settings and archaeological heritage. New features of historic and cultural significance will also be identified. This will result in a rich and varied urban quality, valued by local people, and attractive and sustainable places to live.

Local, including historic, character will be at the heart of new design. New development throughout the borough will meet the challenges of climate change, flood risk, the need for renewable and low carbon energy, and the use of sustainable materials and construction practices. Accessibility and inclusiveness, and design to reduce crime and the fear of crime will be at the heart of the design of new developments. The provision of new green space will be emphasised both in terms of local recreation and children's play space, and new initiatives for urban food growing and the provision of allotments. Biodiversity in new developments will have been enhanced wherever possible through the provision of on-site open and amenity space, including the use of living roofs and walls. The borough will be greener by a programme of street tree planting.

Key regeneration and development opportunities will have been focused on the localities of Lewisham, Catford, Deptford and New Cross due to the desire to address deprivation issues in order to improve education standards, general health and well-being, and local employment and training, through improvements to the physical and economic environment, facilitated by the availability of sites and informed by character considerations.

Lewisham Town Centre will have been transformed into a shopping and leisure destination of exceptional quality, offering a strong focus for community identity and cohesion. The centre will benefit from the Lewisham Gateway site delivering easier and better pedestrian routes between the bus and train stations and the high street, a new road layout and new commercial, retail and residential development. New high quality residential developments will help to increase the number and diversity of people using the centre and support its Metropolitan Town Centre status. The street market will continue to provide an extensive range of goods and its overall contribution to the quality of the urban environment will be

improved. The Quaggy and Ravensbourne Rivers will be celebrated by the provision of a network of public green spaces and parks including Cornmill Gardens. A new landscaped public plaza where these two rivers meet will consolidate the identity of Lewisham as a river valley town and provide an enhanced sense of place and focus.

Deptford and New Cross will become a sustainable location with a high quality environment, where an increasing number of businesses wish to locate, and where people choose to live, supported by new community facilities and public transport. The area will build on its prestigious art and educational institutions (Goldsmiths College University of London, Trinity Laban and the Albany Theatre) to become a thriving centre for creative businesses. Both Deptford High Street and New Cross Road will be vibrant local shopping areas. Deptford High Street will sustain its role in providing a highly varied selection of goods sold by individual traders with a bustling street market at its heart.

Deptford and New Cross will have improved connected street networks, particularly walking and cycling links. Connections to the rest of the borough and London will be easier. The streets, walkways and parks will be of an excellent standard, having taken full advantage of their proximity to the River Thames and local waterways.

The north of the borough will have been transformed by the regeneration of large strategic sites that will provide new places for people to enjoy, and new facilities to support existing and new communities. New development will provide a mix of jobs, training opportunities and high quality homes including housing for families to meet local need, and will have helped to improve residents' quality of life, health and well-being. The physical environment for businesses, and availability of suitable premises will have improved. The local economy will be more diverse and will cater for new and growing sectors including green industries, and service businesses that take advantage of the area's close proximity to central London, and will cater for traditional industrial activities and sites accommodating necessary infrastructure essential to the functioning of London. Millwall Stadium will become an attractive and inclusive leisure destination for all the community. Convoys Wharf will see the re-opening of wharf uses to provide a sustainable facility for the river transport of cargo in association with a new mixed use development providing local jobs and new homes.

Catford Town Centre, home of the council's services and the civic heart of the borough, will be a lively, attractive town centre focused around a high quality network of public spaces. Driven by the redevelopment of key opportunity areas, including the redevelopment of the former Catford Greyhound Stadium site and the Shopping Centre, Catford will have an improved retail offer and will be home to a diverse residential community. The Broadway Theatre and Studio will continue to be a focus for arts and cultural activities and the market will continue to contribute to Catford's identity.

Outside the key areas of physical regeneration, the pleasant character of the many high quality residential neighbourhoods will have been retained by development that is sensitive to context and appropriate in size and scale to its location. The borough will have enhanced its unique assets including the preservation and enhancement of historic assets; the protection and improvement of parks, gardens and open space and river networks such as the Waterlink Way, South East London Green Chain and the East London Green Grid;

improved public transport links; and a network of vibrant major streets connecting and supporting places within and beyond the borough.

Vibrant hubs of local activity, centred on the district and local centres of Blackheath, Downham, Forest Hill, Lee Green, Sydenham, Hither Green and Brockley Cross, will anchor residential areas, deliver essential shops and services needed for daily life and provide enjoyable places for people to meet and use, and will be supported by locally significant business areas. These centres will also be supported by a network of viable local shopping centres and parades such as Crofton Park, Lewisham Way and Grove Park that will provide accessible services and facilities reducing the need to travel.

People living in the Bellingham, Whitefoot and Downham wards will have benefited from the various social and economic programmes addressing and improving health, education, and local employment and training.

Communities across the borough will rely on effective local and excellent facilities to support their day to day life, including the following services: health, education, community, arts, cultural, entertainment, leisure, sports and recreation. All secondary and primary schools will have been rebuilt or refurbished, contributing to improved educational standards. The completion of the East London Line extension (the London Overground) and the Thameslink programme will ensure better connections for the borough to London and beyond.

Lewisham will draw on the resources of all in the community and work together with its partners to deliver the vision to ensure that by 2026 it has capitalised on its many opportunities over the past 15 years.

A1.2 CORE STRATEGY STRATEGIC OBJECTIVES

Regeneration and growth areas

Core Strategy Objective 1: Physical and socio-economic benefits

Regeneration and redevelopment opportunities in Lewisham, Catford, Deptford and New Cross, through the delivery of new homes and jobs, will be used to secure substantial physical and environmental improvements and socio-economic benefits throughout the area to improve deprivation.

Providing new homes

Core Strategy Objective 2: Housing provision and distribution

Provision will be made for the completion of an additional 18,165 net new dwellings from all sources between 2009/10 and 2025/26 to meet local housing need and accommodate the borough's share of London's housing needs. This aims to exceed the London Plan target for the borough. Of these:

- a) 2,600 will be distributed within the Lewisham Town Centre
- b) 1,750 will be distributed within the Catford Town Centre
- c) 10,625 will be distributed within Deptford and New Cross
- d) 3,190 will be distributed across the remainder of the borough.

Core Strategy Objective 3: Local housing need

Provision will be made to meet the housing needs of Lewisham's new and existing population, which will include:

- a) provision of affordable housing
- b) a mix of dwelling sizes and types, including family housing
- c) lifetime homes, and specific accommodation to meet the needs of an ageing population and those with special housing needs and
- d) bringing vacant dwellings back into use.

Growing the local economy

Core Strategy Objective 4: Economic activity and local businesses

Investment in new and existing business and retail development will be facilitated to improve the physical environment for commercial enterprises, to result in a year on year sustainable increase in the size of the borough's economy through:

- a) protecting and developing a range of employment and training opportunities in the borough
- b) retaining business and industrial land that contributes to the industrial and commercial functioning of London as a whole, and/or which supports the functioning of the local economy including premises for the creative industries, green industries, business services and other employment growth sectors
- c) ensuring the future growth of the local economy by the mixed use redevelopment of identified industrial sites that require extensive physical investment and improvement
- d) developing Lewisham town centre to promote it to a Metropolitan Town Centre by 2026, and maintain the status of Catford as a major town centre, with a focus on quality design and development protecting and enhancing the district shopping centres, local shopping centres, parades and the range of farmers' and street markets, as providers of sustainable local shopping facilities and services to continue to support basic community needs.

Environmental management

Core Strategy Objective 5: Climate change

The Council with its partners will take action to ensure that climate change is adapted to and mitigated against, including those measures necessary to create a low-carbon borough and reduce carbon emissions by:

- a) promoting resource and water efficiency
- b) maximising generation and use of renewable energy and locally distributed energy, particularly for major development sites
- c) building to high standards of sustainable design and construction
- d) reducing waste generation
- e) supporting environmental protection and enhancement including establishing ecological networks
- f) minimising the environmental impacts of development including water, noise and air pollution.

Core Strategy Objective 6: Flood risk reduction and water management

The Council with its partners will take action to protect the borough from the risk of flooding and reduce the effects of flooding from all sources, including the Thames, Ravensbourne, Quaggy and Pool rivers, and manage improved water quality by:

- a) using the PPS25 sequential and exception tests to allocate land for development
- b) requiring river restoration and appropriate flood defences as part of development proposals, where appropriate
- c) ensuring appropriate local flood defences are maintained and provided for and
- d) requiring sustainable urban drainage systems in new development, wherever feasible.

Core Strategy Objective 7: Open spaces and environmental assets

The important environmental, ecological and biodiversity features of Lewisham will be protected and capitalised to promote health and well-being by:

- a) protecting all open space including Metropolitan Open Land
- b) protecting Sites of Nature Conservation Importance and supporting and promoting local biodiversity
- c) requiring green roofs and walls where appropriate
- d) implementing the Street Tree Programme
- e) improving the quality of, and safeguarding access to, all public open space
- f) providing accessible and varied opportunities for health, leisure and recreational activities including the South East London Green Chain Walk, the Green Grid, the Waterlink Way and river and waterways network, and the Thames path.

Core Strategy Objective 8: Waste management

Deliver sustainable waste management by implementing the waste hierarchy of prevent, reuse, compost and recycle, and safeguarding sites within the Surrey Canal Strategic Industrial Location to meet Lewisham's waste apportionment of 323,000 tonnes by 2020.

Building a sustainable community

Core Strategy Objective 9: Transport and accessibility

Provision will be made to ensure an accessible, safe, convenient and sustainable transport system for Lewisham that meets people's access needs while reducing the need to travel and reliance on the private car. This will:

- a) promote choice and better health
- b) facilitate sustainable growth in the key localities for regeneration and growth (Lewisham, Catford, Deptford, New Cross)
- c) improve integration, accessibility and connectivity within the borough and the London sub-region.

The Council will ensure that transport and accessibility within the borough:

- a) provides for a system of walking and cycling routes and strong links to town centres and public open space, including the Waterlink Way, and promotes the implementation of greenways
- b) improves accessibility in the Evelyn, Whitefoot, Bellingham and Downham wards facilitates the movement of freight while minimising the adverse impacts of traffic, noise and emissions

- c) delivers key infrastructure projects including the Thameslink programme, the lower 'h' road at Lewisham, removal of the Kender gyratory system and safeguarding provision for the Surrey Canal station as part of the London Overground network.

Core Strategy Objective 10: Protect and enhance Lewisham's character

Lewisham's distinctive local character will be protected through sensitive and appropriate design, in particular those areas requiring managed change and protection such as the borough's heritage assets and their settings, local rivers and landscapes, yet at the same time creating and improving the environment within the key regeneration and growth areas of Lewisham, Catford, Deptford and New Cross. This will mean:

- a) ensuring that new development achieves high standards of urban design and residential quality and contributes to a sense of place and local distinctiveness informed by an understanding of the historic context
- b) ensuring that new development and alterations to existing buildings are sensitive, appropriate to their context, and make a positive contribution to the urban environment
- c) preserving or enhancing the condition and historic significance of the borough's heritage assets and the other identified elements of the historic environment.

Core Strategy Objective 11: Community well-being

The Council with its partners will provide and support measures and initiatives that promote social inclusion and strengthen the quality of life and well-being for new and existing residents of the borough by:

- a) addressing deprivation and health inequalities particularly within the wards of Evelyn, New Cross, Lewisham Central, Whitefoot, Bellingham and Downham
- b) creating safer and stronger communities by reducing crime and the fear of crime through innovative design and land use policies
- c) providing physical, social and green infrastructure, including high quality health and education facilities, that are accessible and suitable to all of Lewisham's residents, to foster independent community living.

Appendix 2 Site options and alternatives

The following tables show the options and alternatives put forward at the Issues and Options (2005), Preferred Options (2007) and Further Options (2010) stages and whether the site was carried forward to the next round of consultation.

Table 2 sets out the sites carried forward to the Proposed Submission DPD (2012). The sites included in the Proposed Submission DPD have all been carried through to the Site Allocations Submission DPD.

1. Issues and Options (2005)

Site	Options (BOLD option was carried forward)	Outcome for Preferred Options
1. 16A Algernon Road	1. 100% housing	Rejected
	2. Retain MOT testing station and garages	Carried forward to the Preferred Options
2. Site at New Cross Station, Amersham Vale	1. 100% housing	Carried forward to the Preferred Options
	2. Retain open storage use	Rejected option
	3. Mixed use commercial/residential	Carried forward to the Preferred Options
	4. Mixed use community/residential	Rejected option
3. New Cross Hospital site, Avonley Road	1. 100% housing	Rejected option
	2. Mixed use site including housing	Carried forward to the Preferred Options with possible community use
4. Former United Dairies site, Baring Road	1. 100% housing	Carried forward to the Preferred Options
	2. Mixed use site including housing	Rejected option
	3. Office/light industry/warehouse	Rejected option
5. Land between railway line and Baring Road with access from Hoser Avenue	1. Allotments (MOL)	Carried forward to the Preferred Options with site retained as MOL and SINC
	2. Housing with retention of the Green Corridor	Rejected option
6. Former Bell Green Gasworks	1. Residential	Preferred Options
	2. Retail	Rejected option
	3. Mixed Use/residential/retail	Carried forward to the Preferred Options
	4. Waste management facility	Rejected option
7. Blackheath Station car park	1. High density housing	Rejected option
	2. Retail car park and farmers market	Carried forward to the Preferred Options
	3. Mixed use development	Rejected option
8. Sites at Brockley Station – Coulgate Street	1. Retain current use	All options were rejected. A new option was recommended and put forward in the Preferred Options – this amended the boundary and allocated the site for mixed use development and retained the existing Coulgate Street cottages
	2. Community uses	
	3. 100% housing	
	4. Office/business	
	5. Promote uses in the Brockley guidance	
8. Sites at Brockley Station – Mantle Road Site 1 (furniture workshop)	1. Residential block with ground floor suitable for live work or commercial uses	Carried forward to the Preferred Options
	2. 100% housing	Rejected option
	3. Employment uses (office, industrial or warehousing)	Rejected option
	4. Community uses	Rejected option
	5. Retain current use	Rejected option
8. Sites at Brockley Station – Mantle Road Site 2 (scaffolding yard)	1. Residential block with ground floor suitable for live work or commercial uses	Carried forward to the Preferred Options
	2. 100% housing	Rejected option
	3. Employment uses (office, industrial or warehousing)	Rejected option
	4. Community uses	Rejected option
	5. Retain current use	Rejected option

Site	Options (BOLD option was carried forward)	Outcome for Preferred Options
9. Sites at Brockley Station, 111-115 Endwell Road (Timber Yard and community college)	1. Retain timber yard and college	Rejected option
	2. 100% housing	Rejected option
	3. Mixed use – housing and live work units, commercial units	Carried forward to the Preferred Options
	4. Community use	Rejected option
10. Brockley Station, 100-106 Endwell Road (Bridge House) and 16-28 Brockley Cross	1. Amalgamation of site and mixed use development	Carried forward to the Preferred Options
	2. Mixed use – housing and live work units, commercial units	Rejected option
	3. 100% housing	Rejected option
	4. Retain current uses	Rejected option
11. Seager buildings on Brookmill Road	1. Mixed use development of B1 uses, live work units, housing	Carried forward to the Preferred Options
	2. 100% housing	Rejected option
	3. Community use	Rejected option
	4. 100% employment (offices, industrial/warehouse)	Rejected option
12. Clyde Street	1. Community facility	Rejected option . Current use was retained as an Environmental Study area and wildlife garden
13. Former Alfred Morris Day Centre, Clyde Street	1. Mixed use commercial and residential	Rejected option
	2. 100% housing	Carried forward to the Preferred Options
	3. Housing and community use	Rejected option
14. Comet Street	1. Promotion of creative/cultural industries in Theatre place and live/work units	Rejected option
	2. 100% Housing	Rejected option
	3. Housing and commercial units	Carried forward to the Preferred Options
15. Giffin Street	1. Redevelopment in accordance with the Deptford Urban Design Framework	Carried forward to the Preferred Options with Option 3
	2. 100% Housing	Rejected option
	3. Mixed use housing and commercial development	Carried forward to the Preferred Options with Option 1
16. Hamilton Street, Deptford	1. 100% housing	Both options were rejected. The site was proposed to be used as a car park to support Deptford High Street
	2. Mixed use commercial and residential live/work development	
17. Convoys Wharf	1. Mixed use in accordance with an existing outlined planning application	Carried forward to the Preferred Options
18. Creekside Deptford – Sun Wharf, Kent Wharf, Thanet Wharf, 18 Creekside (Cockpit Arms)	1. 100% Housing	Rejected option
	2. Mixed use commercial and residential	Carried forward to the Preferred Options with Option 2
	3. Promotion of cultural industries and activities	Carried forward to the Preferred Options with Option 3
19. Octavius Street and Deptford Station	1. Mixed use commercial with housing development with improvements to Deptford Station and the Listed Carriage Ramp	Carried forward to the Preferred Options
20. De Frene Allotment Club	1. Retain current use	Carried forward to the Preferred Options
	2. Redevelop site for affordable housing	Rejected option

Site	Options (BOLD option was carried forward)	Outcome for Preferred Options
21. Sites at Forest Hill station	1. The uses proposed in the SPG i.e. redevelopment of station and access to public transport. Improve access to Horniman Museum and access and look of Clyde Terrace. Improve Sainsbury's car park and incorporate housing	Carried forward to the Preferred Options
	2. Housing	Rejected option
	3. Retain current uses	Rejected option
	4. Combination of uses 1 and 2	Rejected option
22. Forest Hill Library, Pools and adjacent open space	1. Community use and Open space	Carried forward to the Preferred Options
	2. Refurbishment of the Pool	Rejected option
	3. Replacement of the pool	Rejected option
23. Honor Oak Road covered reservoir	1. Retain current use: Open space designated SINC site	Current use retained but as there was no change the site was not included in the preferred options
	2. Housing	Rejected option
24. Rear of Christian Fellowship Centre	1. Housing	Carried forward to the Preferred Options The community proposed the site should be allocated as open space but the site was privately owned and was the subject of a planning application for residential use
25. Rear of 161-171 New Cross Road	1. Housing	Carried forward to the Preferred Options
	2. Mixed use commercial/residential	Rejected option
26. Site between New Cross Gate Station and 267 New Cross Road and 17-25 Goodwood Road	1. Mix of retail, B1 offices, residential and community facilities	Carried forward to the Preferred Options
27. Kender Estate, New Cross Gate	1. 100% Housing	Rejected option
	2. Mixed use commercial / residential	Carried forward to the Preferred Options with Option 3
	3. Healthy Living Centre	Carried forward to the Preferred Options with Option 2
28. Somerville Adventure Playground, Queens Road	1. Retail and housing on parts of the playground with frontage on Queens Road	Carried forward to the Preferred Options
	2. Site on Wild Goose Drive - Housing	Rejected option
	3. Site on Wild Goose Drive - replacement of lost playground	Rejected option
29. Sites at Nightingale Grove, Hither Green	1. 100% Housing	Rejected option
	2. Mixed use commercial and residential	Carried forward to the Preferred Options with Option 4
	3. Employment uses (office, industry, warehousing)	Rejected option
	4. Community uses	Carried forward to the Preferred Options with Option 2
30. 9 Staplehurst Road and rear of Leahurst Road, Hither Green	1. Housing	Carried forward to the Preferred Options (Leahurst Road)
	2. Mixed use commercial, live work and residential	Carried forward to the Preferred Options (Plumb Centre)
	3. Retail	Rejected option
31. Tanners Hill	1. Housing	Carried forward to the Preferred Options

Site	Options (BOLD option was carried forward)	Outcome for Preferred Options
32. O'Rourke Transport/Sivyer Transport site, 154-160 Sydenham Road	1. Mixed use employment/ residential/ community facility	Carried forward to the Preferred Options but excluding community uses
	2. 100% Housing	Rejected option
	3. Retain as 100% employment use	Rejected option
33. 113-157 Sydenham Road	1. Mix of retail/ leisure/ employment/housing with retention and enhancement of Mews Cottages at 1-8 Berryman's Lane	Carried forward to the Preferred Options
	2. 100% housing	Rejected option
	3. Retain current uses (including Garage and Motor Repair Facilities) 'Do Nothing'	Rejected option
34. Rival Envelope Company, Trundleys Road	1. Employment	Rejected option
	2. 100% housing	Carried forward to the Preferred Options
	3. Mixed use commercial/ residential	Rejected option
35. Nature reserve corner of Vesta Road and Brockley to New Cross Gate railway	1. Maintain as a SINC site	Carried forward to the Preferred Options
	2. Develop for housing	Rejected option
Deptford Creek Opportunity Area	1. Minimum area including Convoys Wharf	Rejected option
	2. Include additional part of Deptford Creekside and part of Deptford High Street	Rejected option
	3. Wider area including all of Deptford High Street and all the Creekside area in Lewisham	Carried forward to the Preferred Options
Employment sites		
Strategic Employment Locations (SELs) - Surrey Canal - Oxestalls Road - Childers Street - Arklow Road - Bromley Road	1. Maintain current boundaries or SELs	Rejected option but a core SEL was maintained (Surrey Canal part (part) and Bromley Road) and carried forward to the Preferred Options
	2. Remove or add sites to SELs and allocate for either - Employment - Housing - Mixed use employment, housing, community	Mixed use was carried forward to the Preferred Options for the following - Childers Street - Arklow Road - Oxestalls Road - Surrey Canal Road (part) included Grinstead Road
Defined Employment Areas (DEAs) - Blackheath Hill - Clyde Vale/Perry Vale - Creekside - Endwell Road - Evelyn Street - Goodwood Road - Lewisham Way - Malham Road - Manor Lane - Molesworth Street	1. Retain all the current DEAs	Carried forward to the Preferred Options for the following - Blackheath Hill - Clyde Vale/Perry Vale - Creekside - Endwell Road - Evelyn Street - Goodwood Road - Lewisham Way - Malham Road - Plough Way

Site	Options (BOLD option was carried forward)	Outcome for Preferred Options
<ul style="list-style-type: none"> - Plough Way - Stanton Square - Sun and Kent Wharf - Willow Way - Worsley Bridge Road 		<ul style="list-style-type: none"> - Manor Lane - Stanton Square - Willow Way - Worsley Bridge Road
	2. Remove protection for business/industrial uses in DEAs and seek <ul style="list-style-type: none"> - 100% housing - 100% affordable housing - Mixed use housing/commercial - Town centre uses - Other 	Mixed use was carried forward to the Preferred Options for the following <ul style="list-style-type: none"> - Plough Way - Sun and Kent Wharf

2. Further Options stage (2010) and proposed submission stage (2012)

Site	Options	Outcome for the Proposed Submission DPD
SA1 New Cross Hospital site, Avonley Road	1. 100% housing	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA2 Seager Buildings, Brookmill Road	1. Mixed use housing with employment/commercial and community use	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA3 Giffin Street redevelopment area	1. Mixed use commercial/creative floorspace, relocation of Tidemill School, relocation of library, housing and community use (work/office space and community café)	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA4 Octavius Street and Deptford Station	1. Mixed use commercial and housing; Station redevelopment and renovation of the Carriage Ramp	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA5 Site between New Cross Station, 267 New Cross Road and 19-25 Goodwood Road	1. Mixed use retail, business and housing	Carried forward to the Proposed Submission DPD
	2. Mixed use retail and business	N/A
SA6 New Cross Gate Retail Park/Sainsbury's Site, New Cross Road	1. Mixed use retail, housing, community facilities and a new station access and public space (station square)	Carried forward to the Proposed Submission DPD
	2. Mixed use retail and business	N/A
SA7 NDC Centre, Kender Estate	1. Community uses at ground floor (including a doctors' surgery, library, gym, community hall, café, crèche and public square) with residential above	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA8 Childers and Arklow Road MEL	1. Designate as a Mixed Use Employment Location incorporating employment (B1 Use Classes industrial/offices) with housing	Carried forward to the Proposed Submission DPD
	2. Retain as existing employment use	N/A

Site	Options	Outcome for the Proposed Submission DPD
SA9 Grinstead Road MEL	1. Designate as a Mixed Use Employment Location, comprising a range of Business (B class) uses and residential	Carried forward to the Proposed Submission DPD
	2. Retain as a Strategic Industrial Location	Rejected
SA10 Sun and Kent Wharf MEL	1. Designate as a Mixed Use Employment Location comprising employment uses including creative industries, office, workshop development and housing	Carried forward to the Proposed Submission DPD
	2. Retain in employment use	N/A
SA11 Thanet Wharf MEL	1. Designate as a Mixed Use Employment Location providing a range of Business (B1) employment uses, including provision for cultural and creative industries and housing	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA12 Evelyn Street LEL	1. Designate as a Local Employment Location to enable protection for B Use Class Employment Uses	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA13 Creekside LEL	1. Designate as a Local Employment Location which entails protection for B Use Class Employment Uses	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA14 Lewisham Way LEL	1. Designate as a Local Employment Location which entails protection for B Use Class Employment Uses	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA15 Lewisham Bridge School Site, Elmira Street	Redevelopment of Primary School to cater for both primary and secondary education levels – ages 3 to 16.	Carried forward to the Proposed Submission DPD
SA16 Deptford Green School, Edward Street, Amersham Vale	Provide a new School (upper and lower) on Edward Street Annex, to include a small section of land at the north-east corner of Fordham Park. Redevelop Amersham Vale/upper school site for new public open space and residential.	Carried forward to the Proposed Submission DP
SA17 East of Forest hill Station, Waldram Place/Perry Vale	1. Mixed use retail, business/employment with housing	Carried forward to the Proposed Submission DPD
	2. Business/employment	Rejected
SA18 West of Forest Hill Railway Line	1. Mixed use retail, business/employment with housing	Carried forward to the Proposed Submission DPD
	2. Business/employment	Rejected
SA19 Fairway House, Forest Hill	1. Mixed use retail, business/employment with housing	Carried forward to the Proposed Submission DPD
	2. Business/employment	Rejected
SA20 O'Rourke Transport/Sivyer Transport, 154-160 Sydenham Road	1. Mixed use employment with housing	Mixed use employment with housing
	2. Retain as existing employment use	Rejected
SA21 113-157 Sydenham Road	1. Mixed use retail, employment and housing	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA22 Leegate Centre	1. Mixed use retail led with housing, offices and hotel	Carried forward to the Proposed Submission DPD
	2. Retain as existing - retail, residential and offices	Rejected

Site	Options	Outcome for the Proposed Submission DPD
SA23 Clyde Vale LEL	1. Designate as Local Employment Location to offer protection for B Use Class Employment Uses	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA24 Perry Vale LEL	1. Local Employment Location to offer Protection for B Use Class Employment Uses	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA25 Former Bell Green Gasworks	1. Phase II: Mixed use business, industrial or warehouse, non-food retail units and associated garden centre , restaurant and retention of Livesley Memorial Hall as a social club. Phase III: Mixed use residential and retail.	Carried forward to the Proposed Submission DPD
	2. Mixed use residential and commercial & use of Livesley Memorial Hall as a social club	Rejected
SA26 Site at Coulgate Street, Brockley Cross	Mixed use retail and commercial on the ground floor with residential above and retention of Coulgate Street cottages (a row of early 19th century cottages)	Carried forward to the Proposed Submission DPD
	Housing 100%	Rejected
SA27 Mantle Road, Brockley Cross	1. Mixed use housing with commercial	Carried forward to the Proposed Submission DPD
	2. Housing 100%	Rejected
SA28 5 St. Norberts Road, Brockley Cross	1. Mixed use commercial and housing	Carried forward to the Proposed Submission DPD
	2. Housing 100%	Rejected
SA29 Site at 111 & 115 Endwell Road (Timber Yard and Community College), Brockley Cross	1. Mixed use commercial/ employment uses to the ground floor with housing above	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA30 72 to 78 Nightingale Grove, Hither Green	1. Mixed use housing with business	Carried forward to the Proposed Submission DPD
	2. Retain as existing mixed use comprising commercial and industrial	Rejected
SA31 Nightingale Mews& adjoining works, 80-84 Nightingale Grove, Hither Green	1. Mixed use housing with business	Carried forward to the Proposed Submission DPD
	2. Retain as existing mixed use comprising commercial and industrial	Rejected
SA32 Driving Centre, Nightingale Grove, Hither Green	1. Mixed use housing with business/employment	Carried forward to the Proposed Submission DPD
	2. Retain as existing commercial use	Rejected
SA33 35 Nightingale Grove, Hither Green	1. Mixed use housing with business/employment	Carried forward to the Proposed Submission DPD
	2. Retain as existing industrial use	Rejected
SA34 37 to 43 Nightingale Grove, Hither Green	1. Housing with business/employment and retention of existing nursery facility	Carried forward to the Proposed Submission DPD
	2. Retain as existing mixed use industrial and nursery facility	Rejected
SA35 9 Staplehurst Road & rear of Leahurst Road, Hither Green	1. Mixed use commercial with housing	Carried forward to the Proposed Submission DPD
	2. None	N/A

Site	Options	Outcome for the Proposed Submission DPD
SA36 Endwell Road LEL	1. Designate as Local Employment Location thereby protecting B Use Class Employment Uses	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA37 16a Algernon Road	1. Housing	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA38 Former United Dairies Depot, Baring Road	1. Housing	Carried forward to the Proposed Submission DPD
	2. Mixed use housing, employment and community use	Rejected
SA39 Tyson Road (rear of Christian Fellowship Centre)	1. Housing	Carried forward to the Proposed Submission DPD
	2. Housing and provision of open space	Rejected
SA40 120, 122s, 136a Tanners Hill, St Johns	1. Housing	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA41 Former Green Man Public House, 355-357 Bromley Road	1. Housing	Rejected
	2. Commercial or retail and community space at the ground floor, residential to upper floors	Carried forward to the Proposed Submission DPD
SA42 Former Tiger's Head Public House, 350 Bromley Road	1. Housing	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA43 Somerville Adventure Playground, Queen Road, New Cross	1. Mixed use housing, community and retail uses	The site is not being carried forward as it is unlikely to be developed in the lifetime of the DPD
	2. None	N/A
SA44 Former Courts Site, 335-357 Bromley Road	1. Mixed use incorporating housing and retail	Carried forward to the Proposed Submission DPD
	2. Commercial or retail uses at ground floor, including a pharmacy and a community use with catering facilities; residential at upper floors	Rejected
SA45 Blackheath LEL	1. Designate as Local Employment Location enabling protection of B Use Class employment uses	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA46 Manor Lane LEL	1. Designate as Local Employment Location enabling protection of B Use Class employment uses	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA47 Stanton Square LEL	1. Designate as Local Employment Location	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA48 Willow Way LEL	1. Local Employment Location - Protection of B Use Class employment uses	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA49 Worsley Bridge LEL	1. Local Employment Location - protection of Class B Use	Carried forward to the Proposed Submission DPD
	2. None	N/A
SA50 Malham Road LEL	1. Local Employment Location – retention of offices, warehouses and workshops (Class B Uses)	Carried forward to the Proposed Submission DPD
SA51 Bonus Pastor Catholic College	Retain education uses and as existing	Carried forward to the Proposed Submission DPD

Site	Options	Outcome for the Proposed Submission DPD
SA52 Former Watergate School	Gypsies and Travellers site to encompass five pitches, each comprising an amenity block, external area and areas for both static and travelling caravans as well as a car parking space	Not carried forward. New site search to take place.

Appendix 3 Land use allocation appraisal

The following tables collectively discuss the sustainability of the land-use being recommended for the allocated sites. Within each assessment, the borough has been divided geographically into the areas set out in the Core Strategy spatial strategy areas.

Regeneration and Growth Areas

- Lewisham Town Centre
- Catford Town Centre
- Deptford, Deptford Creekside, New Cross/New Cross Gate

District Hubs

- Blackheath
- Forest Hill
- Lee Green
- Sydenham

Local Hubs

- Brockley Cross
- Hither Green
- Bell Green

Area of Stability and Managed Change

- Southend Village, Bromley
- Downham (District Centre)
- Crofton Park, Downham Way and Grove Park (as Neighbourhood Shopping Centres)
- Ravensbourne Retail Park, and Bromley Road as an out-of-centre retail park
- Strategic Industrial Location (SIL) at Bromley Road and Local Employment Locations

The table below is a key to provide an indication as to the nature of the effects that the uses may have on the sites.

++	Likely to have a very positive impact
+	Likely to have a positive impact
--	Likely to have a very negative impact
-	Likely to have a negative impact
I	Depends upon implementation
0	Neutral impact identified
?	Unknown impact

The tables appear in the following order:

- 1 Mixed Use
- 2 Housing
- 3 Employment
- 4 Education
- 5 SINC's
- 6 Waste

1: Mixed Use

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation				Option 2: No Allocation							
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
<p>The number of VAT registered companies in 2007 was 5390.</p> <p>Net year on year retail provision throughout the Borough has increased.</p>	Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p> <p>Does the option promote growth in key sectors?</p> <p>Does the option promote growth in key clusters?</p>	<p>++ Mixed uses will enable local economies opportunities for growth.</p> <p>++ Mixed use provides prospects across a range of sectors</p> <p>+ Mixed used has the potential to enhance business competitiveness and improve business development.</p> <p>++ Mixed use creates robust businesses and local economy</p> <p>+ Mixed use can promote growth in key sectors.</p> <p>+ Mixed use can promote growth in key clusters.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Mixed use developments will assist in economic growth by providing new business space in the Regeneration and Growth Areas and to a lesser extent in the District Hubs.</p> <p>The initial impacts of these mixed use centres are likely to be local, however once businesses are established then there is the possibility that in the long term these will create regional or even national economic impacts.</p>	<p>Mixed use is the advised policy option recommended to achieve the Site Allocations Objectives as it is considered that it will achieve the regeneration of those areas of the Borough most in need. It will provide the required mix of high quality homes, training opportunities, and jobs to support existing and expanding communities. The allocation of land for mixed use development are therefore an integral part of the realisation of the vision of the Core Strategy.</p>	<p>-- Sustained economic growth would be difficult to maintain without the range of economic drivers that mixed use allows for.</p> <p>- This option does not encourage economic growth across a range of sectors.</p> <p>--The option will not improve business competitiveness or improve business development.</p> <p>- The option will not assist the resilience of business or the economy.</p> <p>-The option does not promote growth in key sectors.</p> <p>- The option will not promote growth in key clusters</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>There would be little or no wider economic benefit to the Borough from this option as the status quo would remain. Which has been identified as lacking business space and decent housing in the north of the Borough especially.</p>	<p>The impact of maintaining the status quo will need to be monitored in order to ascertain that the economic growth rate, job creation and housing numbers have not fallen below projections so targets can still be met.</p>		

1: Mixed Use

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation							
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				Short term	Medium term	Long term				Short term	Medium term	Long term			
		Does the option have a detrimental impact on existing businesses?	+ Mixed use is unlikely to have a negative impact on existing businesses	✓						- There is possibility that the option could have a detrimental impact on existing businesses by limiting their growth opportunities.		✓			

1: Mixed Use

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation							
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				Short term	Medium term	Long term				Short term	Medium term	Long term			
Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026	Encourage and promote employment and new enterprises	<p>Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?</p> <p>Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?</p> <p>Does the option enhance employment opportunities and encourage new enterprise?</p>	<p>++ Mixed use is likely to encourage and promote new enterprises, and employment opportunities are a likely.</p> <p>+ Development providing mixed use is likely to regenerate land and attract enterprise and employment to Lewisham.</p> <p>++Mixed use has the potential to enhance employment opportunities and encourage new enterprise</p>		✓		The provision of new business space in the Regeneration and Growth Areas and District Hubs will provide space for new enterprises and provide employment opportunities, for a range of skill levels. The effects will be local and regional in the long term.				<p>-- This option is unlikely to encourage or promote the establishment of new enterprises or employment opportunities.</p> <p>-- the option does not promote the regeneration of suitable land for new enterprises and employment in Lewisham.</p> <p>-- The option does not enhance employment opportunities or new enterprise</p>	✓		There would be no deliberate attempt from not allocating land at assisting new enterprises to establish or employment opportunities. This could effect the Regeneration and Growth areas as well as the District and Local Hubs resulting in impacts at possibly a regional scale in the long term.	

1: Mixed Use

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation								
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				Short term	Medium term	Long term				Short term	Medium term	Long term				
		<p>Does the option reduce unemployment and long-term unemployment?</p> <p>Does the option provide job opportunities for those in need of employment?</p> <p>Does the option raise the profile of Lewisham as a location for employment and enterprise?</p> <p>Does the option have a detrimental impact on existing employment and enterprise activities?</p>	<p>+ Mixed use has the potential to reduce unemployment.</p> <p>+ Mixed use potentially provides employment for the unemployed.</p> <p>+Mixed use has the potential to raise the profile of Lewisham as a location for employment and enterprise.</p> <p>0 Mixed use development is unlikely to have a detrimental impact on existing employment, and enterprise activities.</p>			✓				<p>- There will be no planning policy initiative to reduce unemployment.</p> <p>-- The option does not provide job opportunities to those in need of employment.</p> <p>-- The option does not raise the profile of Lewisham as a location for employment and enterprise.</p> <p>+/- This option will not have a negative impact on existing employment and enterprise activities.</p>	✓					

1: Mixed Use

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
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				Short term	Medium term	Long term				Short term	Medium term	Long term		
The waste apportionment figures for Lewisham will allow for only 323 000 tonnes of waste that can be disposed of in 2020.	Minimise waste production and increase recycling	Does the option minimise the production of waste and increase levels of recycling?	- Mixed use is likely to increase the amount waste produced from the sites.	✓			All demolition and construction projects produce waste, and the increase in households and businesses in the Regeneration and Growth Areas and District Hubs will naturally increase the amount of waste that is produced in these areas of the Borough. The effects of waste production are felt across the country as the waste generated during the construction (short term) and then the occupation (long term) will need to be sent to various processing plants across England.		+/- There will be no change in waste production as a result of policy initiatives.	✓			Demolition and /or construction is likely to still be generated but not on the same scale as the other option is likely to create. So there may only be a marginal increase in waste in the Regeneration and Growth areas and very little if any in the District and Local Hubs. Waste would still impact nationally in the long term however.	
		Does the option encourage the use of recycled, recyclable and durable products?	- Mixed use development does not directly encourage the use of recycled or recyclable and durable products	✓					- This option does not encourage the use of recycled and durable products.	✓				
		Does the option lead to reduced consumption of materials and resources?	- Mixed use development is not likely to lead to reduced consumption of materials and resources	✓					- The option will not directly lead to the reduced consumption of materials and resources.	✓				
		Does the option reduce household waste?	- Mixed use development is unlikely to reduce household waste.	✓					- The option will not directly reduce household waste.	✓				
		Does the option reduce business waste?	- Mixed use development is unlikely to reduce business waste.	✓					- The option will not directly reduce business waste.	✓				
		Does the option reduce hazardous waste?	? Mixed use development is unlikely to generate hazardous waste	✓				?This option is unlikely to generate hazardous waste.	✓					

1: Mixed Use

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
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				Short term	Medium term	Long term				Short term	Medium term	Long term		
4 renewable energy developments and 17 renewable energy technology installations completed in 2008/9 Good river quality recorded since 2001. No planning permissions have been granted contrary to EA advice on flood defence or water quality.	To consume natural resources in a sustainable manner	Does the option promote the consumption of natural resources in a sustainable manner? Does the option use previously developed land as opposed to a greenfield site? Does the option make use of derelict, under used or vacant land or buildings? Does the option minimise the need for aggregates? Does the option include measures for soil decontamination? Does the option impact on the hydrology of the surrounding area?	I this is unknown and not determined by the option, but managed through policy ++ Mixed use development is likely to occur on previously developed land. ++Mixed use will make use of derelict, underused or vacant land or buildings ? I This is very much dependent on the individual site. I This is very much dependent on the individual site.	✓ ✓ ✓			New building practices, materials and regulations will encourage the homes and businesses built in the Regeneration Areas and District Hubs to be as sustainable as possible. While the short term effects are local the long term will be global Matters of soil decontamination and hydrological management are matters that need to be dealt with at a local level. The scale of the hydrological events will determine the temporal nature of the event.		0 0 ? ? ?				The level of consumption of natural resources will continue as at present, at least in the short to medium term. Although if new buildings were to be constructed in the Regeneration and Growth Areas, District and Local Hubs they would be required to meet the new national regulations and guidelines. This could eventually impact at the global level.	

1: Mixed Use

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
		Does the option conserve water e.g. does it promote use of SUDs?	I This is very much dependent on the individual site.		✓					?				
		Does the option promote renewable and decentralised energy generation?	I This is very much dependent on the individual site.		✓					?				
		Does the option include sustainable design and construction?	I This is very much dependent on the individual site.	✓						?				

1: Mixed Use

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Approximately 14% of the borough is covered by open space, with 46 public parks covering 370ha. 20% of the borough is deficient in open space.	Protect and enhance open spaces and biodiversity	Does the option protect or enhance biodiversity or open space provision?	0	✓			There is no intention for any of the development to impinge on open space. Every effort will be made to identify on an individual site basis the impact of the development on open space and biodiversity. In some of the cases in the Regeneration and Growth Areas open space is likely to be created and/or up graded. District Hubs and Regeneration and Growth Areas will experience local effects in the long term.		0	✓		If the status quo were to remain in the Regeneration and Growth Areas and the District and Local Hubs, then there would be limited change to the amount of Open Space provided and the deficiency ratio would experience only limited change over time.		
		Does the option damage features of biodiversity interest?	0	✓					0	✓				
		Does the option have an impact on the quantity or quality of open space?	I This is very much dependent on each individual site. May increase the ratio of deficiency.			✓				0	✓			
		Does the option improve access to open space?	I This is very much dependent on the individual site.			✓				0	✓			
		Does the option impact on sites or features of nature conservation importance?		✓				0	✓					

1: Mixed Use

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation				Option 2: No Allocation																
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation									
				Short term	Medium term	Long term				Short term	Medium term	Long term											
Lewisham has high levels of air and noise pollution due to the level of road traffic. There are five Air Quality Management Areas in the borough.	Improve air quality and reduce noise and vibration	<p>Does the option improve either air quality or the impact of noise and vibration?</p> <p>Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers?</p> <p>Does the option reduce car use and vehicle movements?</p> <p>Will the option generate new air borne pollutants or new noise and vibration?</p>	<p>I This is dependent on the individual site, but will be an increase use of cars and public transport.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is dependent on the individual site, but will be an increase use of cars and public transport.</p> <p>? This is dependent on the uses that occupy the mixed use development. It is however unlikely given the proximity to residential.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Noisy polluting developments are not appropriate for this type of development, or in these areas of the Regeneration and Growth Areas or the District Hubs.</p> <p>In the north of the Borough where the Regeneration and Growth Areas are concentrated car ownership is already reasonably low this will be further encouraged in the long term.</p> <p>For District Hubs the long term car use will be managed through the planning applications and be assessed on a site by site basis.</p>		0	✓			0	✓			0	✓		0	✓		The businesses currently operating in the Regeneration and Growth Areas and the District Hubs would remain and any change in the future would depend on planning permission being granted at which time the local and long term impacts would be assessed.

1: Mixed Use

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation				Option 2: No Allocation							
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
In the 2001 census 32% of people in Lewisham travel to work by car, motorbike or taxi. However around 40% of households do not own a car, varying from 55.8% in New Cross (north) to 32.8% in Grove Park (south).	Reduce car travel and promote sustainable modes of transport	Does the option encourage the reduction in car travel and/or promote sustainable modes of transport.	+ The mixed use development are close to main centres and transport links.	✓			The mixed use developments in the Regeneration and Growth Areas are in areas of high PTAL which provides a reasonable long term certainty as to the number of public transport options available locally.		0	✓		Promotion of sustainable modes of transport and reducing car travel is likely to be left to other policy avenues.		
		Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools?	+ The mixed use developments are close to town centres and offer employment options.	✓					0	✓				
		Does the option make provision for walking and cycling?	This is very much dependent on the individual site.		✓				0	✓				
		Is the option accessible by public transport?	+ All the mixed use developments are accessible by public transport.	✓					0	✓				

1: Mixed Use

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation				Option 2: No Allocation							
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				Short term	Medium term	Long term				Short term	Medium term	Long term		
The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO2.	Mitigate and adapt to climate change	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ?	I This is very much dependent on the individual site.			✓	New building practices, materials and regulations will encourage the homes and businesses built in the Regeneration and Growth Areas and the District Hubs to be as sustainable as possible; in the short term the effects will be local, but in the long term they could be global.		0	✓		The mitigation and adaption to climate change would need to be championed via other policy options that are not necessarily site or use specific.		
			I This is very much dependent on the individual site.		✓				0	✓				
Approximately 20% of the borough is at some risk of flooding from the Thames and the river Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Reduce and manage flood risk	Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures?	- Several sites in this option are in Flood Zone 3a, however the impact is unknown as each site will behave differently.	✓			The Regeneration and Growth Areas all have elements of flood risk, some the District Hubs could also be effected in both cases the effects are likely to be local but the temporal aspect will be determined by the severity of the event.		0	✓		The ability to reduce and manage the flood risk would remain constant.		
			I This is very much dependent on the individual site, and managed by the exception test.		✓				0	✓				

1: Mixed Use

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Lewisham is a dense urban borough punctuated with some significant areas of open space, from the Thames in the north to Beckenham Place Park in the south. Railway lines bisect the landscape and townscape.	Maintain and enhance landscapes and townscapes	<p>Does the option contribute to landscape and townscape quality and character?</p> <p>Does the option reduce the amount of derelict, degraded or underused land?</p> <p>Does the option result in the loss or damage to significant landscape or townscape features?</p> <p>Does the option include public realm improvements?</p>	<p>I This is very much dependent on the individual site.</p> <p>+ Mixed use development is likely to reduce the amount of derelict degraded or underused land.</p> <p>0/+ The option should not result in any damage to significant landscape or townscape features.</p> <p>I This is very much dependent on the individual site.</p>	✓	✓	✓	<p>The assessment of how this option can contribute to the townscape and landscapes of the Borough has to be undertaken at a site level. The Regeneration and Growth Areas are likely to benefit in the long term and the effects could be regional. This is due to the amount of regeneration taking place and the proximity and accessibility of these areas to central London. District Hubs will also benefit for the long term but the effects are more likely to be at a local level.</p>	0	✓	✓	0	0	0	<p>The landscapes and townscapes will need to be improved in an ad hoc manner that may pose some issues in terms of continuity.</p>

1: Mixed Use

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
The borough includes 26 conservation areas covering 654ha and 516 listed buildings.	To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places.	Does the option impact on conservation areas or sites of archaeological or historic importance? Does the option impact on potential heritage assets?	I This is very much dependent on the individual site. I This is very much dependent on the individual site.		✓		Both the Regeneration Areas and the District Hubs have historic assets. The effects are long term and may have national significance. National and local policies manage and protect the heritage assets of the Borough on a site by site basis.				0 0	✓ ✓		Historic assets are unlikely to be overly affected and being dealt with on a case by case basis, if any redevelopment occurs.
The Mayor of London requires Lewisham to build 9750 houses by 2017. The current SAP rating is 46 out of 100 with 29.4% of residents are living in unsuitable housing.	Provide sufficient housing and decent homes	Does the option deliver sufficient decent homes? Does the option provide housing of an appropriate mix, tenure and quality? Does the option increase the number of 'fit' homes?	+ This option will assist in delivering decent homes. ++ Developments will be expected to meet policy requirements for appropriate mix tenure and quality. + The option will increase the number of 'fit' homes available.	✓ ✓			A mixed use development provides new homes as well as employment, in the Regeneration Areas and to a lesser extent in the District Hubs. It will also provide decent affordable homes of a mix of tenures for people to move into this will then meet local housing need.				- This option will only provide limited numbers of decent homes. + Policy requirement of tenure mix and quality will still have to be met. - The option limits the increase of the number of 'fit' homes.	✓ ✓ ✓		There is no guarantee that if redevelopment were to occur that the suitable numbers of homes would be created as opposed to any other use that is suitable.

1: Mixed Use

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Lewisham has a significantly poorer quality of health than the rest of England. Some indicators of poor health relate to low income, such as coronary heart disease, cancer and respiratory disease.	Improve health and wellbeing and reduce inequalities in health	Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?	I This is very much dependent on the individual site.			✓	Mixed use development will be situated in and around the Regeneration and Growth Areas and District Hubs so the accessibility of local health and leisure facilities should be high in the medium to long term.		0	✓			The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities.	

1: Mixed Use

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
According to the 2001 Census 24.5% of the borough has no qualification, 14.2% has 1 GCSE subject, 17.4% has 4 GCSE subjects , 9.1% has 2 or more A levels and 29.4% have and undergraduate degree.	Provide for an improvement in education and skills	Does the option provide for an improvement in education and training opportunities for skill attainment. Does the option improve the quality and level of educational infrastructure?	0 0	✓ ✓			Mixed use development does not contribute directly to improving education and skills, however there will be training occurring during construction; and training centres may choose to situate themselves in the new business space provided in the Regeneration and Growth Areas and the District Hubs. Decent homes with enough space for study are necessary to assist children in achieving at school. The effect will therefore be long term and regional or national in scale.		0 0	✓ ✓			There will be limited change to the provision of education and skills in terms of planning policies.	

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				Short term	Medium term	Long term				Short term	Medium term	Long term										
There is a 20% deficiency in access to open space in Lewisham. There are 7 leisure centres in the borough.	Improve accessibility to leisure facilities and key local services	<p>Does the option improve accessibility to and investment in local facilities and services?</p> <p>Does the option include new leisure facilities, community infrastructure and/or key local services?</p> <p>Does the option provide good accessibility (on foot) to existing local leisure facilities, community infrastructure and key local services?</p>	<p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>+ All mixed use developments are in central locations.</p>	✓		✓	Improvement of access to leisure facilities and key local services can be ascertained locally on a site by site basis for the Regeneration and Growth Areas and District Hubs, and tools such as S106 used to secure funding towards improving accessibility for the long term.				0	✓			0	✓			0	✓		The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities
Cumulative impacts			The combined beneficial impacts on the economic and social aspects of mixed use development will have a positive cumulative influence on the overall wellbeing of the residents and businesses in the Borough.					The benefits on the economy and social fabric of maintaining the status quo are likely to be muted and neutral.														
<p>Conclusion:</p> <p>The designation of mixed use development extends the influence of the existing policies for regeneration and assists in the creation of new jobs and decent homes that will provide the basis of new communities. Allocation affords greater impetus to the redevelopment of these sites and surrounding locality. Benefits to the economy, job creation, new housing, social cohesion, accessibility to transport and facilities, and the urban streetscape will be secured through the designation of specific sites.</p>																						

2: Housing

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<p>The number of VAT registered companies in 2007 was 5390.</p> <p>Net year on year retail provision throughout the Borough has increased.</p>	Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p> <p>Does the option promote growth in key sectors?</p> <p>Does the option promote growth in key clusters?</p>	<p>+House building will support sustained economic growth.</p> <p>+ House building provides economic growth over a range of sectors.</p> <p>+ Allocation for housing may enhance competitiveness among developers.</p> <p>+/- Allocation may increase robustness of developer proposals.</p> <p>+ Housing land allocation could promote growth in key sectors.</p> <p>+ Housing land allocations could promote growth in key clusters.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Allocation of land for housing development throughout the hierarchy of Strategy Areas of the Borough, will provide a short to medium term boost to the local and regional economy.</p>	<p>The allocation of housing land is the advised policy option recommended to achieve the relevant Site Allocations Objectives. It is considered that it is required to achieve the London Plan housing targets and meet the projected demand for housing from population growth and migration. It will also assist in the regeneration of the many areas of the Borough including town centres, and provide the required high quality homes, and mix of tenure needed to support existing communities in their expansion. These allocations are therefore an integral part of the realisation of the vision of the Core Strategy.</p>	<p>- With less certainty in the market house building will contribute less to the economy.</p> <p>- Economic growth across the sectors will be limited.</p> <p>0</p> <p>0</p> <p>- The option does not support growth in key sectors.</p> <p>- The option does not promote growth in key clusters.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>There would be little or no wider economic benefit to the hierarchy of Strategy Areas of the Borough from this option in the long term.</p>	<p>The impact of not allocating land for housing will need to be monitored in order to ascertain that housing numbers and quality of home have not fallen below projections so targets can still be met.</p>			

2: Housing

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		Does the option have a detrimental impact on existing businesses?	+ /- Housing land allocation is unlikely to have a negative impact on existing businesses.			✓				+/- The non allocation of land may have a detrimental impact on existing businesses.			✓		
Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026	Encourage and promote employment and new enterprises	<p>Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?</p> <p>Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?</p> <p>Does the option enhance employment opportunities and encourage new enterprise?</p>	<p>++ Housing land allocation will provide employment opportunities; particularly through construction.</p> <p>0</p> <p>+ Housing land allocation could enhance employment opportunities and encourage new enterprise.</p>		✓		The allocation of land for housing development in the hierarchy of Strategy Areas of the Borough is likely to result in development companies needing a range of skills in order to build and market the houses. There is a requirement that employment requirements will be drawn from local sources for at least the medium term, benefiting the Borough.			<p>-- This option will not provide employment opportunities.</p> <p>0</p> <p>-- The option does not enhance employment opportunities or new enterprise</p>			✓	There would be no deliberate attempt from this policy option at assisting employment opportunities. This could effect the hierarchy of Strategy Areas of the Borough resulting in impacts at possibly a regional scale in the long term.	

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				Short term	Medium term	Long term				Short term	Medium term	Long term				
		<p>Does the option reduce unemployment and long-term unemployment?</p> <p>Does the option provide job opportunities for those in need of employment?</p> <p>Does the option raise the profile of Lewisham as a location for employment and enterprise?</p> <p>Does the option have a detrimental impact on existing employment and enterprise activities?</p>	<p>+This option may reduce unemployment and long term unemployment.</p> <p>+ This option may lead to opportunities for those in need of employment.</p> <p>0</p> <p>+ Allocation of land for housing is unlikely to have a detrimental impact on existing employment, and enterprise activities.</p>		✓						<p>- There will be no planning policy initiative to reduce unemployment.</p> <p>-- The option does not provide job opportunities to those in need of employment.</p> <p>0</p> <p>- This option could have a negative impact existing employment and enterprise activities.</p>	✓		✓		

2: Housing

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
The waste apportionment figures for Lewisham will allow for only 323 000 tonnes of waste that can be disposed of in 2020.	Minimise waste production and increase recycling	Does the option minimise the production of waste and increase levels of recycling?	- Housing is likely to increase the amount waste produced from the sites.			✓	All demolition and construction projects produce waste, and the increase in households in the hierarchy of Strategy Areas of the Borough will naturally increase the amount of waste that is produced. The effects of waste production are felt across the country as the waste generated during the construction (short term) and then the occupation (long term) will need to be sent to various processing plants across England.		+/- Increases in waste production may still occur but not as a consequence of this option.			✓	Demolition and /or construction of housing is likely to still be generated but not on the same scale as the other option is likely to create. So there may only be a marginal increase in waste in the hierarchy of Strategy Areas of the Borough. Waste would still impact nationally in the long term however.	
		Does the option encourage the use of recycled, recyclable and durable products?	- Housing development does not directly encourage the use of recycled or recyclable and durable products			✓			- This option does not encourage the use of recycled and durable products.		✓			
		Does the option lead to reduced consumption of materials and resources?	- Housing development is not likely to lead to reduced consumption of materials and resources.			✓			- The option will not directly lead to the reduced consumption of materials and resources.		✓			
		Does the option reduce household waste?	- Housing development is unlikely to reduce household waste.			✓			- The option will not directly reduce household waste.		✓			
		Does the option reduce business waste?	0					0						
		Does the option reduce hazardous waste?	? Housing development is unlikely to generate hazardous waste			✓			? This option is unlikely to generate hazardous waste.			✓		

2: Housing

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<p>4 renewable energy developments and 17 renewable energy technology installations completed in 2008/9</p> <p>Good river quality recorded since 2001.</p> <p>No planning permissions have been granted contrary to EA advice on flood defence or water quality.</p>	To consume natural resources in a sustainable manner	<p>Does the option promote the consumption of natural resources in a sustainable manner?</p> <p>Does the option use previously developed land as opposed to a greenfield site?</p> <p>Does the option make use of derelict, under used or vacant land or buildings?</p> <p>Does the option minimise the need for aggregates?</p> <p>Does the option include measures for soil decontamination?</p> <p>Does the option impact on the hydrology of the surrounding area?</p>	<p>I this is unknown and not determined by the option, but will be managed through policy</p> <p>++ Housing development is likely to occur on previously developed land.</p> <p>++Housing development will make use of derelict, underused or vacant land or buildings</p> <p>?</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>	<p>✓</p> <p></p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p></p> <p>✓</p> <p>✓</p> <p></p> <p></p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p>New building practices, materials and regulations will encourage the homes built in the hierarchy of Strategy Areas of the Borough to be as sustainable as possible. While the short term effects are local the long term will be global</p> <p>Matters of soil decontamination and hydrological management are matters that need to be dealt with at a local level. The scale of the hydrological events will determine the temporal nature of the event.</p>		<p>0</p> <p>0</p> <p>0</p> <p>?</p> <p>0</p> <p>0</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p>The level of consumption of natural resource will continue as at present at least in the short to medium term. Although if new buildings were to be constructed in the Regeneration and Growth Areas, District Hubs and the Areas of Stability and Managed Change they would be required to meet the new national regulations and guidelines. This could eventually impact at the global level.</p>			

2: Housing

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		Does the option conserve water e.g. does it promote use of SUDs?	+ New housing developments will incorporate water saving devices.			✓				?				
		Does the option promote renewable and decentralised energy generation?	+ New housing developments will include renewable and decentralised energy generation.			✓				?				
		Does the option include sustainable design and construction?	+ Any new buildings will be designed in accordance with sustainable design and construction methods.			✓				?				

2: Housing

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Approximately 14% of the borough is covered by open space, with 46 public parks covering 370ha. 20% of the borough is deficient in open space.	Protect and enhance open spaces and biodiversity	<p>Does the option protect or enhance biodiversity or open space provision?</p> <p>Does the option damage features of biodiversity interest?</p> <p>Does the option have an impact on the quantity or quality of open space?</p> <p>Does the option improve access to open space?</p> <p>Does the option impact on sites or features of nature conservation importance?</p>	<p>0</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on each individual site. May increase the ratio of deficiency.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>	<p>✓</p>	<p>✓</p>	<p>Every effort will be made to identify on an individual site basis the impact of the development on open space and biodiversity. In some of the cases in the hierarchy of Strategy Areas of the Borough open space is likely to created and/or up graded, therefore the Borough will experience a range of local benefits in the long term.</p>	<p>0</p> <p>0</p> <p>0</p> <p>0</p>				<p>If no land were allocated to housing in the hierarchy of Strategy Areas of the Borough then there would be little change to the amount of Open Space provided and the deficiency ratio would experience only limited change over time.</p>			

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Lewisham has high levels of air and noise pollution due to the level of road traffic. There are five Air Quality Management Areas in the borough.	Improve air quality and reduce noise and vibration	<p>Does the option improve either air quality or the impact of noise and vibration?</p> <p>Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers?</p> <p>Does the option reduce car use and vehicle movements?</p> <p>Will the option generate new air borne pollutants or new noise and vibration?</p>	<p>I This is very much dependent on the individual site, but will experience an increase use of cars and public transport.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site, but will be an increase use of cars and public transport.</p> <p>+It is unlikely given the use will be residential.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>			Noisy polluting developments are not appropriate for this type of development, or in these areas of the hierarchy of Strategy Areas of the Borough where the housing land allocation is being proposed. In the north of the Borough where the Regeneration and Growth Areas are concentrated car ownership is already reasonably low this will be further encouraged in the long term. For other areas the long term car use will be managed through the planning applications and be assessed site by site.		<p>I This is very much dependent on the individual sites.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>		<p>If no land were allocated to housing in the hierarchy of Strategy Areas of the Borough; then there would be little change to improve the air quality and reduce noise.</p>		

2: Housing

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				Short term	Medium term	Long term				Short term	Medium term	Long term				
In the 2001 census 32% of people in Lewisham travel to work by car, motorbike or taxi. However around 40% of households do not own a car, varying from 55.8% in New Cross (north) to 32.8% in Grove Park (south).	Reduce car travel and promote sustainable modes of transport	<p>Does the option encourage the reduction in car travel and/or promote sustainable modes of transport.</p> <p>Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools?</p> <p>Does the option make provision for walking and cycling?</p> <p>Is the option accessible by public transport?</p>	<p>+ The housing allocations are generally close to main centres and transport links.</p> <p>++ The housing allocations are generally close to local services.</p> <p>I This is very much dependent on the individual site and other policy initiatives.</p> <p>+ The housing allocations are generally accessible by public transport.</p>	✓	✓	✓	The housing land allocations promoted by this option are in areas of PTAL 3 or higher and are spread throughout the hierarchy of Strategy Areas of the Borough. In the long term access to public transport should increase as level of demand drives level of supply, this will benefit both existing and new local residents.								<p>0</p> <p>0</p> <p>0</p> <p>Promotion of sustainable modes of transport and reducing car travel is likely to be left to other policy avenues.</p>	

2: Housing

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			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO2.	Mitigate and adapt to climate change	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ?	I This is very much dependent on the individual site.	✓			New building practices, materials and regulations will encourage the homes built as a result of the allocation in the hierarchy of Strategy Areas of the Borough to be as sustainable as possible; in the short term the effects will be local, but in the long term they could be global.		0				The mitigation and adaption to climate change would need to be championed via other policy options that are not necessarily site or use specific.	
			I This is very much dependent on the individual site.	✓					0					
Approximately 20% of the borough is at some risk of flooding from the Thames and the river Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Reduce and manage flood risk	Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures?	- Several sites in this option are in Flood Zone 3a, however the impact is unknown as each site will behave differently. I This is very much dependent on the individual site and managed by the exception test.	✓		✓	Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change all experience elements of flood risk the effects are likely to be local but the temporal aspect will be determined by the severity of the event.		0				The ability to reduce and manage the flood risk would remain constant.	

2: Housing

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Lewisham is a dense urban borough punctuated with some significant areas of open space, from the Thames in the north to Beckenham Place Park in the south. Railway lines bisect the landscape and townscape.	Maintain and enhance landscapes and townscapes	<p>Does the option contribute to landscape and townscape quality and character?</p> <p>Does the option reduce the amount of derelict, degraded or underused land?</p> <p>Does the option result in the loss or damage to significant landscape or townscape features?</p> <p>Does the option include public realm improvements?</p>	<p>I This is very much dependent on the individual site.</p> <p>+ Housing development is likely to reduce the amount of derelict degraded or underused land.</p> <p>0/+ The option should not result in any damage to significant landscape or townscape features.</p> <p>I This is very much dependent on the individual site.</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>The assessment of how this option can contribute to the townscape and landscapes of the Borough has to be undertaken at a site level. The Regeneration and Growth Areas are likely to benefit in the long term and the effects could be regional. District and Local Hubs, and the Areas of Stability and Managed Change will also benefit for the long term but the effects are more likely to be at a local level.</p>	<p>0</p> <p>- The option does not reduce the number of derelict, degraded or underused land.</p> <p>0</p> <p>0</p>	<p>✓</p>	<p>The landscapes and townscapes will need to be improved in an ad hoc manner throughout the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change; this may pose some issues in terms of continuity.</p>				

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The borough includes 26 conservation areas covering 654ha and 516 listed buildings.	To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places.	Does the option impact on conservation areas or sites of archaeological or historic importance? Does the option impact on potential heritage assets?	I This is very much dependent on the individual site. I This is very much dependent on the individual site.	✓ ✓			Historic Assets are spread throughout the hierarchy of Strategy Areas of the Borough. The effects are long term and may have national significance. National and local policies manage and protect the heritage assets of the Borough on a site by site basis.		0 0			Historic assets are unlikely to be overly affected and will be dealt with on a case by case basis, if any redevelopment occurs.		
The Mayor of London requires Lewisham to build 9750 houses by 2017. The current SAP rating is 46 out of 100 with 29.4% of residents are living in unsuitable housing.	Provide sufficient housing and decent homes	Does the option deliver sufficient decent homes? Does the option provide housing of an appropriate mix, tenure and quality? Does the option reduce the number of unfit homes?	+ +This option will assist in delivering decent homes. ++ Developments will be expected to meet policy requirements for appropriate mix tenure and quality. + The option will increase the number of 'fit' homes available.			✓ ✓ ✓	A allocation of land for housing provides opportunities to build new modern and decent Lifetime Homes in the hierarchy of Strategy Areas of the Borough. It will also provide decent affordable homes of a mix of tenures for people to move into this will then meet long term local housing need.		- This option will only provide limited numbers of decent homes. + Policy requirement of tenure mix and quality will still have to be met. - The option limits the increase of the number of 'fit' homes.		✓ ✓ ✓	There is no guarantee that if any redevelopment were to occur that the suitable numbers of homes would be created as opposed to any other use that is suitable.		

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Lewisham has a significantly poorer quality of health than the rest of England. Some indicators of poor health relate to low income, such as coronary heart disease, cancer and respiratory disease.	Improve health and wellbeing and reduce inequalities in health	Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?	0				Housing land allocation will be situated in the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change so the accessibility of local health and leisure facilities will vary but should improve in the medium to long term. However the allocation of housing land will not increase levels of provision.		0				The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities.	

2: Housing

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According to the 2001 Census 24.5% of the borough has no qualification, 14.2% has 1 GCSE subject, 17.4% has 4 GCSE subjects , 9.1% has 2 or more A levels and 29.4% have and undergraduate degree.	Provide for an improvement in education and skills	Does the option provide for an improvement in education and training opportunities for skill attainment. Does the option improve the quality and level of educational infrastructure?	0 0				There will be opportunities for training during the construction of the developments are throughout the hierarchy of Strategy Areas of the Borough. Decent homes with enough space for study are necessary to assist children in achieving at school. The effect will therefore be long term and regional or national in scale. Housing developments in the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change will also create long term local effects on numbers attending local schools.		0 0				There will be limited change to the provision of education and skills in terms of planning policies.	

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There is a 20% deficiency in access to open space in Lewisham. There are 7 leisure centres in the borough.	Improve accessibility to leisure facilities and key local services	Does the option improve accessibility to and investment in local facilities and services? Does the option include new leisure facilities, community infrastructure and/or key local services? Does the option provide good accessibility (on foot) to existing local leisure facilities, community infrastructure and key local services?	I This is very much dependent on the individual site. I This is very much dependent on the individual site. + it is intended that the land allocated for housing will be accessible on foot to a range of community facilities.	✓			Improvement of access to leisure facilities and key local services can be ascertained locally on a site by site basis for the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change, and tools such as S106 used to secure funding towards improving accessibility for the long term.				0				The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities
Cumulative impacts			The combined beneficial impacts on the economic and social aspects of housing development will have a positive cumulative influence on the overall wellbeing of the residents and businesses in the Borough. This will however be dependent on the implementation and the successful monitoring and management of air quality, transport and general sustainability issues.					The issues for the economy and social fabric of the Borough of not allocating land for housing could be that land is vulnerable to other forms of development effecting land availability and prices for housing.							
<p>Conclusion: The allocation of land for housing will enable the implementation of Core Strategy policies regarding housing and, more the general objectives regarding providing new homes. Allocation also affords greater protection from conflicting uses on or adjacent to development sites. Cumulative benefits to climate, employment, socio-economic wellbeing and economic growth are secured through policy implementation and designation.</p>															

3: Employment

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<p>The number of VAT registered companies in 2007 was 5390.</p> <p>Net year on year retail provision throughout the Borough has increased.</p>	Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p>	<p>++ Designated employment locations will enable local economies opportunities for growth.</p> <p>++ Designated employment locations provide prospects across a range of sectors</p> <p>++ Designated employment locations have potential to enhance business competitiveness and improve business development.</p> <p>++ Designated employment locations create robust businesses and local economies</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Designated employment locations will assist in economic growth by continuing to provide business space in the Regeneration and Growth Areas and to a lesser extent around the District and Local Hubs.</p>	<p>The continued designation of employment sites is recommended throughout the borough; specifically in and around the Regeneration and Growth Areas and the District and Local Hubs. These sites are important for the basis, and continued economic growth of the borough; and for the employment and skill development functions they fulfil. These allocations are therefore an integral part of the realisation of the vision of the Core Strategy.</p>	<p>- As the option does not provide security to businesses it is unlikely to support sustained economic growth.</p> <p>- This option does not encourage economic growth across a range of sectors.</p> <p>--The option will not improve business competitiveness or improve business development.</p> <p>- The option will not assist the resilience of business or the economy.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>There would be little or no wider economic benefit to the Borough from this option as there would be no certainty in terms of land use which could limit a business' ability to expand or adapt. This would have a local and regional effect over the long term.</p>	<p>The impact of no allocation will need to be monitored in order to ascertain that the economic growth rate, and job creation numbers have not fallen below projection so targets can still be met.</p>

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		Does the option promote growth in key sectors?	+ Designated employment locations can Promote growth in key sectors			✓				-The option does not promote growth in key sectors.			✓		
		Does the option promote growth in key clusters?	+ Designated employment locations allow for the development and growth of key clusters.			✓				-The option will not promote growth in key clusters			✓		
		Does the option have a detrimental impact on existing businesses?	++Designated employment locations are extremely unlikely to have a negative impact on existing businesses			✓				- There is possibility that the option could have a detrimental impact on existing businesses by limiting their growth opportunities.			✓		

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Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026	Encourage and promote employment and new enterprises	<p>Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?</p> <p>Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?</p> <p>Does the option enhance employment opportunities and encourage new enterprise?</p>	<p>++ Designated employment sites are likely to encourage and promote new enterprises and employment opportunities are a likely consequence of this.</p> <p>+ Designated employment sites could promote the regeneration of land and attract enterprise and employment to Lewisham.</p> <p>++ Designated employment sites have the potential to enhance employment opportunities and encourage new enterprise</p>			<p>✓</p> <p>✓</p> <p>✓</p>	<p>The continued provision of designated employment areas in the Regeneration and Growth Areas and the District and Local Hubs will provide assurance for existing businesses enterprises and provide continued employment opportunities, for a range of skill levels in a range of industries. The effects will be local and regional in the long term.</p>		<p>-- This option is unlikely to encourage or promote the establishment of new enterprises or employment opportunities.</p> <p>-- the option would not promote the regeneration of land for new enterprises and employment in Lewisham.</p> <p>-- The option does not enhance employment opportunities or new enterprise</p>			<p>✓</p> <p>✓</p> <p>✓</p>	<p>There would be no deliberate attempt from this option at assisting new enterprises to establish or existing businesses to expand and encourage employment opportunities. This could effect the Regeneration and Growth areas as well as the District and Local Hubs resulting in impacts at possibly a regional scale in the long term.</p>	

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		Does the option reduce unemployment and long-term unemployment?	+ Designated employment sites have the potential to reduce unemployment.			✓				- There will be no planning policy initiative to reduce unemployment.			✓		
		Does the option provide job opportunities for those in need of employment?	+ Designated employment sites potentially provide employment for the unemployed.			✓				-- The option does not provide job opportunities to those in need of employment.			✓		
		Does the option raise the profile of Lewisham as a location for employment and enterprise?	+ Designated employment sites have the potential to raise the profile of Lewisham as a location for employment and enterprise.			✓				-- The option does not raise the profile of Lewisham as a location for employment and enterprise.			✓		
		Does the option have a detrimental impact on existing employment and enterprise activities?	++ Designated employment sites are highly unlikely to have a detrimental impact on existing employment, and enterprise activities.			✓				--This option has the potential to have a negative impact existing employment and enterprise activities, by limiting their certainty in how their use will be recognised in future planning applications.			✓		

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The waste apportionment figures for Lewisham will allow for only 323 000 tonnes of waste that can be disposed of in 2020.	Minimise waste production and increase recycling	<p>Does the option minimise the production of waste and increase levels of recycling?</p> <p>Does the option encourage the use of recycled, recyclable and durable products?</p> <p>Does the option lead to reduced consumption of materials and resources?</p> <p>Does the option reduce household waste?</p> <p>Does the option reduce business waste?</p>	<p>- Designated employment sites are likely to continue to produce the same volumes of waste currently experienced.</p> <p>- Designated employment sites do not directly encourage the use of recycled or recyclable and durable products</p> <p>- Designated employment sites are not likely to lead to reduced consumption of materials and resources</p> <p>0</p> <p>- Designated employment sites are unlikely to reduce business waste.</p>		✓					<p>0 There will be no change in waste production as a result of policy initiatives.</p> <p>- this options does not encourage the use of recycled and durable products.</p> <p>- The option will not directly lead to the reduced consumption of materials and resources.</p> <p>0</p> <p>- The option will not directly reduce business waste.</p>				<p>For the time being most industrial processes produce some level of waste. The existing designated employment areas in and around the Regeneration and Growth Areas; and District and Local Hubs will naturally continue to produce waste the amount of which will depend on the industry and any waste reduction policies will be managed at the site level. The effects of waste production are felt across the country as the waste generated will need to be sent to various processing plants across England, this will be a long term process.</p> <p>For the time being most industrial processes produce some level of waste. The existing designated employment areas in and around the Regeneration and Growth Areas; and District and Local Hubs will naturally continue to produce waste the amount of which will depend on the industry and any waste reduction policies will be managed at the site level. The effects of waste production are felt across the country as the waste generated will need to be sent to various processing plants across England, this will be a long term process.</p>

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		Does the option reduce hazardous waste?	? Designated employment sites do not directly encourage the reduction in production of hazardous waste.			✓				? This option will not directly encourage the reduction in production of hazardous waste.			✓		

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<p>4 renewable energy developments and 17 renewable energy technology installations completed in 2008/9</p> <p>Good river quality recorded since 2001.</p> <p>No planning permissions have been granted contrary to EA advice on flood defence or water quality.</p>	To consume natural resources in a sustainable manner	<p>Does the option promote the consumption of natural resources in a sustainable manner?</p> <p>Does the option use previously developed land as opposed to a greenfield site?</p> <p>Does the option make use of derelict, under used or vacant land or buildings?</p> <p>Does the option minimise the need for aggregates?</p> <p>Does the option include measures for soil decontamination?</p> <p>Does the option impact on the hydrology of the surrounding area?</p>	<p>I this is unknown and not determined by the option.</p> <p>++ Designated employment sites occur on previously developed land.</p> <p>+ Designated employment sites have the potential to make use of derelict, underused or vacant land or buildings</p> <p>I this is unknown and not determined by the option.</p> <p>I this is unknown and not determined by the option.</p> <p>I this is unknown and not determined by the option.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>The designated employment areas are existing and the majority of them have built form. However any new buildings built in the Regeneration and Growth Areas and the District and Local Hubs have to be as sustainable as possible. While the short term effects are local, in the long term they will be global.</p> <p>Matters of soil decontamination and hydrological management are matters that need to be dealt with at a local level. The scale of the hydrological events will determine the temporal nature of the event.</p>		<p>0</p> <p>0</p> <p>0</p> <p>?</p> <p>?</p> <p>?</p>				<p>The level of consumption of natural resource will continue as at present. Although if new buildings were to be constructed they would be required to meet the new national regulations and guidelines.</p>	

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		Does the option conserve water e.g. does it promote use of SUDs?	I this is unknown and not determined by the option.			✓				0				
		Does the option promote renewable and decentralised energy generation?	I this is unknown and not determined by the option.			✓				0				
		Does the option include sustainable design and construction?	I this is unknown and not determined by the option.			✓				0				
Approximately 14% of the borough is covered by open space, with 46 public parks covering 370ha. 20% of the borough is deficient in open space.	Protect and enhance open spaces and biodiversity	Does the option protect or enhance biodiversity or open space provision?	0				Several of the designated employment sites in the Regeneration and Growth Areas and the District and Local Hubs are near railway lines that have been designated SINC sites. Currently there are no obvious long term effects on these sites, any short term effects are local.			0				If no land were allocated to employment in the Regeneration and Growth areas and the District and Local Hubs, then there would be little impact on the SINC in these areas at least in the medium to long term.
		Does the option damage features of biodiversity interest?	0							0				
		Does the option have an impact on the quantity or quality of open space?	0							0				
		Does the option improve access to open space?	0							0				
		Does the option impact on sites or features of nature conservation importance?	- Designated employment sites do have the potential to impact on SINC.		✓					?				

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Lewisham has high levels of air and noise pollution due to the level of road traffic. There are five Air Quality Management Areas in the borough.	Improve air quality and reduce noise and vibration	<p>Does the option improve either air quality or the impact of noise and vibration?</p> <p>Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers?</p> <p>Does the option reduce car use and vehicle movements?</p> <p>Will the option generate new air borne pollutants or new noise and vibration?</p>	<p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	The designated employment areas in and around the Regeneration and Growth Areas and the District and Local Hubs contain a variety of businesses that may discharge air pollution. This will have local and possibly regional effects in the long term.		0				The businesses currently operating in the Regeneration and Growth Areas and the District and Local Hubs would remain and any change in the future would depend on planning permission being granted, at which time the local and long term impacts would be assessed.	

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In the 2001 census 32% of people in Lewisham travel to work by car, motorbike or taxi. However around 40% of households do not own a car, varying from 55.8% in New Cross (north) to 32.8% in Grove Park (south).	Reduce car travel and promote sustainable modes of transport	<p>Does the option encourage the reduction in car travel and/or promote sustainable modes of transport.</p> <p>Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools?</p> <p>Does the option make provision for walking and cycling?</p> <p>Is the option accessible by public transport?</p>	<p>I This is very much dependent on the individual site.</p> <p>+/- Designated employment sites in general are within reasonable distance to other facilities.</p> <p>- Existing designated employment sites do not directly make provision for walking and cycling, although they are required to submit travel plans.</p> <p>+/- Designated employment sites are in general accessible by public transport.</p>			✓					0					Promotion of sustainable modes of transport and reducing car travel is likely to be left to other policy avenues.	
						✓					0						
							✓				0						

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				Short term	Medium term	Long term				Short term	Medium term	Long term				
The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO2.	Mitigate and adapt to climate change	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ?	- Designated employment sites do not directly encourage the reduction in green house gases. 0		✓		The designation of employment areas will not directly contribute to reducing the release greenhouse gases in the Regeneration and Growth Areas or in District and Local Hubs this is likely to have long term local and global effects.					0				The mitigation and adaption to climate change would need to be championed via other policy options that are not necessarily site or use specific.
Approximately 20% of the borough is at some risk of flooding from the Thames and the river Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Reduce and manage flood risk	Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures?	- Several sites in this option are flood susceptible however the impact is unknown as each site will behave differently. I This is very much dependent on the individual site and managed by the exception test.		✓		Many of the designated employment areas are established within an existing flood risk areas. Any new development on these sites would need to take this into account. Flooding could have a negative short to medium term impact locally.					0				The ability to reduce and manage the flood risk would remain constant.

3: Employment

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
Lewisham is a dense urban borough punctuated with some significant areas of open space, from the Thames in the north to Beckenham Place Park in the south. Railway lines bisect the landscape and townscape.	Maintain and enhance landscapes and townscapes	<p>Does the option contribute to landscape and townscape quality and character?</p> <p>Does the option reduce the amount of derelict, degraded or underused land?</p> <p>Does the option result in the loss or damage to significant landscape or townscape features?</p> <p>Does the option include public realm improvements?</p>	<p>The designated employment sites contribute to the townscape by locating the uses in an appropriate area.</p> <p>0</p> <p>0</p> <p>0</p>			✓	<p>The designated employment sites are existing in areas of the borough away from main town and landscapes in established industrial locations. This isolates and limits the negative impact these sites can have on wider landscapes. This overall creates a positive long term effect locally.</p>		<p>-- There would be no certainty regarding placement of employment uses.</p> <p>- The option does not reduce the number of derelict, degraded or underused land.</p> <p>0</p> <p>0</p>		✓	<p>Promotion of townscapes and Landscapes is likely to be left to other policy avenues.</p>		

3: Employment

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
The borough includes 26 conservation areas covering 654ha and 516 listed buildings.	To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places.	Does the option impact on conservation areas or sites of archaeological or historic importance? Does the option impact on potential heritage assets?	I This is very much dependent on the individual site. I This is very much dependent on the individual site.			✓ ✓	Both the Regeneration Areas and the District Hubs have historic Assets. The effects are long term and may have national significance. National and local policies manage and protect the heritage assets of the Borough on a site by site basis.					?	?	Historic assets are unlikely to be overly affected and being dealt with on a case by case basis, if any redevelopment occurs.
The Mayor of London requires Lewisham to build 9750 houses by 2017. The current SAP rating is 46 out of 100 with 29.4% of residents are living in unsuitable housing.	Provide sufficient housing and decent homes	Does the option deliver sufficient decent homes? Does the option provide housing of an appropriate mix, tenure and quality?	0 0									0 0	-	

3: Employment

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Lewisham has a significantly poorer quality of health than the rest of England. Some indicators of poor health relate to low income, such as coronary heart disease, cancer and respiratory disease.	Improve health and wellbeing and reduce inequalities in health	Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?	0								0				The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities
According to the 2001 Census 24.5% of the borough has no qualification, 14.2% has 1 GCSE subject, 17.4% has 4 GCSE subjects, 9.1% has 2 or more A levels and 29.4% have and undergraduate degree.	Provide for an improvement in education and skills	Does the option provide for an improvement in education and training opportunities for skill attainment. Does the option improve the quality and level of educational infrastructure?	+/- Some employers will offer training opportunities on these sites. 0								0				There will be no change to the provision of education and skills in terms of planning policies.

3: Employment

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There is a 20% deficiency in access to open space in Lewisham. There are 7 leisure centres in the borough.	Improve accessibility to leisure facilities and key local services	<p>Does the option improve accessibility to and investment in local facilities and services?</p> <p>Does the option include new leisure facilities, community infrastructure and/or key local services?</p> <p>Does the option provide good accessibility (on foot) to existing local leisure facilities, community infrastructure and key local services?</p>	<p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>			<p>✓</p> <p>✓</p> <p>✓</p>	Having designated employment areas in Regeneration and Growth Areas and in District and Local Hubs may allow for leisure activities to be also supplied on the site. This would lead to long term benefits for the local areas.					0	0	0	The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities
Cumulative impacts			The option strengthens and confirms the importance of designated employment areas in Lewisham. Giving business owners in these areas confidence in their ability to continue operating and contributing to economic growth. This will lead to a positive cumulative influence on the overall wellbeing of the residents and businesses in the Borough.				The issues for the economy and social fabric of the Borough of not designating employment sites could be that land becomes vulnerable to other forms of development weakening business confidence. There is also the potential for the loss of local employment opportunities and the loss of economic base and the shrinking of the local economy.								
<p>Conclusion:</p> <p>The designation of employment areas enable the implementation of Core Strategy policies regarding employment locations and, more the general objective regarding economic activity and local businesses. Allocation also affords greater protection from development on or adjacent to development sites. Cumulative benefits to climate, employment, socio-economic wellbeing and economic growth are secured through policy implementation and designation.</p>															

4: Education

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: Reliance on the draft Core Strategy Policy 19 Provision and maintenance of community and recreational facilities and Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles.						
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<p>The number of VAT registered companies in 2007 was 5390.</p> <p>Net year on year retail provision throughout the Borough has increased.</p>	Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p> <p>Does the option promote growth in key sectors?</p> <p>Does the option promote growth in key clusters?</p> <p>Does the option have a detrimental impact on existing businesses?</p>	<p>+ Schools provide skilled labour for long term economic stability.</p> <p>+ Education will provide skilled labour across many sectors.</p> <p>0</p> <p>+ Education improves the skill base in the Borough.</p> <p>0</p> <p>0</p> <p>0</p>			<p>✓</p> <p>✓</p> <p>✓</p>	<p>Schools provide a stable economic function for communities throughout the Borough. Long term benefits are both local and regional.</p>	<p>The designation of these schools in the Borough is recommended as it recognises the existing and continuing benefits of social infrastructure in the Borough. Designation also reduces the possibility of the site being developed for other uses.</p>	<p>0</p> <p>+ the policies support a range of scholastic opportunities that will strengthen local skill levels.</p> <p>+ The policies promote R&D facilities within the Borough.</p> <p>0</p> <p>0</p> <p>0</p>			<p>✓</p> <p>✓</p>	<p>The policies have regional and long term impacts on the provision of skilled labour promoting economic stability.</p>	<p>Increases in population is placing pressure on the educational infrastructure and school places need to be monitored.</p>

4: Education

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Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026	Encourage and promote employment and new enterprises	<p>Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?</p> <p>Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?</p> <p>Does the option enhance employment opportunities and encourage new enterprise?</p>	<p>+ Schools offer a range of employment opportunities.</p> <p>+/- The schools allocated are regenerating suitable land although the uses and employment levels are existing.</p> <p>+ Schools offer a range of employment opportunities.</p>			<p>✓</p> <p>✓</p> <p>✓</p>	<p>Schools provide a range of employment opportunities for skilled and unskilled persons. The effects are most likely to be long term, but local to areas around the primary schools. Secondary schools produce wider regional impacts, especially those being upgraded in Regeneration and Growth Areas. During refurbishment short term benefits will also be evident for the building industry these are likely to be regional and local.</p>		<p>+ The policies support the continued functioning of schools and therefore the employment opportunities they offer.</p> <p>0</p> <p>0</p>			<p>✓</p>	<p>The policies have a long term impact across the Borough in providing a range of employment opportunities in a range of skill levels impacting on the local area.</p>	

4: Education

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		Does the option reduce unemployment and long-term unemployment?	0											
		Does the option provide job opportunities for those in need of employment?	0/+ there is the possibility that the schools allocated could provide some job opportunities, but as they are already in existence these may be limited.		✓					0/+The policies will provide for the continued functioning of the schools and therefore job opportunities will arise from time to time.		✓		
		Does the option raise the profile of Lewisham as a location for employment and enterprise?	0							0				
		Does the option have a detrimental impact on existing employment and enterprise activities?	0							0				

4: Education

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The waste apportionment figures for Lewisham will allow for only 323 000 tonnes of waste that can be disposed of in 2020.	Minimise waste production and increase recycling	Does the option minimise the production of waste and increase levels of recycling?	+/- recycling will be encouraged but schools do generate large amounts of waste.			✓	The schools will be refurbished in a manner to minimise waste and facilities will be created to encourage the recycling and reuse of waste for the long term, this is likely to produce local, regional and global effects.		0				The policies have little or no impact in the short or long term on levels of waste produced by schools in the Borough.	
		Does the option encourage the use of recycled, recyclable and durable products?	+/- where possible the use of recycled and durable products will be used.			✓			0					
		Does the option lead to reduced consumption of materials and resources?	- the option itself will not lead to a reduction in the consumption of materials and resources.			✓			0					
		Does the option reduce household waste?	0						0					
		Does the option reduce business waste?	0						0					
		Does the option reduce hazardous waste?	0						0					

4: Education

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4 renewable energy developments and 17 renewable energy technology installations completed in 2008/9 Good river quality recorded since 2001. No planning permissions have been granted contrary to EA advice on flood defence or water quality.	To consume natural resources in a sustainable manner	Does the option promote the consumption of natural resources in a sustainable manner? Does the option use previously developed land as opposed to a greenfield site? Does the option make use of derelict, under used or vacant land or buildings? Does the option minimise the need for aggregates? Does the option include measures for soil decontamination? Does the option impact on the hydrology of the surrounding area?	+ The option may teach the next generation to use resources in a sustainable manner. New school buildings will meet sustainability requirements. +/- The sites are generally previously developed land. 0 ? I I	✓ ✓			New building practices, material and regulations will encourage the schools allocated built as sustainable as possible. While the short term effects are local the long term will be global.		0 + the policy promotes the rebuilding or improvement of schools 0 0 0 0			✓	The policies have little or no impact in the short or long term on levels of consumption of natural resources by schools in the Borough.	

4: Education

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		Does the option conserve water e.g. does it promote use of SUDs?	+ Renovated schools will incorporate water saving devices.			✓					0				
		Does the option promote renewable and decentralised energy generation?	+ Renovated schools will include renewable and decentralised energy generation.			✓					0				
		Does the option include sustainable design and construction?	+ Any new buildings will be designed in accordance with sustainable design and construction methods.	✓							0				

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Approximately 14% of the borough is covered by open space, with 46 public parks covering 370ha. 20% of the borough is deficient in open space.	Protect and enhance open spaces and biodiversity	<p>Does the option protect or enhance biodiversity or open space provision?</p> <p>Does the option damage features of biodiversity interest?</p> <p>Does the option have an impact on the quantity or quality of open space?</p> <p>Does the option improve access to open space?</p> <p>Does the option impact on sites or features of nature conservation importance?</p>	<p>- Some sites are using public open space to expand the school.</p> <p>- Some sites will remove trees to allow for the school to be expanded.</p> <p>- Some schools are using public open space to expand the school.</p> <p>- Some sites are using public open space to expand the school.</p> <p>0</p>	<p>✓</p> <p>✓</p> <p>✓</p>		<p>✓</p>	<p>Where open space land is being utilised to enable a school to expand the effects will be very site specific and impact greatest in the long term on residents in the area. While a land swap is occurring there will still be a net loss of public open space.</p>		<p>+ the policies aim to ensure there is no net loss of sports and recreational facilities</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p>			<p>✓</p>	<p>The policies seek to ensure that there is no net loss of community facilities across the Borough providing long term local benefits.</p>	

4: Education

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Lewisham has high levels of air and noise pollution due to the level of road traffic. There are five Air Quality Management Areas in the borough.	Improve air quality and reduce noise and vibration	<p>Does the option improve either air quality or the impact of noise and vibration?</p> <p>Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers?</p> <p>Does the option reduce car use and vehicle movements?</p> <p>Will the option generate new air borne pollutants or new noise and vibration?</p>	<p>- Schools sites are noisy in term time.</p> <p>-/+ New buildings in the schools will incorporate technology to reduce noise.</p> <p>+/- the schools have travel plans.</p> <p>0</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>School noise impacts on the immediate neighbourhood generally around the schools it will particularly noticeable in, Local Hubs and Area of Stability and Managed Change as these are the more suburban area in the Borough. New buildings can incorporate building materials that absorb some noise however the effects are long term and need to be managed as such.</p>							<p>0</p> <p>0</p> <p>0</p> <p>0</p>	<p>The policies have little or no impact in the short or long term on levels of noise or vibration produced by schools in the Borough.</p>

4: Education

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In the 2001 census 32% of people in Lewisham travel to work by car, motorbike or taxi. However around 40% of households do not own a car, varying from 55.8% in New Cross (north) to 32.8% in Grove Park (south).	Reduce car travel and promote sustainable modes of transport	<p>Does the option encourage the reduction in car travel and/or promote sustainable modes of transport.</p> <p>Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools?</p> <p>Does the option make provision for walking and cycling?</p> <p>Is the option accessible by public transport?</p>	<p>+/- Travel plans assist in identifying methods to reduce car travel and encourage sustainable modes of transport.</p> <p>+ The schools generally serve local communities.</p> <p>It will be possible for some children to walk or cycle to school.</p> <p>+/- The majority of the schools are accessible by public transport.</p>		✓		Schools in Regeneration and Growth Areas, and District Hubs are likely to have greater long term success in achieving this objective as public transport is more readily accessible in these areas of the Borough.				✓	<p>+ the policies advocate facilities be located in areas easily accessible by public transport.</p> <p>+ The policies advocate the placement of facilities close to other community facilities and town and local centres.</p> <p>0</p> <p>0</p>	<p>The policies generally advise that community facilities (including schools) should be located close to public transport, other community facilities and town and local centres. This will impact in the long term at a regional and local level.</p>	

4: Education

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO2.	Mitigate and adapt to climate change	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions?	1 This is very much dependent on the individual site.			✓	The improved schools will be able to reduce the level of impact on the environment; in the short term the effects will be local, but in the long term they could be global.	0				The policies have little or no impact in the short or long term on the reduction of greenhouse gases by schools in the Borough.		
		Does the option incorporate substantial tree planting ?	0	✓										
Approximately 20% of the borough is at some risk of flooding from the Thames and the river Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Reduce and manage flood risk	Does the option impact on areas at risk of flooding?	- Some of the schools are in areas at high risk from flooding.			✓	The allocated schools that are flood susceptible are in the Regeneration and Growth Areas. The effects are likely to be local but the temporal aspect will be determined by the severity of the event.	0				The policies have little or no impact in the short or long term on flood susceptibility of schools in the Borough.		
		Does the option include flood protection or adaptation measures?	- All new buildings will need to incorporate flood protection measures where required.			✓								

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				Short term	Medium term	Long term				Short term	Medium term	Long term											
Lewisham is a dense urban borough punctuated with some significant areas of open space, from the Thames in the north to Beckenham Place Park in the south. Railway lines bisect the landscape and townscape.	Maintain and enhance landscapes and townscapes	<p>Does the option contribute to landscape and townscape quality and character?</p> <p>Does the option reduce the amount of derelict, degraded or underused land?</p> <p>Does the option result in the loss or damage to significant landscape or townscape features?</p> <p>Does the option include public realm improvements?</p>	<p>+ Schools are usually in prominent positions in terms of streetscape.</p> <p>0</p> <p>0</p> <p>+ The schools are being improved.</p>			✓					0				0				0			<p>+ The option supports the improvement of all the schools within the Borough.</p>	<p>The policies have little or no impact in the short or long term on the enhancement of townscapes or landscapes by schools in the Borough.</p>

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
The borough includes 26 conservation areas covering 654ha and 516 listed buildings.	To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places.	Does the option impact on conservation areas or sites of archaeological or historic importance? Does the option impact on potential heritage assets?	I This is very much dependent on the individual site. I This is very much dependent on the individual site.			✓ ✓	There are allocated schools which are effected by Conservation Areas and Listed Buildings, these are local impacts but long term.					0 0	The policies have little or no impact in the short or long term on historic assets that may be effected by schools in the Borough.	
The Mayor of London requires Lewisham to build 9750 houses by 2017. The current SAP rating is 46 out of 100 with 29.4% of residents are living in unsuitable housing.	Provide sufficient housing and decent homes	Does the option deliver sufficient decent homes? Does the option provide housing of an appropriate mix, tenure and quality? Will the option be sustainable in terms of infrastructure.	0 0 Additional housing will place pressure on the nearby schools.			✓	The allocated schools are likely to be put under increased pressure from the new housing developments it is possible this effect will be local and sub-regional in scope and medium to long term in duration.					0 0 + the policy aims to ensure the needs of future populations arising from development are sufficiently provided for.	The policies aim to ensure adequate provision of facilities (including schools) with the assistance of the Infrastructure Delivery Plan.	

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				Short term	Medium term	Long term				Short term	Medium term	Long term			
Lewisham has a significantly poorer quality of health than the rest of England. Some indicators of poor health relate to low income, such as coronary heart disease, cancer and respiratory disease.	Improve health and wellbeing and reduce inequalities in health	Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?	+ Most schools have some open space that can be utilised by the wider community when the school is not utilising it.			✓	The benefits will be mostly local for the allocated schools; but if the facility is big enough it could be of regional significance with at least medium term benefits for the community.				+ The option promotes the protection of health, sports and recreation facilities; and healthy lifestyles.			✓	The policies identify the need to support the provision health and leisure facilities and where possible co – locate facilities to promote healthy lifestyles in the long term in the Borough.
According to the 2001 Census 24.5% of the borough has no qualification, 14.2% has 1 GCSE subject, 17.4% has 4 GCSE subjects , 9.1% has 2 or more A levels and 29.4% have and undergraduate degree.	Provide for an improvement in education and skills	Does the option provide for an improvement in education and training opportunities for skill attainment. Does the option improve the quality and level of educational infrastructure?	++ All schools aim to provide an improvement in levels of skills attainment. ++ All the schools being allocated are having their infrastructure improved.			✓ ✓	The allocated schools will all be refurbished or have additional buildings added to their campuses; this will provide long term benefits for the quality of the educational experiences that will be regional or global in their nature.				+ The policy supports a broad range of education and training opportunities to strengthen local skill levels. ++ The policies supports the improvement and rebuilding of all schools within the Borough.			✓ ✓	The policies support the improvement and rebuilding of schools in the Borough which will benefit the region and nation in the long term by providing skilled people to assist in economic prosperity.

4: Education

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: Reliance on the draft Core Strategy Policy 19 Provision and maintenance of community and recreational facilities and Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles.						
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
There is a 20% deficiency in access to open space in Lewisham. There are 7 leisure centres in the borough.	Improve accessibility to leisure facilities and key local services	<p>Does the option improve accessibility to and investment in local facilities and services?</p> <p>Does the option include new leisure facilities, community infrastructure and/or key local services?</p> <p>Does the option provide good accessibility (on foot) to existing local leisure facilities, community infrastructure and key local services?</p>	<p>+ the school may provide facilities and services to the wider community e.g. night classes</p> <p>+ Some schools will be building new leisure facilities which should be available to the wider community.</p> <p>+/- Most schools are within a reasonable distance from other local services.</p>			✓				✓			<p>+ The policies seek to ensure there is no net loss of community and recreation facilities within the Borough.</p> <p>The policies seek to ensure that there is no net loss of community facilities across the Borough providing long term local benefits.</p>	
Cumulative impacts			The combined beneficial impacts on individuals and the community, from access to modern scholastic institutions will have a cumulative positive impact on quality of life and wellbeing in the borough.					The benefits for education in Lewisham will have a cumulative positive impact.						
<p>Conclusion: The designation of schools adds weight to existing, more general, policy for education, as allocation affords greater impetus for renewal of these sites, and ensures schools are provided to meet demand through population growth. Benefits to long term learning capacities, employment, community wellbeing, and economic development are secured through the designation of specific sites.</p>														

5: Waste

Summary of the baseline	SA Objective	Indicator question	Option 1: Allocation					Option 2: Reliance on the draft Core Strategy Policy 13 : Addressing waste management requirements.						
			Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
				Short term	Medium term	Long term				Short term	Medium term	Long term		
<p>The number of VAT registered companies in 2007 was 5390.</p> <p>Net year on year retail provision throughout the Borough has increased.</p>	Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p> <p>Does the option promote growth in key sectors?</p>	<p>Provides a means for businesses within the Borough to have their waste removed and disposed in a cost effective fashion.</p> <p>+ See above</p> <p>0</p> <p>0</p> <p>+ the waste facilities can assist in waste management for these sectors</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>The allocation is likely to have a positive effect on a local and London level reassuring existing arrangements and giving local businesses confidence of a continuing service in the long term. New businesses will be able to have the service provided as and when necessary.</p>	<p>The designation of these waste sites is recommended as it will maintain the existing benefits of waste infrastructure in the Borough. Designation also affords greater protection from conflicting uses being located on or adjacent to the waste sites.</p>	<p>++ The policy aims to meet the requirements of PPS10 and the London Plan, and break the link between economic growth and the environmental impact of waste.</p> <p>+ The policy allows for economic growth across all sectors without the impact of waste.</p> <p>0</p> <p>0</p> <p>?</p>			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>The policy provides surety that the 3 sites mentioned in the policy meet the requirement of the European Waste Directive and The London Plan and that the link between economic growth and the environmental impact of waste is recognised and unbroken over time.</p>	<p>With increasing pressure from both the regional (London) and central government to handle waste appropriately and limit that going to landfill and increasing numbers of households being created in the Borough the situation needs to be managed.</p>

5: Waste

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		Does the option promote growth in key clusters?	+ the waste management facilities may be able to offer specialised disposal options for clusters.			✓				?	✓			
		Does the option have a detrimental impact on existing businesses?	0	✓						0	✓			

5: Waste

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Lewisham's employment numbers are expected to grow by 847 jobs per annum until 2026	Encourage and promote employment and new enterprises	Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?	These are established facilities and are not currently being mooted for expansion. The employment opportunities will therefore be limited to the on site employment capacity.		✓		There may be a slight positive effect resulting from allocation as existing employees whether they be locally based or from wider London will be reassured at continued recognition of the need for the sites in the long term.		+ The policy encourages the reduction reuse and recycling of waste, and that waste be dealt with as locally as possible. This may lead to new enterprise opportunities.			✓	This effect is likely to be long term as over time the technology will change to allow for greater resource recovery from waste, this may then create more jobs. However there is no guarantee that these companies would situate themselves in Lewisham.	
		Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?	0	✓				0	✓					
		Does the option enhance employment opportunities and encourage new enterprise?	0	✓				0	✓					

5: Waste

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		Does the option reduce unemployment and long-term unemployment?	0	✓				0	✓					
		Does the option provide job opportunities for those in need of employment?	+ As with any employment there will be staff turnover so from time to time job opportunities will arise.		✓			0	✓					
		Does the option raise the profile of Lewisham as a location for employment and enterprise?	0	✓				0	✓					
		Does the option have a detrimental impact on existing employment and enterprise activities?	0	✓				0	✓					
The waste apportionment figures for Lewisham will allow for only 323 000 tonnes of waste that can be disposed of in 2020.	Minimise waste production and increase recycling	Does the option minimise the production of waste and increase levels of recycling?	+ The option provides for recycling to be collected, sorted and distributed to the relevant companies for reprocessing.			✓	The three waste sites provide positive and essential infrastructural services that assists Lewisham in managing and monitoring waste in the Borough. Designation	+The option supports the objectives of sustainable waste management and promotes the waste hierarchy of prevention through a partnership approach.		✓		The policy has a local and medium to long term impact on the management of waste in the Borough.		
		Does the option encourage the use of recycled,	0 The option does not directly			✓								

5: Waste

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		recyclable and durable products?	encourage this but is important in allowing the manufacture of recycled products.				ensures that development proposals around the sites must acknowledge their impacts on prospective development and ensure their ability to continue to function in an efficient manner in the long term.							
		Does the option lead to reduced consumption of materials and resources?	0	✓				+	The option encourages this promoting the waste hierarchy of prevention.		✓			
		Does the option reduce household waste?	0	✓				0						
		Does the option reduce business waste?	0	✓				0						
		Does the option reduce hazardous waste?	0	✓				0						

5: Waste

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4 renewable energy developments and 17 renewable energy technology installations completed in 2008/9 Good river quality recorded since 2001. No planning permissions have been granted contrary to EA advice on flood defence or water quality.	To consume natural resources in a sustainable manner	Does the option promote the consumption of natural resources in a sustainable manner?	0/+ No but it does promote the sustainable disposal and reuse of natural resources.			✓	Two of the sites act as transfer stations for local recyclable waste. The waste is baled at Hinkcroft and sent to a facility in Greenwich where it is sorted and is taken from there to the relevant processing plants. This is likely to be a long term arrangement that will be beneficial to the environment due to the recycling of materials.		+ The policy states that the Council has a vision of sustainably managing the disposal of the waste through the waste hierarchy and sustainable development.		✓		The policy has a local and medium term impact on the sustainable consumption of natural resources.	
		Does the option use previously developed land as opposed to a greenfield site?	0	✓		0			✓					
		Does the option make use of derelict, under used or vacant land or buildings?	0	✓		0			✓					
		Does the option minimise the need for aggregates?	0	✓		0			✓					
		Does the option include measures for soil decontamination?	0	✓		0			✓					
		Does the option impact on the hydrology of the surrounding area?	0		✓				0	✓				
		Does the option conserve water e.g. does it	0		✓				0	✓				

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		<p>promote use of SUDs?</p> <p>Does the option promote renewable and decentralised energy generation?</p> <p>Does the option include sustainable design and construction?</p>	<p>+/- not currently but SELCHP has the potential</p> <p>0</p>	✓		✓				<p>++The policy supports the recovery of energy from waste.</p> <p>+ The policy requires all new developments over a specified size to implement a SWMP and incorporate recycling and reuse in construction, as well as recognise the long term waste and recycling requirements of the development.</p>	✓			
<p>Lewisham has high levels of air and noise pollution due to the level of road traffic. There are five Air Quality Management Areas in the borough.</p>	<p>Improve air quality and reduce noise and vibration</p>	<p>Does the option improve either air quality or the impact of noise and vibration?</p>	<p>-- the option produces, noise and pollution. Also the number of large vehicles travelling to and from the area will produce vibration. New vehicles in the refuse collection fleet</p>		✓		<p>Council's Waste Management Section is in the process of replacing the fleet of trucks that collect household waste and recycling to state of the art vehicles that emit less</p>		<p>-/ +The policy required a sustainable approach to waste collection and disposal.</p>		✓		<p>The policy has a local and medium term impact on the air quality and noise.</p>	

5: Waste

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		<p>Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers?</p> <p>Does the option reduce car use and vehicle movements?</p>	<p>however are engineered to reduce noise and gas emissions.</p> <p>+ SELCHP has scrubbers on its chimney that removes some forms of pollution. New vehicles in the refuse collection fleet also reduce air and noise pollution</p> <p>-- the option is heavily reliant on vehicle movements.</p>		✓		<p>pollution in terms of exhaust and air. SELCHP has scrubbers fitted to the operation to prevent any noxious substances entering the outside air, but some CO2 is still released effecting air quality. However these two activities will reduce the impacts of refuse vehicles and provide positive effects for local people in the long term.</p>		<p>+ /0 Air quality can be improved through a sustainable approach in the collective and disposal of waste.</p> <p>+/0 By advocating the proximity principle the policy aims to limit vehicle movements.</p>		✓			
		<p>Will the option generate new air borne pollutants or new noise and vibration?</p>	<p>- Currently there is unlikely to be any change as a result of this allocation. However it cannot be guaranteed in the long term as waste management practices may change generating new noise and vibration and</p>			✓			<p>0/+ It is not the intention of this policy to generate new air borne pollutants, as this would be against the sustainable disposal of waste.</p>	✓				

5: Waste

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			possibly new air borne pollutants.											
In the 2001 census 32% of people in Lewisham travel to work by car, motorbike or taxi. However around 40% of households do not own a car, varying from 55.8% in New Cross (north) to 32.8% in Grove Park (south).	Reduce car travel and promote sustainable modes of transport	Does the option encourage the reduction in car travel and/or promote sustainable modes of transport.	- No the option is heavily reliant on vehicular movement but there are policies to make the Council fleet more sustainable to run.			✓	The most efficient manner to collect household waste is to use specialised vehicles. New vehicles in the fleet are more sustainable to run as they use sustainably resourced bio-diesel and emit less fumes and green house gases as a result. Other suppliers of transport for waste e.g. those that take the waste to LB Greenwich could also investigate the possibility of using more environmentally responsible vehicles. This would then create a positive long term benefit both for Lewisham and Greenwich.	+/0 By advocating the proximity principle the policy aims to limit vehicle movements.			✓	The policy has a local and long term impact on promoting sustainable forms of transport.		
		Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools?	0	✓				+/0 The proximity principle does advocate that the waste is dealt with locally.			✓			
		Does the option make provision for walking and cycling?	-/+ People can walk or cycle to their local recycling bank, or the 3 sites in the north of the Borough.		✓			0	✓					
		Is the option accessible by public transport?	-The three sites are currently difficult to access by public transport.		✓			0	✓					

5: Waste

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The potential effects of climate change are unknown. London is likely to experience flooding, high and unseasonal temperatures and drought. Lewisham has high domestic and road transport emissions of CO2.	Mitigate and adapt to climate change	Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ?	? The option has the ability to cut greenhouse gas emissions through updating of the fleet and ensuring that scrubbers on SELCHP are functioning efficiently. 0		✓		The new vehicles in the fleet emit less fumes due to their running on sustainably resourced bio diesel. The SELCHP facility has a series of scrubbers installed so the air is as clean as possible. This will reduce the impacts of incineration in the long term locally and globally.				++ The policy relates to implementing Strategic Objective 5 of the Core Strategy on climate change. 0	✓		The policy will have a permanent and global impact on climate change.
Approximately 20% of the borough is at some risk of flooding from the Thames and the river Ravensbourne and its tributaries. Flood defences, including the Thames barrier, protect the borough.	Reduce and manage flood risk	Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures?	-The sites are in a flood risk area. However the uses are acceptable. 0 (sites and buildings are in existence)	✓		✓	All three sites are established within an existing flood risk area. Any new development on these sites would need to take this into account. Flooding could have a negative short to medium term impact locally.	0	✓		0	✓		The policy will have a local and temporary effect on flood risk.
Lewisham is a dense urban borough punctuated with some significant	Maintain and enhance landscapes and townscapes	Does the option contribute to landscape and townscape quality and character?	+/- The option contributes to townscape by locating use in an appropriate area		✓		All three sites are allocated in a cluster in one small area of the borough in an established	0				✓		The policy could have a local, long term positive effect on the quality of the

5: Waste

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areas of open space, from the Thames in the north to Beckenham Place Park in the south. Railway lines bisect the landscape and townscape.		Does the option reduce the amount of derelict, degraded or underused land?	0	✓			Strategic Industrial Location. This isolates and limits the negative impact waste sites can have on neighbouring uses. This overall creates a positive long term effect locally.		0	✓			townscape.	
		Does the option result in the loss or damage to significant landscape or townscape features?	0	✓					0	✓				
		Does the option include public realm improvements?	0	✓					0	✓				
The borough includes 26 conservation areas covering 654ha and 516 listed buildings.	To conserve and enhance historic assets and utilise the historic environment in the creation of sustainable places.	Does the option impact on conservation areas or sites of archaeological or historic importance?	+/- The sites are in an Area of Archaeological Priority.			✓	The effects are limited to the 3 sites. The designation is an indication that there could be matters of archaeological interest that should be investigated before redevelopment occurs. As the sites are all established there will be little or no effect locally for the short to medium term.		+/0 The 3 sites that the policy puts forward are in an Area of Archaeological Priority.			✓	The policy could have a positive, long term effect on historic assets.	
		Does the option impact on potential heritage assets?	?	✓					?	✓				

5: Waste

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				Short term	Medium term	Long term				Short term	Medium term	Long term		
Lewisham has a significantly poorer quality of health than the rest of England. Some indicators of poor health relate to low income, such as coronary heart disease, cancer and respiratory disease.	Improve health and wellbeing and reduce inequalities in health	Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?	+ Indirectly the options assist Lewisham in being a healthy Borough by providing sites where rubbish can be managed. Cleaner streets allow for healthier towns and suburbs and assist in keeping vermin under control. Residents living close to the waste sites may experience lower air quality than in other areas of the Borough due to a large amount of heavy vehicle traffic and the operations SELCHP.			✓	The positive effects of regular waste collection are felt borough wide, and as long as the service is operating efficiently are likely to be long term. For people living and working close to the waste cluster there may well be negative effects from the higher level of air pollution from SELCHP and the heavy vehicles traffic, this too will be long term although may be lessened slightly by the new household waste collection fleet.		+ The policy intent is in keeping with PPS10 which has the overall objective to protect human health and the environment by producing less waste and by using it as a resource wherever possible.			✓	The policy could have a positive, long term effect on the health and wellbeing of local residents.	
There is a 20% deficiency in access to open space in Lewisham. There are 7 leisure centres	Improve accessibility to leisure facilities and key local services	Does the option improve accessibility to and investment in local facilities and services?	Although the three sites can be classed as key local services Landmann Way is the only one			✓	The waste sites are important local services but only the Landmann Way Recycling Centre is open to the public.	0	✓			✓	The policy will not effect the accessibility of the local service for local residents.	

5: Waste

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in the borough.		Does the option include new leisure facilities, community infrastructure and/or key local services?	0	✓			SELCHP are open to the public either on their official open days or a visit can be organised by appointment					0	✓		
		Does the option provide good accessibility (on foot) to existing local leisure facilities, community infrastructure and key local services?	The option maintains the status quo in that only the Landmann Way site will be easily accessible to the public		✓		The sites are likely to continue functioning in this manner which will provide positive effects for the local area, in the long term.					0			
Cumulative impacts			The combined beneficial impacts on the built and natural environment, human health and air quality from the allocation of the waste management sites will have a cumulative positive effect on the management of resources within the Borough.				The benefits for waste management in Lewisham on air quality and human health, will have cumulative positive impact on Lewisham and its neighbouring boroughs.								
Conclusion: The designation of waste sites adds weight to the existing, more general, policy for waste management, as allocation affords greater recognition of the sites and their industrial uses. Benefits to human health, air quality, resource recovery, recycling, energy production, and the proximity principle are secured through the designation of specific sites.															

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
Sustained Economic Growth	<p>Does the option support sustained economic growth?</p> <p>Does the option provide for economic growth across a range of sectors?</p> <p>Does the option improve business development and enhance competitiveness?</p> <p>Does the option improve the resilience of business and the economy?</p> <p>Does the option promote growth in key sectors?</p> <p>Does the option promote growth in key clusters?</p> <p>Does the option have a detrimental impact on existing businesses</p>	<p>+ Site development will contribute to economic growth but contribution will be small.</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>+ /- Unlikely to have a negative impact on existing businesses.</p>	<p>✓</p>			<p>Allocation of land for gypsy and travellers would be for one site consisting of five pitches. The geographic scale is confined to that one site.</p> <p>Allocation would provide a short term contribution to the local economy.</p>	<p>The allocation would provide a site for five pitches to meet need identified in local and regional needs assessment.</p>	<p>- Contribution to the local economy less.</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>+/- The non allocation of land may have a detrimental impact on existing businesses.</p>	<p>✓</p>			<p>There would be little or no wider economic benefit to the borough from this option in the long term.</p>	<p>The impact of not allocating land for gypsy and travellers will need to be monitored in order to ensure need is met and suitable accommodation can be found.</p>

6: Gypsy and Travellers

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		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
Encourage and promote employment and new enterprises	<p>Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities?</p> <p>Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham?</p> <p>Does the option enhance employment opportunities and encourage new enterprise?</p> <p>Does the option reduce unemployment and long-term unemployment?</p>	<p>+ Allocation allows for employment from the site</p> <p>0</p> <p>+ Allocation could enhance employment opportunities and encourage new enterprise.</p> <p>+This option may reduce unemployment and long term unemployment.</p>	✓			Employment requirements will be drawn from local and regional sources for the short term, benefiting the Borough.		<p>- This option will not provide employment opportunities</p> <p>0</p> <p>- The option does not enhance employment opportunities or new enterprise</p> <p>- There will be no planning policy initiative to reduce unemployment</p>			✓	There would be no deliberate attempt from this policy option at assisting employment opportunities. This would be at a borough level.	

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
	<p>Does the option provide job opportunities for those in need of employment?</p> <p>Does the option raise the profile of Lewisham as a location for employment and enterprise?</p> <p>Does the option have a detrimental impact on existing employment and enterprise activities?</p>	<p>+ This option may lead to opportunities for those in need of employment.</p> <p>0</p> <p>0</p>		<p>✓</p> <p>✓</p>									

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
Minimise waste production and increase recycling	<p>Does the option minimise the production of waste and increase levels of recycling?</p> <p>Does the option encourage the use of recycled, recyclable and durable products?</p> <p>Does the option lead to reduced consumption of materials and resources?</p> <p>Does the option reduce household waste?</p> <p>Does the option reduce business waste?</p>	<p>- Allocation would contribute to waste</p> <p>1</p> <p>- Allocation not likely to lead to reduced consumption of materials and resources.</p> <p>- Allocation unlikely to reduce household waste.</p> <p>0</p>			✓	All demolition and construction projects produce waste, and the increase in households wherever the allocation will increase the amount of waste produced. This will be felt across the country as the waste generated during the construction (short term) and then the occupation (long term) will need to be sent to various processing plants across England.		<p>0 There will be no change in waste production.</p> <p>0</p> <p>- The option will not directly lead to the reduced consumption of materials and resources.</p> <p>- The option will not directly reduce household waste.</p> <p>0</p>				<p>Demolition and /or construction is likely to still be generated but not on the same scale as the other option is likely to create. So there may only be a marginal increase in waste across the borough. Waste would still impact nationally in the long term however.</p>	
	Does the option reduce hazardous waste?	? Allocation is unlikely to generate hazardous waste			✓			? This option is unlikely to produce hazardous waste			✓		

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
To consume natural resources in a sustainable manner	<p>Does the option promote the consumption of natural resources in a sustainable manner?</p> <p>Does the option use previously developed land as opposed to a greenfield site?</p> <p>Does the option make use of derelict, under used or vacant land or buildings?</p> <p>Does the option minimise the need for aggregates?</p> <p>Does the option include measures for soil decontamination?</p> <p>Does the option impact on the hydrology of the surrounding area?</p>	<p>I this is unknown and not determined by the option.</p> <p>++ Allocation will occur on previously developed land.</p> <p>++ Allocation will make use of derelict, underused or vacant land</p> <p>?</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>	✓			<p>New building practices, materials and regulations will encourage sustainable practices wherever a site is allocated across the borough.</p> <p>While the short term effects are local the long term will be global.</p> <p>Matters of soil decontamination and hydrological management need to be dealt with at a local level. The scale of the hydrological events will determine the temporal nature of the event.</p>		0			<p>The level of consumption of natural resource will continue as at present at least in the short to medium term. Although construction practices would need to meet the new national regulations and guidelines. This could eventually impact at the global level.</p>		

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
	Does the option conserve water e.g. does it promote use of SUDS?	I This is very much dependent on the individual site.	✓				?						
	Does the option promote renewable and decentralised energy generation?	I This is very much dependent on the individual site.	✓				?						
	Does the option include sustainable design and construction?	I This is very much dependent on the individual site.	✓				?						

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
Protect and enhance open spaces and biodiversity	<p>Does the option protect or enhance biodiversity or open space provision?</p> <p>Does the option damage features of biodiversity interest?</p> <p>Does the option have an impact on the quantity or quality of open space?</p> <p>Does the option improve access to open space?</p> <p>Does the option impact on sites or features of nature conservation importance?</p>	<p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>	<p></p> <p></p> <p>✓</p> <p>✓</p> <p>✓</p>	<p></p> <p></p> <p></p> <p></p> <p></p>	<p></p> <p></p> <p></p> <p></p> <p></p>	<p>Every effort will be made to identify on an individual site basis the impact of the development on open space and biodiversity. In some of the cases in the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change open space is likely to be created and/or up graded, therefore the Borough will experience a range of local benefits in the long term.</p>	<p></p> <p></p> <p></p> <p></p> <p></p>	<p>0</p> <p>0</p> <p>0</p> <p>0</p> <p>0</p>	<p></p> <p></p> <p></p> <p></p> <p></p>	<p></p> <p></p> <p></p> <p></p> <p></p>	<p>If no land were allocated in the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change then there would be little change to the open space provision.</p>	<p></p> <p></p> <p></p> <p></p> <p></p>	

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation				Option 2: No Allocation							
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
Improve air quality and reduce noise and vibration	Does the option improve either air quality or the impact of noise and vibration?	I This is very much dependent on the individual site.	✓			Noisy polluting developments are not appropriate for this type of allocation within Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change. The nature of the use would necessitate vehicular movements.	0				If no land were allocated in the Regeneration and Growth Areas, District and Local Hubs and the Areas of Stability and Managed Change; then there would be little change to improve the air quality and reduce noise.		
	Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers?	I This is very much dependent on the individual site.	✓				0						
	Does the option reduce car use and vehicle movements?	I This is very much dependent on the individual site.	✓				0						
	Will the option generate new air borne pollutants or new noise and vibration?	+ It is unlikely given the use will be residential.	✓				0						

6: Gypsy and Travellers

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		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
Reduce car travel and promote sustainable modes of transport	Does the option encourage the reduction in car travel and/or promote sustainable modes of transport.	0		✓		The allocation is located close to public transport. In the long term access to public transport should increase as level of demand drives level of supply, this will benefit both existing and new local residents.					Promotion of sustainable modes of transport and reducing car travel is likely to be left to other policy avenues.		
	Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools?	+ The allocations seek to be located close to services and facilities.		✓									
	Does the option make provision for walking and cycling?	! This is very much dependent on the individual site.	✓										
	Is the option accessible by public transport?	+ The allocation is accessible by public transport.		✓									

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation				Option 2: No Allocation													
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation						
			Short term	Medium term	Long term				Short term	Medium term	Long term								
Mitigate and adapt to climate change	<p>Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions?</p> <p>Does the option incorporate substantial tree planting ?</p>	<p>I This is very much dependent on the individual site.</p> <p>I This is very much dependent on the individual site.</p>	✓			Construction will need to be sustainable in line with new building regulations. In the short term the effects will be local, but in the long term they could be global.													
Reduce and manage flood risk	<p>Does the option impact on areas at risk of flooding?</p> <p>Does the option include flood protection or adaptation measures?</p>	<p>-/+ The allocation is located in Flood Zone 3a, however the site has passed the sequential test. the impact is unknown as each site will behave differently.</p> <p>I This is very much dependent on the individual site.</p>			✓	The effects are likely to be local but the temporal aspect will be determined by the severity of the event.													

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation				Recommendation	Option 2: No Allocation					
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect				Likelihood, geographic scale and temporary or permanent effects	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects
			Short term	Medium term	Long term				Short term	Medium term	Long term	
Maintain and enhance landscapes and townscapes	<p>Does the option contribute to landscape and townscape quality and character?</p> <p>Does the option reduce the amount of derelict, degraded or underused land?</p> <p>Does the option result in the loss or damage to significant landscape or townscape features?</p> <p>Does the option include public realm improvements?</p>	<p>I This is very much dependent on the individual site.</p> <p>+ Likely to reduce.</p> <p>0/+ The option should not result in any damage to significant landscape or townscape features.</p> <p>I This is very much dependent on the individual site.</p>	✓			The assessment of how this option can contribute to the townscape and landscapes of the Borough has to be undertaken at a site level. The effects are more likely to be at a local level.	0				The landscapes and townscapes will need to improve in an ad hoc manner; this may pose some issues in terms of continuity.	
To conserve and where appropriate, enhance the historic environment and other archaeological aspects of the borough.	<p>Does the option impact on conservation areas or sites of archaeological or historic importance?</p> <p>Does the option impact on potential heritage assets?</p>	<p>I This is very much dependent on the individual site.</p> <p>0</p>	✓			The effects are long term and may have national significance. National and local policies manage and protect the heritage assets of the Borough on a site by site basis.	0				Historic assets are unlikely to be overly affected and being dealt with on a case by case basis, if any redevelopment occurs.	

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
Provide sufficient housing and decent homes	<p>Does the option deliver sufficient decent homes?</p> <p>Does the option provide housing of an appropriate mix, tenure and quality?</p> <p>Does the option reduce the number of unfit homes?</p>	<p>++ This option will assist in delivering appropriate accommodation.</p> <p>++ Allocation meets an identified housing need.</p> <p>0</p>			<p>✓</p> <p>✓</p>	An allocation of land provides opportunities to meet housing need for this population in the borough.		<p>-- This option does not assist in providing decent homes.</p> <p>-- This option will not be able to deliver an appropriate tenure, mix, or quality.</p> <p>-- The option does not assist in increasing the number of 'fit' homes</p>			<p>✓</p> <p>✓</p> <p>✓</p>	There is no guarantee that if any redevelopment were to occur that suitable accommodation would be created as opposed to any other use that is suitable.	
Improve health and wellbeing and reduce inequalities in health	Does the option improve the provision of health and leisure facilities, including open space, and encourage healthy lifestyles?	I This is very much dependent on the individual site.	✓			The accessibility of local health and leisure facilities will vary but should improve in the medium to long term.	0					The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities.	
Provide for an improvement in education and skills	<p>Does the option provide for an improvement in education and training opportunities for skill attainment.</p> <p>Does the option improve the quality and level of educational infrastructure?</p>	<p>+ Allocation would provide a permanent site for families which provides stability particularly for school attendance</p> <p>0</p>				The effect will be long term and regional or national in scale. Allocation will also create long term local effects on numbers attending local schools.	0					There will be no change to the provision of education and skills in terms of planning policies.	

6: Gypsy and Travellers

SA Objective	Indicator question	Option 1: Allocation					Option 2: No Allocation						
		Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation	Nature of the effect (positive or negative, direct or indirect)	Assessment of the effect			Likelihood, geographic scale and temporary or permanent effects	Recommendation
			Short term	Medium term	Long term				Short term	Medium term	Long term		
Improve accessibility to leisure facilities and key local services	Does the option improve accessibility to and investment in local facilities and services?	I This is very much dependent on the individual site.	✓			Improvement of access to facilities and key local services can be ascertained locally on a site by site basis.	0				The option maintains the status quo in terms of peoples' accessibility to leisure and health facilities		
	Does the option include new leisure facilities, community infrastructure and/or key local services?	0					0						
	Does the option provide good accessibility (on foot) to existing local facilities, community infrastructure and local services?	+ it is intended that the land allocation will be accessible on foot to a range of community facilities.			✓		0						
Cumulative impacts		The combined beneficial impacts on the economic and social aspects of a gypsy and traveller allocation will have a positive cumulative influence on the overall well-being of this group in the Borough.					The issues for the economy and social fabric of the borough of not allocating land could be that land is vulnerable to other forms of development effecting land availability.						
Conclusion: The allocation of land for a gypsy and traveller site will enable the implementation of Core Strategy policies. Benefits to climate, employment, socio-economic well-being and economic growth are secured through the designation of specific sites.													

Appendix 4 Appraisal of each site allocation option and alternative

Site Ref: Site SA 1	Options: 1: Housing 100%
Ward: New Cross	
Site Name: New Cross Hospital site Avonley Rd, New Cross Gate SE14 5ER	
Site Characteristics: 0.9 hectares remain available. Site no longer active hospital site. Some areas of the original site have already been redeveloped.	
Flood Risk Area : Y	Zone : Flood Zone 2 (5%) & 3a (95%)
Open spaces /Archaeological features/Historic Environment	In Archaeological Priority Area, adjacent to a terraced row of Grade II Listed Buildings
General Assessment/Key Issues The site has been in use as a hospital and then a medical research facility since the 1870s. The redevelopment of the site will likely require some level of decontamination. Design and landscaping of the housing development will need to take into account the potential for the site to be flooded and the Listed Buildings adjacent to the site.	

Option:	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also likely to be contaminated waste that will need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	0	It is not considered that the option will need to consider any impact to biodiversity on the site. Bridge House Meadows is within about 0.5km (0.3 miles). PPG17 Study showed deficiency in provision of District Parks.
Improve air quality and reduce noise pollution	+	This site is in AQMA 1. The discontinuation of the hospital use is likely to improve air quality, and with the new use only residents and their visitors would access the site.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The site is just under a kilometre (around 0.5 miles) from both the Queens Road Peckham Station and the New Cross Gate Station. The site is also close to New Cross Road which features on several bus routes.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	--	Flood Zone 2 (5%) & 3a (95%) which has a high probability of flooding with medium residual risk of flooding.

Option:	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	+/-	This redevelopment of the site will reduce the amount of degraded land in the Borough. It would be expected that the design of the new buildings would meet the appropriate design standards.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of adjacent Grade II Listed Buildings. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing targets of the Borough. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	-/+	The redevelopment of this site for housing will remove any possibility of the site being further utilised for health purposes. Additionally, it could put some pressure on operating health facilities nearby. However new housing development will contribute to this objective by providing healthy affordable homes.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions will provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

This will see the old hospital /medical research site change of use to housing. The NHS does not view this as a loss of community facilities as it has relocated the services that were offered here.

No Development

The site is likely to continue to decline as there is unlikely to be the level of investment required to upgrade the buildings so the site can continue to be used as a medical research facility.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As the site has been used as a hospital since around the 1870s. It is likely the site is contaminated and this will need to be remediated before the site can be used for housing.

The majority of the site is Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the adjacent Listed Buildings.

Site Ref: Site SA2	Options 1: Mixed use B1 employment (offices) live/work units and residential
Site Name: Seager Buildings, Brookmill Rd	
Ward: Brockley	
Site Characteristics: 0.7 hectares This is a disused industrial site.	
Flood Risk Area: Y	Zone 3a: High probability of flooding; medium residual risk of flooding.
Open spaces /Archaeological features/Historic Environment	Adjacent to MOL, edge of Deptford district centre, traversed by proposed pedestrian Waterway Link Way. Adjacent to Deptford High Street and Brookmill Rd Conservation Areas. Carrington House Grade II Listed Building.
General Assessment/Key Issues Development of this site for housing is expected to increase the quantity of housing but a mix of uses would assist the vitality of Deptford District Centre and lead to an overall increase in economic growth and urban quality.	

Option 1	Mixed use - B1 employment (offices) live/work units and residential.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This has the opportunity to be a significant development involving the possible construction of a tall block of flats, with space for commercial and other uses such as restaurants and a gallery. The increase in population (possibly over 160 flats) is expected to add to demand locally and thereby would contribute indirectly to economic growth. The additional commercial floorspace could add directly, and other uses could add to the creative 'hub' of activities at Deptford
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Redevelopment will provide through the S106 the opportunity to increase green elements on what is currently a hard landscaped site and this will both enhance the open space in the area and improve biodiversity. There is a playground next to the site and Brookmill Park is around 200m (0.1 miles) PPG17 Study showed adequate provision. The channel of the Ravensbourne River is managed at this point but there may still be need to monitor the biodiversity of the river during the construction phases.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The construction of this large development will have temporary adverse effects on air quality. The development is situated on a major road in the Borough which already has high levels of traffic. Additional traffic movements from the development are unlikely to be significant locally if traffic management of the ingress and egress to the site is engineered correctly. The site is however well located for public transport which will provide some counterbalance to the traffic issues.

Option 1	Mixed use - B1 employment (offices) live/work units and residential.	
Assessment against the SA objectives	Effects	Commentary
Reduce car travel and promote sustainable modes of transport	+	PTAL 5. Several different public transport options are available including the Docklands Light Railway (station directly adjacent) bus routes, and Deptford Railway Station. The development which has planning permission proposes a footbridge directly linking the site to the DLR station and 108 car parking spaces with cycle parking. It is likely that the development will generate extra car journeys offset by proximity to public transport.
Mitigate and adapt to climate change	-/+	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Minimise and mitigate flood risk	-	Fifty percent of this site is found within Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. The remaining 50% of the site is Flood Zone 2 which has a medium probability of flooding. Redevelopment will introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding. The site already has a valid permission for development that predates the introduction of sequential and exception tests for development classified as 'more vulnerable to flood risk'.
Maintain and enhance landscape and townscape	-/+	The buildings currently onsite are older industrial buildings of some character that were the former Seager Distillery. Carrington House, which fronts onto Deptford Bridge, is a Grade II Listed Building, this and the other buildings fronting on to Deptford Bridge make a particularly strong contribution to the character of the street scene, inappropriate development could harm this setting. However redevelopment of the site is expected to increase the vitality of the local streetscene.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	The site is adjacent to a Conservation Area, an area of Article 4 and to Metropolitan Open Land. One of the Seager Buildings is Grade II Listed and the others are of local historical interest though of varying quality and age. There is potential of a new development to impact adversely on these elements. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	++	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area. There is also reasonably easy access to open space and recreational opportunities so this should assist in creating positive aspects to their living environment.
Improve education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades. This development will have direct access to Deptford Bridge DLR Station, the MOL and the river. It is also within walking distance of a town centre.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

This site is a previously developed site, it has been in various industrial uses since the mid 1700's. This proposal is unlikely to have any detriment to the site itself or its surrounds. However given that there will be a likely increased usage of the site resulting from the intensification and mixture of uses traffic management will be key in allowing this development to integrate itself into the area. Design of the site and buildings its ability to develop the site while recognising and enhancing the historical aspects of the site is also important

No Development

If no redevelopment of the site occurs it is likely to continue to deteriorate further and become even less attractive to the industrial users of the site until it becomes derelict.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The majority of the site is Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the Listed Buildings on the site; and the adjacent Conservation Area and Article 4.

The air quality, and noise and vibration issues of having housing this close to a significant road will need to be mitigated without limiting the quality of life of the future residents. There may be a need to engineer a traffic management system that will enable an easy ingress and egress of the site by its users

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA3	Options: 1: Mixed use commercial community, leisure, housing and the relocation of Tidemill School. 2: Commercial, leisure, housing, and community use
Site Name: Giffin Street SE8	
Ward: New Cross	
Site Characteristics: 4.01 hectares. A mix of civic uses including a library, pool, and school, with other uses occurring in the railway arches, and residential.	
Flood Risk Area: Y	
Open spaces /Archaeological features/Historic Environment	Zone 3a: High probability of flooding; medium residual risk of flooding Adjacent to Deptford Conservation Area
General Assessment/Key Issues The preferred option creates many good opportunities on an economic and social scale. The environmental objectives in relation to flood risk, waste and air quality will need to be mitigated to satisfy the objectives of the sustainability process	

Option 1	Mixed use commercial community, leisure, housing and the relocation of Tidemill School	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises along side community uses which combined offer a range of employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Maintain and enhance open spaces and biodiversity	0	It is not considered that the option will need to consider any impact to biodiversity on the site. Although there is a market square on the site and another across there road the nearest green space is Margaret Macmillian Park and Sue Godfrey Nature Reserve/ Ferranti Park which both around 200m (0.1 miles) from the site; and the larger Fordham Park is around 1km (0.6 miles). PPG17 Study showed the area to just be with an area of deficiency of provision of district parks.
Improve air quality and reduce noise and vibration	-	This site is in AQMA 1. All development will have some impact on the air quality and the construction of this large development will have temporary adverse effects on air quality. The level and type of development is also likely to increase car journeys in the immediate area, although most of these will be transferred from other sites (relocation of the school). The school will also have a noise impact.
Reduce car travel and promote sustainable modes of transport	+/-	The site is located within PTAL 5-6 and would be found within a town centre close to amenities. While the removal of the car park as part of the redevelopment may reduce the number of car parks available the community uses on the site including the school are likely to still generate car usage.
Mitigate and adapt to the climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the household carbon footprint. However the proposed

Option 1	Mixed use commercial community, leisure, housing and the relocation of Tidemill School	
Assessment against the SA objectives	Effects	Commentary
		development will intensify uses on this site and increase water and energy use.
Minimise and mitigate flood risk	--	Forty percent of the site is Flood Zone 1 and has a low probability of flooding; 58% of the site is Flood Zone 2 which has a medium probability of flooding. And the remaining 2% percent of this site is found within Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	If designed within the context of the local area, this site will contribute to the improvement of the townscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	The site is partly within a conservation area. As such it is considered that there will be a significant effect on the historic environment. The carriage ramp (railway embankment) is a listed structure which will restrict development. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	++	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	++	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area. It is also considered that the leisure development and other community uses will promote wellbeing.
Improve education and skills	+	The relocation of the school will not necessarily increase capacity but it will provide a new school building that will fulfil modern teaching/learning requirements.
Improve accessibility to leisure facilities and key local services	++	There will be leisure and community uses in the development which will provide benefits to the new residents and to the wider community. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	++	This option for this site is sustainable.

Option 2	Commercial, leisure, housing, and community use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises along side community uses which combined offer a range of employment opportunities.
Minimise waste	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
Efficient use of natural resources	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Maintain and enhance open spaces and biodiversity	0	It is not considered that the option will need to consider any impact to biodiversity on the site. Although there is a market square on the site and another across there road the nearest green space is Margaret Macmillian Park and Sue Godfrey

Option 2	Commercial, leisure, housing, and community use	
Assessment against the SA objectives	Effects	Commentary
		Nature Reserve/ Ferranti Park which both around 200m (0.1 miles) from the site; and the larger Fordham Park is around 1km (0.6 miles). PPG17 Study showed the area to just be with an area of deficiency of provision of district parks.
Improve air quality and reduce noise and vibration	-	This site is in AQMA 1. All development will have some impact on the air quality and the construction of this large development will have temporary adverse effects on air quality. The level and type of development is also likely to increase car journeys in the immediate area.
Reduce car travel and promote sustainable modes of transport	+/-	The site is located within PTAL 4/5 and would be found within a town centre close to amenities. While the removal of the car park as part of the redevelopment may reduce the number of car parks available the community uses on the site are likely to still generate car usage.
Mitigate and adapt to the climate change	+ /-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Minimise and mitigate flood risk	-	Forty percent of the site is Flood Zone 1 and has a low probability of flooding; 58% of the site is Flood Zone 2 which has a medium probability of flooding. The remaining 2% percent of this site is found within Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	If designed within the context of the local area, this site will contribute to the improvement of the townscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	The site is partly within a conservation area. As such it is considered that there will be a significant effect on the historic environment. The carriage ramp (railway embankment) is a listed structure which will restrict development. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	++	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	++	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area. It is also considered that the leisure development and other community uses will promote wellbeing.
Improve education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	++	There will be leisure and community uses in the development which will provide benefits to the new residents and to the wider community. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

Development on the site will provide many benefits to the wider community and the new residents on the site. Aside from the range of new and relocated community facilities it will also provide commercial opportunities that will together offer a range of employment opportunities and strengthen the town centre.

No Development

The area will remain uncohesive and the community will not receive the new facilities that are needed in the area. However the car parking will remain as an informal open space.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Part of the site is Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the listed carriage ramp and the features of the Conservation Area will need to be respected in any design of this development.

The management of the traffic on and around the site will need careful consideration in order not to create conflicts between parents and teachers accessing the school and those using other areas of the site.

Site Ref: Site SA4	Options 1: Mixed use commercial and housing development with improvements to Deptford Station and the Listed Carriage Ramp
Site Name: Octavius Street and Deptford Station	
Ward: New Cross	
Site Characteristics: 0.87 hectares Station and surrounds	
Flood Risk Area	Flood Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	Partly within Deptford Conservation area. Carriage Ramp is a Listed Structure
General Assessment/Key Issues The development of this option seeks to address good economic and social objectives of the SA process and makes some improvements with regard to the environmental objectives although Flood Risk, waste minimisation and air quality will all be key factors if this preferred option is to be truly sustainable.	

Option 1	Mixed use commercial and housing development with improvements to Deptford Station and the Listed Carriage Ramp	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+ +	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	+ +	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	- -	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+ / -	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	0	It is not considered that the option will need to consider any impact to biodiversity on the site. Although there is a market square on the site and another across there road the nearest green space is Margaret Macmillian Park around 200m (0.1 miles) and Sue Godfrey Nature Reserve/ Ferranti Park around 550m (0.3 miles) from the site. The larger Fordham Park is around 1km (0.6 miles). PPG17 Study showed the area to just be with an area of deficiency of provision of district parks.
Improve air quality and reduce noise and vibration	-	This site is in AQMA 1. All development will have some impact on the air quality and the construction of this large development will have temporary adverse effects on air quality. The level and type of development is also likely to increase car journeys in the immediate area. The proximity of the railway line will also impact on the air quality and noise pollution. Those parts of the site close to the railway may also experience greater levels of vibration.
Reduce car travel and promote sustainable modes of transport	+	The site is located within PTAL 4 and would be found within a town centre close to amenities. While the removal of the car park as part of the redevelopment may reduce the number of car parks available, the community uses on the site are likely to still generate car usage. However this development also proposes the refurbishment of the Deptford Station which will make this more attractive to users of the rail network.

Option 1	Mixed use commercial and housing development with improvements to Deptford Station and the Listed Carriage Ramp	
Assessment against the SA objectives	Effects	Commentary
Mitigate and adapt to climate change	+ / -	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	If designed within the context of the local area, this site could contribute to the townscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	+ / -	The site is found within a conservation area. As such it is considered that there will be a significant effect on the historic environment. The carriage ramp has Grade II Listed status and would need to be preserved. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	++	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Improve education and skills	0	It is considered that this option will not have a significant impact on education.
Improve accessibility to leisure facilities and key local services	++	There will be new leisure and community uses close the development which will provide benefits to the new residents and to the wider community. The redevelopment of the station will make this more attractive for users of public transport. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

Development on the site will provide many benefits to the wider community and the new residents on the site. Aside from the refurbished station it will also provide commercial opportunities that will offer employment opportunities which with the additional housing will strengthen the town centre.

No Development

The area will remain un-cohesive and the station will continue to be underutilised. However the car parking will remain as an informal open space.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Development will need to be sympathetic to the listed carriage ramp and the features of the Conservation Area will need to be respected in any design of this development.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Site Ref: Site SA5	Options 1: Mixed use – retail, business/employment and housing
Ward: New Cross	
Site Name: Site between New Cross Gate Station and 267 New Cross Road and 19-25 Goodwood Road SE14	
Site Characteristics: The site is 0.67 hectares and is on the outskirts of the town centre.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	Deptford Town Hall Conservation Area and Area of Archaeological Priority, adjacent to Green Corridor.
General Assessment/Key Issues Portions of the site appear to have been in industrial use for some time and may need some decontamination. The railway line and busy road provide two issues that will need to be recognised and any possible effects taken into account during the design phases of the proposed development.	

Option: 1	Mixed use – retail, business/employment and housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	++	There will be positive benefits resulting from the provision of commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as being next to this property and across the rail line from it, and therefore enhance biodiversity in the area. Development offers the opportunity to enhance the corridor. Fordham Park is within 300m (0.2 miles) of the site.
Improve air quality and reduce noise and vibration	--	The site shares a boundary with a railway line, and fronts a major road. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution and vibration. This site is in AQMA 1.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 6. Even taken from the furthest point of the site on Goodwood Rd it is less than 300m (around 0.2 miles) to the station and there are several bus routes along New Cross Rd. This amount of development on the site would however inevitably increase vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	The site is currently underdeveloped and untidy. Development of this site will improve the townscape if the development is in

Option: 1	Mixed use – retail, business/employment and housing	
Assessment against the SA objectives	Effects	Commentary
		keeping with the design requirements of the Conservation Area that fronts the site.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area which fronts this site and neighbouring properties. The site is also very close to the neighbouring Hatcham Conservation Area which is also an Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing targets of the Borough. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	++	Development contributions will provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades. All are well within walking distance, including the park.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The development of this site with the range of proposed uses will provide an extension the retail available on New Cross Road and new office and residential that once filled would provide an economic benefit to the area.

No Development

A portion of the site is undeveloped and would be unlikely to change with untidy industrial development on the remainder of the site.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Development will need to be sympathetic to the Conservation Area that part of the site is in and the adjoining Hatcham Conservation Area which is also an Article 4.

Site Ref: Site SA6	Options 1. Mixed use – retail, business /employment and housing.
Ward: New Cross	
Site Name: New Cross Gate Retail Park / Sainsbury's New Cross Rd SE14 5UL	
Site Characteristics: The portion of the site being put forward is approximately 2 ha on the edge of the town centre.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Hatcham Conservation Area, Article 4 and Archaeological Priority Area.
General Assessment/Key Issues The site is currently retail park, it fronts onto a busy A road with a railway forming a side boundary part of the site is an Article 4 Conservation Area.	

Option: 1	Mixed use – retail, business /employment and housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor and biodiversity in the area. Fordham Park is around 450m (0.3 miles) and Eckington Park is with around 750m (0.4 miles) from the site. PPG17 Study showed deficiency in provision of District Parks.
Improve air quality and reduce noise and vibration	--	The site is in AQMA 1. The site shares a boundary with a railway line, and fronts a major road. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+	PTAL 6. The site is next door to the New Cross Gate Station and fronts onto New Cross Road which has several bus routes along it. The change of use from predominately retail to business retail and housing may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Option: 1	Mixed use – retail, business /employment and housing.	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	--	Overall design of the development will need to be sympathetic to setting of the Conservation Area and Article 4 which cuts through the New Cross Road end; and runs along the western boundary; of this site and neighbouring properties. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing targets of the Borough. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	The site is with reasonable walking distance of two areas of public open space and is within the town centre for easy access to retail and other services.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of this area of the retail park will provide a wider range of uses that is currently available on the site which will assist in the revitalisation of this area of the town centre and improvement to the townscape.

No Development

If the site is not developed further it will continue with its current permitted use as a retail park.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Development will need to be sympathetic to the Conservation Area and Article 4 that cover part of the site.

Site Ref: Site SA7	Options Mixed use – housing with community use (including doctor’s surgery, library, gym, community hall, café, crèche and public space).	
Ward: Telegraph Hill		
Site Name: Proposed NDC Centre, Kender Estate, New Cross Gate SE14		
Site Characteristics: 1.05 hectares		
Flood Risk Area : Y		Flood Zone :1 Low, 2 Medium & 3a High Probability
Open spaces /Archaeological features/Historic Environment		Article 4 Hatcham Conservation Area, Area of Archaeological Priority
General Assessment/Key Issues		

Option:	Mixed use – housing with community use (including doctor’s surgery, library, gym, community hall, café, crèche and public space.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it.
Encourage and promote employment and new enterprises	++	During the construction process employment will be generated. Once the site is occupied there will be employment from the community uses on the site, and people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	It is not considered that the option will need to consider any impact to biodiversity on the site. Issues. Eckington Gardens public open space is within about 2-300m of the site and the smaller Hatcham Gardens are 150-250 metres from the site. The provision of public open space is also part of the option. PPG17 Study showed deficiency in provision for District Parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. Of the three roads that the site fronts onto two are very busy and will effect the air quality in the area. The site is within around 600 metres (0.4 miles) from Queens Rd Peckham and New Cross Gate Stations and 1.2 kilometres (0.75 miles) from New Cross Station.
Reduce car travel and promote sustainable modes of transport	+	PTAL 5. The site is approximately 0.9km (0.6 miles) from Queens Rd Peckham, 0.5km (0.3 miles) from New Cross Gate and 1.1km (0.67 miles) from New Cross Stations. It is approximately 200m from New Cross Road which has several bus routes along it.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	-	Flood Zones 1 (70%), 2 (20%) & 3a (10%) which indicates that 30% of the site has a medium-high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Option:	Mixed use – housing with community use (including doctor’s surgery, library, gym, community hall, café, crèche and public space.	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the adjacent Conservation Area and Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	++	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the major roads. However new housing development will contribute to this objective by providing healthy affordable homes. The development also a doctor’s surgery, a gym, and public open space which should all contribute to this objective.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	++	There will be leisure and community uses in the development which will provide benefits to the new residents and to the wider community. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	++	This option for this site is sustainable.

<p>Summary of main impacts and explanation of recommended uses</p> <p>Development The development of this site will provide the surrounding area and the new residents with a range of community facilities.</p> <p>No Development As the site is currently under development to stop development would result in a unusable site.</p> <p>Mitigation Measures Required Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.</p> <p>Thirty percent of the site is in Flood Zones 2 & 3 which has a medium-high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.</p> <p>Development will need to be sympathetic to the adjacent Article 4 and Conservation Area.</p> <p>The air quality, and noise and vibration issues of having housing this close to a reasonably significant road will need to be mitigated without limiting the quality of life of the future residents.</p>

Site Ref: Site SA8	Options: 1: Mixed Use Employment Location – B1 light industrial and offices with housing. 2. Retain in existing employment use
Ward: Evelyn	
Site Name: Childers Street MEL SE14	
Site Characteristics: The site is 0.61 hectares. The railway embankments and viaducts restrict visibility and development potential.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Zone : Flood Zone 3a Area of Archaeological Priority
General Assessment/Key Issues The railway line/ junction and depot and the site and its surrounds being in Flood Zone 3a will need to be taken into account of in the design of any redevelopment of this site.	

Option: 1	Mixed Use Employment Location – B1 light industrial and offices with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Green Corridor is shown on a small portion of the site beside the railway line. Development offers the opportunity to enhance the corridor. Due to the size of the site it is difficult to measure the distance to the parks, however the following parks are within walking distance from most points within the site. Fordham Park, Folkestone Gardens, Evelyn Green, the playing courts on the corner of Arklow Rd and Edward St, and Margaret MacMillian Park. PPG17 Study showed deficiency in provision of District Parks in the area. It is not considered that the option will need to consider any impact to biodiversity on the site not covered by the green corridor .
Improve air quality and reduce noise and vibration	--	The site is in AQMA 1. The site shares a boundary with a major railway line/ junction/ depot. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	-	PTAL 2, 3, 4. The size of the site means that that from certain points in the site a resident would be closer to public transport than at others. The change of use from predominately business/ light industrial to include residential is likely to increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Option: 1	Mixed Use Employment Location – B1 light industrial and offices with housing.	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Retain as existing employment use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	-	There could be some demolition and construction waste if parts of the site is redeveloped for specific uses and there is also possible contaminated waste may need to be removed from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-/+	Building new business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	0	Green Corridor is shown on a small portion of the site beside the railway line. Development offers the opportunity to enhance the corridor. Due to the size of the site it is difficult to measure the distance to the parks, however the following parks are within walking distance from most points within the site. Fordham Park, Folkestone Gardens, Evelyn Green, the playing courts on the corner of Arklow Rd and Edward St, and Margaret MacMillian Park. PPG17 Study showed deficiency in provision of District Parks in the area. It is not considered that the option

Option: 2	Retain as existing employment use	
Assessment against the SA objectives	Effects	Commentary
		will need to consider any impact to biodiversity on the site not covered by the green corridor .
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. The site shares a boundary with a major railway line/ junction/ depot. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	-	PTAL 2, 3, 4. The size of the site means that that from certain points in the site a resident would be closer to public transport than at others. The number of vehicle movements will be dependent on the nature of the industries operating on the site.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding
Maintain and enhance landscape and townscape	0	There is an opportunity for an improvement to the streetscape if any redevelopment of the site took place.
Conserve and enhance the historic and archaeological environment	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+/-	Sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

Development

Development on this site would result in a greater range of uses being able to utilise the site and with the residential may provide some workers with the ability to live and work on the site.

No Development

The site is currently an industrial site that could continue in its current use.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents. The type of industrial uses around the housing would also need to be strictly managed.

The majority of the site is Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Access to public transport is very difficult from certain locations on the site. The positioning of the housing will determine the success of lowering the level of vehicle movements/ car ownership on the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped for housing.

Site Ref: Site SA8a	Options: 1. Mixed Use Employment Location – B1 light industrial and offices with housing. 2. Retain in existing employment use
Ward: Evelyn	
Site Name: Arklow Road MEL SE14	
Site Characteristics: The site is 2.24 hectares and is in a variety of industrial uses. It is a long site and can be accessed from several points.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Zone : Flood Zone 3a Area of Archaeological Priority
General Assessment/Key Issues The railway line/ junction and depot and the site and its surrounds being in Flood Zone 3a will need to be taken into account of in the design of any redevelopment of this site.	

Option: 1	Mixed Use Employment Location – B1 light industrial and offices with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Green Corridor is shown on a small portion of the site beside the railway line. Development offers the opportunity to enhance the corridor. Due to the size of the site it is difficult to measure the distance to the parks, however the following parks are within walking distance from most points within the site. Fordham Park, Folkestone Gardens, Evelyn Green, the playing courts on the corner of Arklow Rd and Edward St, and Margaret MacMillian Park. PPG17 Study showed deficiency in provision of District Parks in the area. It is not considered that the option will need to consider any impact to biodiversity on the site not covered by the green corridor .
Improve air quality and reduce noise and vibration	--	The site is in AQMA 1. The site shares a boundary with a major railway line/ junction/ depot. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	-	PTAL 2, 3, 4, 6a. The size of the site means that that from certain points in the site a resident would be closer to public transport than at others. The change of use from predominately business/ light industrial to include residential is therefore likely to increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.

Option: 1	Mixed Use Employment Location – B1 light industrial and offices with housing.	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Retain as existing employment use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	-	There could be some demolition and construction waste if parts of the site is redeveloped for specific uses and there is also possible contaminated waste may need to be removed from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-/+	Building new business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	0	Green Corridor is shown on a small portion of the site beside the railway line. Development offers the opportunity to enhance the corridor. Due to the size of the site it is difficult to measure the distance to the parks, however the following parks are within walking distance from most points within the site. Fordham Park, Folkestone Gardens, Evelyn Green, the playing courts on the corner of Arklow Rd and Edward St, and Margaret MacMillian Park. PPG17 Study showed deficiency in provision of District Parks in the area. It is not considered that the option will need to consider any impact to biodiversity on the site not covered by the green corridor .

Option: 2	Retain as existing employment use	
Assessment against the SA objectives	Effects	Commentary
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. The site shares a boundary with a major railway line/ junction/ depot. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	-	PTAL 2, 3, 4, 6a. The size of the site means that that from certain points in the site a resident would be closer to public transport than at others. The number of vehicle movements will be dependent on the nature of the industries operating on the site.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding
Maintain and enhance landscape and townscape	0	There is an opportunity for an improvement to the streetscape if any redevelopment of the site took place.
Conserve and enhance the historic and archaeological environment	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

Development

Development on this site would result in a greater range of uses being able to utilise the site and with the residential may provide some workers with the ability to live and work on the site.

No Development

The site is currently an industrial site that could continue in its current use.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents. The type of industrial uses around the housing would also need to be strictly managed.

The majority of the site is Flood Zone 3 which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Access to public transport is very difficult from certain locations on the site. The positioning of the housing will determine the success of lowering the level of vehicle movements/ car ownership on the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped for housing.

Site Ref: Site SA9	Options 1: Mixed use Employment Location – B1(a) office type uses with housing.
Ward: Evelyn	
Site Name: Grinstead Road	
Site Characteristics: The site is 1 hectare in size and is an established industrial site.	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority
General Assessment/Key Issues The site fronts onto Grinstead Road which is predominantly a residential area and is dominated by Deptford Park, to the rear of the site however is a large industrial area. For the redevelopment of the site to be successful there will need to be a balance between these types of use.	

Option:	Mixed use Employment Location – B1(a) office type uses with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Deptford Park is across the road from the site and contains a sports ground and mature trees. PPG17 Study showed adequate provision. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. The site shares a boundary with a railway line and the rear boundary neighbours the Deptford Trading Estate. The combination of these two factors is of detriment to this objective, as there is a high probability of air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The site is 1.2 km (0.8 miles) from Surrey Quarry Station and 1.8 km (1.1 miles) from New Cross Station. It is however only 500m from Evelyn Road which several bus routes along it. The change of use from predominately industrial to office and housing may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Option:	Mixed use Employment Location – B1(a) office type uses with housing.	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor and the industrial estate. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of this site would allow for better design to complement the surrounding residential uses. Office use is more consistent with the area around Deptford Park.

No Development

The current piecemeal industrial uses do not contribute to the overall wellbeing of the area and are unlikely to do so in the future.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor and to an industrial will need to be mitigated without limiting the quality of life of the future residents. The positioning of the housing on the site will be crucial in this mitigation.

As parts of the site are known to be contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA10	Options 1: Mixed use Employment Location – Business uses including creative industries, offices (B1(a)) and workshops with housing. 2: Retain as existing employment use.
Ward: New Cross	
Site Name: Sun and Kent Wharf Mixed use Employment Location	
Site Characteristics: The site is 1.4 hectares that fronts onto a disused canal and is industrial use.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 3a Area of Archaeological Priority adjacent to Grade II Listed Railway Viaduct.
General Assessment/Key Issues The site has been in industrial use for years and likely to contaminated, and the site is at risk of being flooded.	

Option: 1	Mixed use Employment Location – Business uses including creative industries, offices (B1(a)) and workshops with housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing a range of commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Development offers the opportunity to enhance and extend the landscaping now established around the Laban Centre. Sue Godfrey Nature Reserve/ Ferranti Park is no more than around 250m (0.15 miles) from the site. PPG17 Study showed adequate provision. Development of the site could contribute to the rehabilitation of the creek which could assist with biodiversity in the area.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 1. The loss of the industrial use likely to improve matters in terms of this issue. The design of the development will be crucial in ensuring incompatible uses are given the separation distances required.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is around 600m (0.4 miles) from Deptford Station and around 400m (0.25 miles) from the Greenwich DLR. There are bus routes along Deptford Church St and Creek Road. The change of use from predominately industrial to business and housing may increase the number of vehicle movements and adequate parking should be provided.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.

Option: 1	Mixed use Employment Location – Business uses including creative industries, offices (B1(a)) and workshops with housing	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance the historic and archaeological environment	-	Overall design of the development will need to be sympathetic to setting of the Grade II Listed Railway Viaduct adjacent to the site. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and ability to separate incompatible uses. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Retain as existing employment use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	If any redevelopment were to take place demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	0	If the current industrial building were rebuilt for modern requirements, there could be an opportunity to enhance and extend the landscaping now established around the Laban Centre and rehabilitate the creek which could assist with biodiversity in the area. PPG17 Study showed adequate provision.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. The likelihood is that industrial uses would produce air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	-	PTAL 3. The site is around 600m (0.4 miles) from Deptford Station and around 400m (0.25 miles) from the Greenwich DLR. There are bus routes along Deptford Church St and Creek

Option: 2	Retain as existing employment use	
Assessment against the SA objectives	Effects	Commentary
		Road. Depending on the number of employees and the nature of the industries on the site parking could continue be an issue.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	0	There is an opportunity for an improvement to the streetscape if new buildings were built on the site.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	There is a Grade II Listed Railway Viaduct adjacent to the site. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	--	This is not a sustainable option.

Summary of main impacts and explanation of recommended uses

Development

Would result in a change of use of the site with the employment uses changing from industrial to office and creative uses with the addition of residential. By redeveloping the site it likely the area will be opened up and the canal will become a recreational asset.

No Development

Industrial uses will continue on the site

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the adjacent Listed Buildings.

The air quality, and noise and vibration issues of having mixed uses on the site will need to be mitigated without limiting the quality of life of the future residents or the ability of the employment uses to operate.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA11	Options 1: Mixed Use Employment Location: B1 (business); A1 shops; A3 restaurants and cafés); A4 (pubs and bars); and housing.
Ward: New Cross	
Site Name: Thanet Wharf/ Copperas Depot Mixed Use Employment Locations Copperas St Deptford SE8 3DA	
Site Characteristics: The site is 1.3 hectares of degraded industrial land with access to Deptford Creek.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 3a Area of Archaeological Priority
General Assessment/Key Issues The site is at the edge of the Borough and development of the site will need to be in consultation with London Borough of Greenwich.	

Option: 1	Mixed Use Employment Location: B1 (business); A1 shops; A3 restaurants and cafés); A4 (pubs and bars); and housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development will allow a local economy to expand.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Development offers the opportunity to enhance and extend the landscaping now established around the Laban Centre. Sue Godfrey Nature Reserve/ Ferranti Park is no more than around 300m (0.18 miles) from the site. PPG17 Study showed adequate provision. Development of the site could contribute to the rehabilitation of the creek which could assist with biodiversity in the area.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. There is a potential for the pubs bars and restaurants proposed to have a detrimental impact on proposed housing especially in terms of noise and air quality.
Reduce car travel and promote sustainable modes of transport	-/+	PTAL 4. The site is around 900m (0.56 miles) from Deptford Station and around 700m (0.4 miles) from the Greenwich DLR. There are bus routes along Deptford Church St and Creek Road. Depending on the number of employees and the nature of the industries on the site parking could continue be an issue.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape, landscape and canal frontage as a result of this option.

Option: 1	Mixed Use Employment Location: B1 (business); A1 shops; A3 restaurants and cafés); A4 (pubs and bars); and housing.	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	-/+	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from potentially incompatible uses. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Development of this site would allow for the area to be revitalised, and give impetus to the need to rehabilitate the canal and its surrounds

No Development

The site would continue in its current industrial uses.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

The air quality, and noise and vibration issues of having mixed uses on the site will need to be mitigated without limiting the quality of life of the future residents or the ability of the employment uses to operate.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA12	Option 1. Retain in employment use within the B Use Classes
Ward: Evelyn	
Site Name: Evelyn Street Local Employment Location (LEL)	
Site Characteristics: 1.19 ha. Evelyn Street LEL is a well defined area of relatively modern, good quality commercial and warehousing buildings dating from the 1990s.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Zone 3a: High Probability of Flooding Within Area of Archaeological Priority
General Assessment/Key Issues. The site has direct access onto the main road network (A200 Evelyn Street), and has good servicing capable of handling lorries. The warehouse buildings are arranged around the boundaries of the site which shields much of the surrounding residential development from vehicle noise. Drive in retail uses are on the north western boundaries.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	The site will contribute to Lewisham's economy by providing local employment opportunities. The units appear sufficiently flexible in order to potentially provide a variety
Encourage and promote employment and new enterprises	+	The site will provide employment opportunities.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	Business and warehousing uses will consume natural resources.
Protect and enhance open spaces and biodiversity	0	It is 350 metres to the nearest entrance to Deptford Park. There are no appreciable biodiversity features on the site.
Improve air quality and reduce noise and vibration	+/-	This site is in AQMA 1. These units provide a modern warehousing facility close to central London markets which should act to reduce long distance car and lorry journeys. The uses on this site are however housed in relatively large warehouse buildings which are used by Heavy Goods Vehicles which will manoeuvre within the site.
Reduce car travel and promote sustainable modes of transport	+	Surrey Quays Station (East London Overground Line) is just over 600 metres away from the western site entrance, and Evelyn Street is well populated by bus routes. The site is currently PTAL 3. Provision of local business and employment should reduce car travel.
Mitigate and adapt to climate change	-	These buildings were not designed to the latest energy efficient BREEAM standards and there are currently no proposals to redevelop them during the lifetime of the Core Strategy.
Reduce and manage flood risk	--	The site is in Flood Risk Zone 3a which means that there is a high probability of flooding. The site is largely hard surfaced with virtually no soft landscaping which will increase surface water run off, and the buildings have not been designed to be flood resistant. The uses on the site are however categorised as less vulnerable in PPS 25.
Maintain and enhance landscape and townscape	0	The frontage of the site on Evelyn Street is relatively good quality and materials and provides a reasonable street feature which is at least more coherent than the drive-in fast food restaurant which is the neighbouring development to the west. The buildings on the south western boundary of the site within

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
		the Strategic Viewing Corridor between Blackheath Point and St. Paul's Cathedral.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is within an Area of Archaeological Priority. The buildings on the south western boundary of the site within the Strategic Viewing Corridor between Blackheath Point and St. Paul's Cathedral. Assuming that no new development takes place during the lifetime of the Core Strategy this site will have no effect on the historic and archaeological environment.
Provide sufficient housing and decent homes	-	No new homes will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	It is possible that the provision of local job opportunities will act to improve health and wellbeing.
Provide for an improvement in education and skills	?	It is possible that the provision of local job opportunities will provide possible training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	The retention of the existing employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area on a main road close to the centre of London and as such is considered to perform an important local function in the economy of Lewisham. Positive impacts on job creation and supporting the local economy were therefore recorded. Positive impacts were recorded on reducing the need to travel by car and sustainable transport. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport. A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

The site is within Flood Risk Zone 3a which means that there is a high probability of flooding. Most of the site is hard surfaced which means that the site will not retain water to minimise the effect of flooding elsewhere.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA13	Option 1. Retain in employment use within the B Use Classes
Ward:	
Site Name: Creekside Local Employment Location (LEL)	
Site Characteristics: 3.11 ha. This is an area of older workshop, industrial and warehousing buildings adjacent to Deptford Creek.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Zone 3a: High Probability of Flooding Within Area of Archaeological Priority The northern boundary of the site is comprised of a Grade II Listed Railway Viaduct.
General Assessment/Key Issues. These buildings, which include multi occupied workshop, warehousing and industrial buildings (Faircharm Studios), a former wharf building now used as an art gallery, refurbished railway arches and a mix of other older buildings perform a valuable function in the Council's strategy to attract and retain creative industries to the Deptford area. The site is adjacent to Deptford Creek which is a Site of Importance for Nature Conservation of Metropolitan Importance. The creek walls themselves provide valuable habitats There is also a Site of Importance for Nature Conservation on the northern boundary of the site (British Gas site Creekside). The area is serviced via Creekside which also services the adjacent social housing estate. The uses at Faircharm have the potential to disturb residential occupiers but this is considered to be minimal as the estate is self contained and activities take place within the multi-occupied buildings. There is a long term aim to locate the long distance Waterlink Way pedestrian and cycle route along the Creek at this location which could result in greater disturbance to wildlife on the Creek edge.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This site will provide local employment opportunities. Faircharm Studios and other buildings in this area provide cheaper premises that can be used by the creative industries and provide the core for the development of a cluster of creative industries at Deptford.
Encourage and promote employment and new enterprises	++	This site will provide local employment opportunities. Faircharm Studios and other buildings in this area provide cheaper premises that can be used by the creative industries and provide the core for the development of a cluster of creative industries at Deptford.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses consume natural resources. Most buildings in this area are older and do not have energy saving features.
Protect and enhance open spaces and biodiversity	+	The northern part of the Site is the British Gas Site Creekside Site of Nature Conservation Importance. This site is not developable as it has underground gas supply pipes. Deptford Creek, which includes the Creek walls is a Site of Nature Conservation Importance of Metropolitan Importance. Retention of commercial and business uses as opposed to a more intensively populated use as residential development might reduce pressure on and disturbance to the wildlife on the Creek. Ferranti Park is a new public open space 225 metres away from the entrance to the Faircharm Studios.
Improve air quality and reduce noise and vibration	-	This site is in AQMA 1. The Faircharm Estate is multi occupied and intensively used which will result in traffic movements and noise. Other uses in the area (e.g. art gallery) are not so intensive.

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
		The site has close connections with the Strategic Road Network which means that vehicles travelling to the site do not need to pass through residential areas. The social housing estate on Creekside may however be affected by traffic movements to the site.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. This area has several public transport possibilities. It is 760 metres to Greenwich rail and DLR station via a pedestrian footbridge across the Creek from the entrance to the Faircharm Estate. It is 460 metres to Deptford Bridge DLR station and, depending on the route taken just over 500 metres to Deptford Rail Station.. Bus routes pass along Deptford Church Street, Deptford Broadway (A2), and slightly further away Evelyn Street (A200).
Mitigate and adapt to climate change	-	The business uses in this area are housed in older buildings either from the late Victorian era, or built in the 1940s/50s. They do not meet modern energy standards and might not be redeveloped to higher standards during the lifetime of the Core Strategy.
Reduce and manage flood risk	--	The site is in Flood Zone 3a which has a high probability of flooding. The employment sites in the area are largely hard surfaced with no landscaping which will increase water run-off and the buildings have not been designed to be flood resistant. The uses in these areas are however categorised as less vulnerable.
Maintain and enhance landscape and townscape	+	This area, assuming no redevelopment occurs during the lifetime of the Core Strategy comprises older style buildings and other features which give a feeling for what old Creekside may have been like as an industrial area in the eighteenth and nineteenth centuries which provides a good quality, interesting townscape. The Strategic View from Blackheath Point to St Pauls passes over the site (Faircharm Estate). This means that redevelopment would be restricted in height to preserve this view and development around the viewing corridor has to enhance a wider London panorama as seen from Blackheath Point.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	+	This area, assuming no redevelopment occurs during the lifetime of the Core Strategy comprises older style buildings and other features which give a feeling for what old Creekside may have been like as an industrial area in the eighteenth and nineteenth centuries which provides a good quality, interesting and historic townscape. The Strategic View from Blackheath Point to St Pauls passes over the site (Faircharm Estate). This means that redevelopment would be restricted in height to preserve this view and development around the viewing corridor has to enhance a wider London panorama as seen from Blackheath Point. The northern boundary of the area is formed by a Grade II listed railway viaduct. The arches within the viaduct have recently been converted to business use.
Provide sufficient housing and decent homes	-	No new homes will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	There is a possibility that the retention of local employment uses will improve health and wellbeing.
Provide for an improvement in education and skills	+	This area, in particular the Faircharm Studios, provides cheaper workspaces for the Creative Industries. The outcome of the

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
		availability of this space will result in the creation of small businesses and improve the skills of those undertaking them as well as possible training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	++	Retention of employment uses in this area is sustainable.

Summary of main impacts and explanation of recommended uses

This area recorded positive impacts in respect of job creation and supporting the economy. The area provides premises which are attractive to the Creative Industries and which form a cluster in Deptford. It is therefore considered to perform an important local function in the economy of Lewisham providing easily accessible and flexible business space and employment opportunities.. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is also well located in respect to public transport. Positive impacts on traffic issues were therefore recorded.

Positive impacts were recorded on open space and biodiversity objectives as the site contains within it a site of nature conservation importance, as is the Creek and Creek walls adjacent to the site. Positive impacts were recorded on the landscape and townscape and the historic and archaeological environment. The area is reminiscent of older industrial users on Creekside and provides an appropriate visual environment for creative industries to flourish.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, air quality, noise and vibration, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

The site is within Flood Risk Zone 3a which means that there is a high probability of flooding. Most of the site is hard surfaced which means that the site will not retain water to minimise the effect of flooding elsewhere.

An unquantifiable impacts was noted on health improvement which could possibly result from the provision of local employment opportunities. The buildings in this area provide spaces for many firms to start up requiring different skills and therefore a positive impact on skills improvement was recorded.

Mitigation Measures

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA14	Option 1. Retain in employment use within the B Use Classes
Ward: Brockley	
Site Name: Lewisham Way Local Employment Location (LEL)	
Site Characteristics: 0.50 ha. A small business park with 10 relatively modern purpose built warehouse/industrial units.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Zone 1: Low probability of flooding Brockley Conservation Area and a Grade II Listed Library Building are directly opposite the site across the A2.
General Assessment/Key Issues. The site has direct access onto the main road network (A21 Lewisham), and self contained parking and servicing which will minimise the impact of road traffic from the business uses on site. The uses on the site are categorised within the B1 and B8 Use Classes which should be compatible with residential uses adjacent to the site.	

Option 1:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	The site will contribute to Lewisham's economy by providing local employment opportunities and services. The units appear sufficiently flexible in order to potentially provide a variety. A recent planning permission that was granted for the demolition of a number of the individual units and the construction of a self storage facility which, if implemented, while providing a valuable service to local businesses and others who require storage will most likely provide fewer job opportunities.
Encourage and promote employment and new enterprises	+	These units will provide local employment opportunities. A recent planning permission that was granted for the demolition of a number of the individual units and the construction of a self storage facility which, if implemented, while providing a valuable service to local businesses and others who require storage will most likely provide fewer job opportunities.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-/+	All businesses involve the consumption of natural resources. The buildings constructed according to the recent planning permission will secure 20% of their energy from renewable resources. The units currently on the site will not have been constructed according to modern energy efficient standards.
Protect and enhance open spaces and biodiversity	0	There is no open space on this site, and very limited biodiversity. The nearest open spaces are at Luxmore Gardens (140 metres) and Friendly Gardens (300 metres).
Improve air quality and reduce noise and vibration	+	This site is in AQMA 3. The site currently comprises 10 business units which would have a limited impact on noise and vibration. The provision of local business facilities should act to reduce the number of car and lorry journeys and improve air quality.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The provision of local business facilities should act to reduce the number of car and lorry journeys made. A number of bus routes running along Lewisham Way and the area is 650 metres away from New Cross Rail and Overground Station.
Mitigate and adapt to climate change	0/+	The current buildings in the Employment Area were constructed in the 1980s and so do not meet modern environmental standards. The recent planning permission requires the buildings to secure 20% renewable energy.

Option 1:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	0	This site is in Flood Risk Zone 1 where there is a low probability of flooding.
Maintain and enhance landscape and townscape	0/+	This site is modern and relatively discreet in appearance although it does not form a positive element in the street scene opposite to a Conservation Area and a listed building. Part of the site on the Lewisham Way frontage has planning permission for redevelopment as a self storage facility. The report in to the planning application considered that the current industrial units appear very insignificant in the street scene and rather at odds with the width of Lewisham Way and scale of nearby buildings. The proposed building was considered acceptable in terms of height and massing and a significant improvement in urban design terms to the existing industrial units which have virtually no street presence.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-/+	The current buildings are considered to be rather incongruous in scale and style Compared to the existing industrial estate, which currently detracts from the streetscene, the proposed building by virtue of its greater scale and more attractive contemporary facade is considered likely to enhance the character and appearance of the Brockley Conservation Area and the setting of the Grade II listed Art House.
Provide sufficient housing and decent homes	-	No new homes will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	There is a possibility that the provision of employment opportunities closer to home could improve health and well being for some people.
Provide for an improvement in education and skills	?	There is a possibility that this site could provide training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	Retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a small good quality industrial/warehousing area on a main road close to the centre of London and as such is considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport. Positive impacts were therefore recorded in respect of supporting the economy and provision of job opportunities, and promotion of sustainable transport. The uses on this site are small scale and therefore should have limited impacts on traffic noise and vibration which led to a positive impact being recorded.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets. There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities. The site is within Flood Risk Zone 3a which means that there is a high probability of flooding. Most of the site is hard surfaced which means that the site will not retain water to minimise the effect of flooding elsewhere. Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA15	Options 1: Safeguard for education proposals : amalgamate upper and lower school facilities into a new school on the Edward Street Annex. The new boundary to include a small section of the north –east corner of Fordham Park. Redevelop Amersham Vale (upper school) facilities to provide residential and new public open space to compensate for that lost at Fordham Park
Ward: New Cross	
Site Name: Deptford Green Secondary School	
Site Characteristics: The school currently operates off two sites the Main School site (1.1ha) on Amersham Vale and the Annexe (0.3ha & sports field) on Edward Street.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Zone : 1, 2 & 3 Area of Archaeological Priority
General Assessment/Key Issues The school is looking to expand the Edward St Annexe and operate the school off the one site. However this requires the expansion of the school into the neighbouring Fordham Park.	

Option: 1	Safeguard for education proposals	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the sites are completed there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	+	During the construction process employment will be generated. Once the site is occupied there will be employment at the school (this is existing), and people may work from home
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and school premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	--	There are mature trees on the school property and on Fordham Park where the proposed new MUGA is proposed. The school redevelopment includes using the existing sports field currently identified as open space and extending into Fordham Park. There will be a loss of approximately 7400m ² of open space in total. It is proposed that this is off set by the conversion of the a portion of the upper school site to open space. However this site is only 5700 m ² . Housing is proposed for the remainder of this site. There will be a loss in open space in the area. PPG17 Study showed deficiency in provision for District Parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 1. The site shares fronts a major road, and schools by their very nature are noisy. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4/5. The Lower School site is about 700m from both the New Cross and New Cross Gate Stations and 900 metres from the Deptford DLR Station. The Upper School is around 550m from New Cross and 1.2km from New Cross Gate Station and 650m from Deptford DLR Station. The nearest bus routes for both sites would be along New Cross Road. The change of use from school to open space/residential may lower the number of vehicle movements, depending on the type and number of homes provided.

Option: 1		Safeguard for education proposals	
Assessment against the SA objectives	Effects	Commentary	
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new school buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.	
Reduce and manage flood risk	+/-	The Lower School site is 97% Flood Zone 1 and has a low probability of flooding and 3% Flood Zone 2 which has a medium probability of flooding.	
	--	The upper School site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.	
Maintain and enhance landscape and townscape	++	There is an opportunity for an improvement to the streetscape as a result of this option. Particularly on the Upper School site.	
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-/+	The redevelopment of the Lower School site will result in the loss of another traditional school building, however it has not been listed. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.	
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.	
Improve health and wellbeing and reduce inequalities in health.	+	The open space close to housing will provide health benefits. New housing development will contribute to this objective by providing affordable homes, and there is a potential for development contributions to enhance health facilities area.	
Provide for an improvement in education and skills	++	New secondary school will meet modern education standards.	
Improve accessibility to leisure facilities and key local services	+	The new school will have improved leisure facilities, which will be available on a limited basis to the community, and there will be another area of open space. The increase in residents in the area may well increase the utilisation of local shopping parades.	
Cumulative Effect	+/-	Sustainability of the site for the proposed option is neutral.	

Summary of main impacts and explanation of recommended uses

Development

The new school will result in an improved and modern educational facility that will provide a more cohesive educational service due to the whole school being housed on one site. The use of the vacated school site for housing and open space will provide an improved streetscape for the area.

No Development

The school will remain on two sites and will have to refurbish the sites in an incremental manner in order to meet modern educational standards and requirements.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. The Upper School site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding. The Lower School site has a very small percentage of Flood Zone 2 this should be taken into account in designing the school buildings.

The noise issues of having a school in this area should be minimal as it is an existing use on the site although the use will be intensified on the site. Sound proofing of buildings, especially the sports hall should provide a sufficient level of mitigation for surrounding residents.

The loss of open space can only be properly mitigated by ensuring provision on other developments nearby. Trees on the school properties and on the effected area of Fordham Park will also need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA16	Options 1: Safeguard for new through-school under the Building Schools for the Future Programme (BSF). Site currently a primary school.
Ward: Lewisham Central	
Site Name: Lewisham Bridge School Site, Loampit Vale, Lewisham	
Site Characteristics: The site is 1.03ha and is currently a primary school.	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	Part of site in Area of Archaeological Priority and Lewisham Bridge Primary School Building is Grade II Listed. Adjacent to a Green Corridor.
General Assessment/Key Issues The redevelopment of the school to accommodate a wider age range will require greater density of building coverage of the site and may impact on the setting of the Listed Building.	

Option:	Safeguard for new through-school under the Building Schools for the Future Programme (BSF). Site currently a primary school.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects.
Encourage and promote employment and new enterprises	+	During the construction process employment will be generated. Once the site is occupied there will be employment at the school (some of this is existing – but the school is expanding).
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building a new school premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are mature trees on the site and a Green Corridor in shown on the planning maps as running down beside the railway line at the rear of the property. Development offers the opportunity to enhance the corridor. It is across the road from Cornmill Gardens. The PPG17 Study showed adequate provision. There may be a need to consider impact on biodiversity on the site if the development is going to impact of the Green Corridor.
Improve air quality and reduce noise and vibration	--	The site is in AQMA 3. The site shares a boundary with a railway line. The school is on a very compact site and there is a proposal for housing on two boundaries. There is therefore the possibility of the railway impacting on any classrooms built too close to the railway (there is currently trees and a set back acting as a buffer), and the impact of noise from the school impacting on nearby residents. The combination of these factors is of detriment to this objective.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 6. The site is around 250m (0.15 miles) to the Lewisham DLR Station and is close to several major bus routes. The change from primary school to through school may increase the number of vehicle movements, as the catchment area may broaden accordingly.
Mitigate and adapt to climate change	+/-	Any new school buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.

Option:	Safeguard for new through-school under the Building Schools for the Future Programme (BSF). Site currently a primary school.	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the overall landscape of the area as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Listed Building. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	A new school will include some sports facilities which will contribute positively to this objectives.
Provide for an improvement in education and skills	++	The new school will meet modern education standards.
Improve accessibility to leisure facilities and key local services	+	The new school will have improved leisure facilities, which will be available on a limited basis to the community.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Development of the school will result in a modern school that caters for ages 3-16.

No Development

The school will continue to operate as a primary school.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the Listed Building on site.

There could be air quality, and noise and vibration issues of having a school this close to a reasonably significant railway corridor and noise issues for residents of neighbouring residential developments. These matters will need to be mitigated without limiting the quality of life of the future residents or the ability of the school to operate.

Site Ref: Site SA17	Options: 1: Mixed use retail, business/employment with housing
Ward: Perry Vale	
Site Name: Sites to the east of the railway line at Waldram Place Perry Vale including timber yard	
Site Characteristics: 0.42 hectares (part site implemented hence size map adjustment needed) Forest Hill Station and surrounding low rise development	
Flood Risk Area: N	Flood Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	NA
General Assessment/Key Issues. The option is sustainable in its approach by being located within the town centre and proposing a variety of uses. The negative impacts of the SA process will need to be mitigated against in order to build a sustainable community.	

Option 1	Mixed use retail, business/employment with housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	The construction of the development with the associated demolition of buildings on site will have temporary adverse effects on the generation of waste. Future commercial, community, and other uses will generate waste as will the residential uses on site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-/+	Building new homes and business/ retail premises will consume natural resources, but all materials should be from sustainable sources
Protect and enhance open spaces and biodiversity	+	The site has a stand of trees and vegetation which is identified as being part of a green corridor and is in between Sites of Importance to Nature Conservation. As such the redevelopment of this site offers the opportunity to strengthen the green corridor link between the two SINCS which is currently a little sparse. The site is about 750m (0.45 miles) from Horniman Gardens and approximately 1.6km (1 mile) from the Dulwich and Sydenham Hill Golf Course. PPG17 Study showed a deficiency in provision for Local and District Parks.
Improve air quality and reduce noise and vibration	--	The site is very close to the south circular and shares a boundary with a railway line. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution and vibration. This site is recognised as being affected by a Ribbon Road AQMA.
Reduce car travel and promote sustainable modes of transport	+	The site is located within PTAL 4. This site has good pedestrian access to Forest Hill Station (around 150m) and several bus routes. Traffic management could be an issue if there is an increase in vehicles accessing the site.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding

Option 1	Mixed use retail, business/employment with housing	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	+	If designed within the context of the local area, this site could contribute to the townscape
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is adjacent to a conservation area, however the railway line is between the edge of the conversation area and the site. As such it is considered that there would be little effect on the historic environment.
Provide sufficient housing and decent homes	+	This development would contribute towards the housing targets for the Borough. All the homes would be built to a Lifetime Homes standard. A portion of Affordable Housing will be supplied.
Improve health and wellbeing and reduce inequalities in health.	-	This proposal will need to take into account the possible negative effects that living so close to the railway line and south circular could have on human health. However new housing development will contribute to this objective by providing healthy affordable homes.
Improve education and skills	0	This proposal will have no direct or indirect effect on education
Improve accessibility to leisure facilities and key local services	+	Development contributions will provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses
<p>Development Development of this site will result in a tidier site and more attractive street frontages. It will also offer a realisation of an extended town centre that is already depicted on planning maps. Housing would also be placed on the site which should assist in increasing the robustness of the town centre in providing living opportunities within the town centre.</p> <p>No Development The site is a small light industrial site and would be likely to continue to operate as such, providing little towards the cohesiveness of the town centre.</p>
<p>Mitigation Measures Required Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.</p> <p>The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor and major roads will need to be mitigated without limiting the quality of life of the future residents.</p> <p>There may need to be some thought put into traffic management as the access to the site off Perry Vale may have some site line issues and there is likely to be an increase in vehicles accessing the site with retail and residential uses.</p> <p>Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, along the railway line.</p>

Site Ref: Site SA18	Options: 1: Mixed use- retail, business/employment with housing. 2: Business /employment
Ward: Forest Hill	
Site Name: Forest Hill Station, including car park and storage yard.	
Site Characteristics: About 0.45 hectares includes the railway station and the forecourt. Shares a boundary with the railway.	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 Forest Hill Conservation Area
General Assessment/Key Issues The site includes the station and the forecourt that provides space for pick up and drop off there are also some street frontage properties and although the pub is not included the area behind it is used for parking.	

Option: 1	Mixed use- retail, business/employment with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	There are reasonably mature trees on the adjacent properties and in the Green Corridor shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. Horniman Gardens is around 650m (0.4 miles) and Dulwich & Sydenham Hill Golf Course is with around 1.2km (0.7 miles) from the site. PPG17 Study showed deficiency in the provision of Local and District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in the ribbon road AQMA. The site shares a boundary with a railway line, and is on the South Circular. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site contains the Forest Hill Station and has frontages on two main roads which has several bus routes. There may be an increase in the number of vehicle movements depending on the number of homes provided in the proposal.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.

Option: 1	Mixed use- retail, business/employment with housing.	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Business /employment	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the adjacent properties and in the Green Corridor shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. Horniman Gardens is around 650m (0.4 miles) and Dulwich & Sydenham Hill Golf Course is with around 1.2km (0.7 miles) from the site. PPG17 Study showed deficiency in the provision of Local and District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in the ribbon road AQMA. The site shares a boundary with a railway line, and is on the South Circular. The

Option: 2	Business /employment	
Assessment against the SA objectives	Effects	Commentary
		combination of these two factors is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site contains the Forest Hill Station and has frontages on two main roads which has several bus routes along them. There may be an increase in the number of vehicle movements depending on the types of business provided in the proposal.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However employment uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

Development

Development will encourage the revitalisation of the area

No Development

The site would continue to be an underutilised area of the town centre.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. Development will need to be sympathetic to the Conservation Area.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

It is possible parts of the site have been used for industrial purposes and therefore the site could be contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA19	Options 1: Mixed Use- retail business/employment with housing. 2: Business /employment
Ward: Forest Hill	
Site Name: Fairway House	
Site Characteristics: 0.16 hectares. This is a back land site, the access is beside the rail line.	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone :1 Forest Hill Conservation Area
General Assessment/Key Issues The site is a back land site with new residential development on an adjacent site. Access to the site will need to be managed.	

Option:1	Mixed Use- retail business/employment with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. There is a small piece of Urban Open Space around 150m from the site. Larger areas of open space nearby are; Dulwich and Sydenham Hill Golf Course is about 1 km (0.6 miles) and Sydenham Wells Park is around 1.3km (0.8 miles) from the site. PPG17 Study showed deficiency in provision Of Local and District Parks. It is not considered the option will need to consider biodiversity impact.
Improve air quality and reduce noise and vibration	+/-	The site is not in a AQMA. The site shares a boundary with a railway line. Uses around the residential portion of the development will influence this.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is about 400 metres from the Forest Hill Station; and Dartmouth Road has bus routes along it. The change of use from predominately business to mixed use may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding.
Maintain and enhance landscape and townscape	0	Redevelopment of this site is unlikely to impact on the townscape.

Option:1	Mixed Use- retail business/employment with housing.	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor and other uses that may have a negative impact for residents. However new housing will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Business /employment	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building or refurbishing business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. There is a small piece of Urban Open Space around 150m from the site. Larger areas of open space nearby are; Dulwich and Sydenham Hill Golf Course is about 1 km (0.6 miles) and Sydenham Wells Park is around 1.3km (0.8 miles) from the site. PPG17 Study showed deficiency in provision Of Local and District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	+	The site is not in a AQMA. The site shares a boundary with a railway line.

Option: 2	Business /employment	
Assessment against the SA objectives	Effects	Commentary
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is about 400 metres from the Forest Hill Station; and Dartmouth Road has bus routes along it. The number of vehicle movements will be dependent on the nature of the businesses operating from the site.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However, business uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	0	Redevelopment of this site is unlikely to impact on the townscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

Development

Development would provide an opportunity to allow a greater variety of businesses into the area. However it is questionable as to how successful retail uses would be on this site, given that it is tucked away; unless it only forms part of the business e.g. a gymnasium/fitness centre that sells equipment and supplements. Given the recent housing development of the adjacent site and the immediate surrounds housing is a viable option if the housing can be accessed safely and can be designed so as to be of minimal impact on neighbouring properties.

No Development

The site is currently being used as B1 and B8 uses so this would be likely to continue unless a change of use was sought.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. Development will need to be sympathetic to the Conservation Area.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA20	Options 1: Mixed use business/ employment with housing. 2: Retain as 100% employment.
Ward: Sydenham	
Site Name: O'Rourke Transport/ Sivyer Transport Site 154-160 Sydenham Road.	
Site Characteristics: 0.52 hectares. The site has a small area of street front, the majority of the land is to the rear and is surrounded by other business and residential uses.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority
General Assessment/Key Issues The site access is off a busy road and any redevelopment will need to take the numerous surrounding properties into account.	

Option: 1	Mixed use business/ employment with housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. Home Park is around 400m (0.25 miles), Mayow Park is 550m (0.3 miles), Crystal Palace Park is 2 km (1.2 miles) and New Beckenham and Cator Park are around 1.5km (0.9 miles) from the site. PPG17 Study showed deficiency in provision of District Parks. Due to the number and maturity of the trees on site there is a need to consider any impacts to biodiversity when developing the site.
Improve air quality and reduce noise and vibration	+/-	The site is in a Ribbon Road AQMA . The site fronts, and is accessed from a major road. The rear of the site is however most likely insulated from the noise by the surrounding properties.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is approximately 700m from Sydenham Station, (0.4 miles) and 1.3 km (0.8 miles) from Lower Sydenham Station, and fronts onto Sydenham Road which has several bus routes along it. The change of use from predominately light industrial to business and housing may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and

Option: 1	Mixed use business/ employment with housing.	
Assessment against the SA objectives	Effects	Commentary
		lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and the type of business that operates from the site. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Retain as 100% Employment	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent properties and a Green Corridor in shown on the planning maps as running down beside the railway line. Development offers the opportunity to enhance the corridor. Home Park is around 400m (0.25 miles), Mayow Park is 550m (0.3 miles), Crystal Palace Park is 2 km (1.2 miles) and New Beckenham and Cator Park are around 1.5km (0.9 miles) from the site. PPG17 Study

Option: 2	Retain as 100% Employment	
Assessment against the SA objectives	Effects	Commentary
		showed deficiency in provision of District Parks. Due to the number and maturity of the trees on site there is a need to consider any impacts to biodiversity when developing the site.
Improve air quality and reduce noise and vibration	+/-	The site is in a Ribbon Road AQMA . The site fronts, and is accessed from a major road.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is approximately 700m from Sydenham Station, (0.4 miles) and 1.3 km (0.8 miles) from Lower Sydenham Station, and fronts onto Sydenham Road which has several bus routes along it. The change of use from predominately light industrial to business may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide positive effects to the local community, employees using local parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of this site offers an opportunity to utilise it more efficiently and to improve the frontage which is at the east end of the identified town centre. In designing the redevelopment of the site the impact of proposed uses on surrounding businesses and residents will need to be taken into consideration including their privacy.

No Development

The site will most likely continue in its current uses

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction. As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA21	Options: 1: Mixed use – retail, business/ employment and housing.
Ward: Sydenham	
Site Name: 113-157 Sydenham Road SE26 5HB	
Site Characteristics: 0.85 hectares. The site has substantial amounts of street front in a District Centre.	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone :1 Adjacent to the Sydenham Thorpes Conservation/ Article 4 Area and Area of Archaeological Priority
General Assessment/Key Issues The placement of the various uses proposed for this site will be crucial for the successful redevelopment.	

Option: 1	Mixed use – retail, business/ employment and housing.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are several reasonably mature trees on the site, namely on the area of land occupied by the pub. There is also an area of grass behind the pub building which provides an area of green in an otherwise built up site. Mayow Park is around 400m (0.25 miles), Home Park approximately 650m (0.4 miles), Sydenham Wells Park is about 1.5km (0.9 miles) and Crystal Palace Park is around 1.7km (1.01 miles) from the site. PPG17 Study showed deficiency/adequate provision. Aside from possibly the pub garden it is not considered that the option will need to consider any impact to site biodiversity
Improve air quality and reduce noise and vibration	-	The site is in Ribbon Road AQMA. The site fronts a major road. There will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is around 500m (0.3 miles) from Sydenham Station, 1.3km (0.8 miles) from Penge East Station and 1.4km (0.9 miles) from lower Sydenham Station and fronts onto Sydenham Road which has several bus routes along it. The change of use from predominately service industries to business, retail and housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding.

Option: 1	Mixed use – retail, business/ employment and housing.	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	++	There is an opportunity for an improvement to the streetscape as a result of this option, specifically the land fronting Sydenham Road.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the adjacent Conservation Area and Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing and the road. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of this site, if done sensitively, could enhance this end of Sydenham Road and the Town Centre.

No Development

The site is likely to remain in its current condition.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Development will need to be sympathetic to the adjacent Conservation/ Article 4 Area.

The air quality, and noise and vibration issues of having housing this close to a significant road will need to be mitigated through the careful placement and design of the residential portion of the development.

Design/ landscape aspects of the development should incorporate trees on the site and neighbouring properties and be mindful of them during construction.

Site Ref: Site SA22	Options: 1: Retail led mixed use including housing, business / employment and a hotel.
Ward: Lee Green	
Site Name: Leegate Centre Lee Green	
Site Characteristics: Dependent on whether the boundaries are extended the site is either 1.53 or 1.95 hectares of retail /business in Lee Green District Centre.	
Flood Risk Area : Y	Flood Zone : 1 (30%), 2 (10%), 3a (60%)
Open spaces /Archaeological features/Historic Environment	Adjacent to Area of Archaeological Priority and Conservations Areas/Article 4 nearby.
General Assessment/Key Issues This is a prominent site in the Lee Green District Centre; design of the overall site and the building are therefore extremely important. Traffic, its management and the pollution from it, will be major considerations for future residents and the proposed hotel.	

Option: 1	Retail led mixed use including housing, business / employment and a hotel	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Commercial development at this site will have both direct and indirect economic multiplier effects, that would encourage the local economy to thrive and the town centre status to strengthen.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as they will provide for new enterprises which will offer employment opportunities.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Edith Nesbit Gardens are around 250m (0.16 miles) the Sports Ground is with around 300m (0.18 miles) and Manor House Gardens are around 450m (0.28miles) from the site. PPG17 Study showed deficiency in provision of District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 4. The site is on the corner of two main roads. These two roads and the air and noise pollution and vibration generated on this corner is of detriment to this objective.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site has bus stops serving the centre right outside, and the Lee Station approximately 750m (0.5 miles) to the south and Blackheath Station around 1.1km (0.7 miles) to the north. The change of use from predominately retail and business to retail/ business/ housing and a hotel may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office/ retail / hotel buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Option: 1	Retail led mixed use including housing, business / employment and a hotel	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	--	Thirty percent of the site is found within Flood Zone 1 and has a low probability of flooding; 10% of the site is Flood Zone 2 and has a medium risk of flooding; and 60% of the site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	++	There is an opportunity for an improvement to the townscape and streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is not inside a Conservation Area but it is very close to a large Conservation Area/ Article 4 area and is adjacent to a large Area of Archaeological Priority so some note should be taken of these aspects in design and construction.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shops.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The site will be redeveloped to provide new retail and office space as well as a hotel and housing.

No Development

The site will continue as it is, although refurbishment could be an option to make the centre more attractive.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The majority of the site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development should be sympathetic to the nearby Conservation Area/ Article 4.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Site Ref: Site SA23 & SA24	Option 1. Retain in employment use within the B Use Classes
Ward: Forest Hill and Perry Vale	
Site Name: Clyde Vale/Perry Vale Local Employment Location (LEL)	
Site Characteristics: Clyde Vale 0.44 ha. Perry Vale 0.46 ha.	
Flood Risk Area :Y	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	The Clyde Vale Area (Forest Hill Business Centre) is adjacent to Sydenham Park Conservation Area on its southern boundary. The Perry Vale Area is on the eastern side of the railway line in Forest Hill and comprises a modern two storey business estate. the Forest Hill and Sydenham Postal Sorting Office is also located here.
General Assessment/Key Issues. The Clyde Vale area is a small low rise business centre with self contained servicing on the edge of Forest Hill District Centre. Access is via Clyde Terrace from the A2216 Dartmouth Road which is a short distance from the South Circular. It is small scale, self contained with servicing and parking and appropriate to its edge of town centre location. The Perry Vale area is located to the rear of a public car park and is accessed via Perry Vale which is a short distance from the South Circular. This site is also small scale, appropriate to its location and houses an essential local services (Postal Sorting Office).	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	These sites provides valuable modern business space adjacent to Forest Hill District Centre which will support economic growth by providing local business opportunities and provide services.
Encourage and promote employment and new enterprises	++	These areas will provide local employment opportunities. The units in the Forest Hill Business Centre are small and would provide valuable starter accommodation.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. Although the units in these estates are relatively modern they have not been constructed according to modern energy efficient standards.
Protect and enhance open spaces and biodiversity	0	There is no open space or provision for biodiversity on these sites. The Clyde Vale area is immediately adjoined to the south by Albion Villas Millennium Green which is a Site of Nature Conservation Importance of Local Importance. The railway line that separates the sites is designated as a green corridor..
Improve air quality and reduce noise and vibration	+/-	This site is not within an AQMA. Provision of local business and industrial areas will improve air quality overall in that goods and services and people travelling to work have less distance to travel. However, local deliveries and traffic movements, and industrial activities may have local effects of air quality, although the small size of these estates mean that this will be quite limited.
Reduce car travel and promote sustainable modes of transport	++	Provision of local business and industrial areas will reduce the need to travel by car. These sites are close to good public transport – bus, rail and Overground at Forest Hill Station. The Clyde Vale Sites is 400 metres away from the station, while Perry Vale is 260 metres away. Forest Hill District Centre is well served by bus routes.

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Mitigate and adapt to climate change	-	Although the units in these estates are relatively modern they have not been constructed according to modern energy efficient standards.
Reduce and manage flood risk	0	This site is in Flood Risk Zone 1 where there is a low probability of flooding.
Maintain and enhance landscape and townscape	0	These sites comprise industrial warehousing units that are relatively modern. The units in the Forest Hill business centre are low rise, brick built and therefore unobtrusive in relation to the adjacent Conservation Area. The units in the Forest Hill Industrial estate are located unobtrusively at the rear of a public car park..
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	None of the buildings in these areas are of historic merit. The sites are not within Areas of Archaeological Priority.
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	The provision of jobs and services closer to home will have possible impact on health and wellbeing.
Provide for an improvement in education and skills	?	Business uses on this site have the potential to provide training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	++	Retention of employment uses on these sites is sustainable.

Summary of main impacts and explanation of recommended uses

These sites are small good quality industrial/warehousing area close to a District Town Centre and as such are considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA25	Options: 1: Phase II: Business, industrial or warehouse (Use Class B1/B2/B8), non food retail and associated garden centre (Use Class A1) restaurant (Use Class A3), use of Livesley Memorial Hall as a social club (Use Class D2) Phase III: Residential, retail floor space (Use Class A1 and/or A3). 2: Mixed use - residential and commercial with retention of Livesley Memorial Hall as a social club.
Ward: Bellingham	
Site Name: Former Bell Green Gasworks, Sydenham	
Site Characteristics: The site is a vacant reasonably level 9.67 ha of land in the middle of Bell Green adjacent to the large supermarket site, and two gas holders.	
Flood Risk Area : Y	Flood Zone : 1 (80%); 2 (18%), 3a (2%)
Open spaces /Archaeological features/Historic Environment	Partly in: Area of Archaeological Priority; MOL; and SINC
General Assessment/Key Issues The key issues for this site will be the relationship of the uses and how the design of the site can manage the prevention of conflicts between uses. The other key issue is the gas holders and the constraints that these present.	

Option: 1	Phase II: Business, industrial or warehouse (Use Class B1/B2/B8), non food retail and associated garden centre (Use Class A1) restaurant (Use Class A3), use of Livesley Memorial Hall as a social club (Use Class D2) Phase III: Residential, retail floor space (Use Class A1 and/or A3)	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	++	There will be positive benefits for providing commercial units as employment opportunities will arise from this
Minimise waste production and increase recycling	--	Spoil and construction waste is often very high and it is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the site boundaries that act as screening between the existing residential properties and the Gas Holders. At the rear of the site access can be gained to the MOL and the walkway along the river which links to larger areas of MOL, playing fields, and a SINC. PPG17 Study showed deficiency in provision of District Parks. Given the proximity to a SINC and large areas of MOL nearby there is a possibility that this development could impact on biodiversity.
Improve air quality and reduce noise and vibration	-	The site is not in a AQMA . The site is buffered from the railway line by the MOL, and although the site is accessed from a major road it is set back. However the two gas holders that are on the adjacent site do pose an issue in terms air quality and a possible explosion risk.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next door to a major bus stop for the area, Lower Sydenham Station is approximately 1.25km (0.77 miles) from the site. The change of use from currently vacant to retail, business, and housing will increase the number of vehicle movements.

Option: 1	Phase II: Business, industrial or warehouse (Use Class B1/B2/B8), non food retail and associated garden centre (Use Class A1) restaurant (Use Class A3), use of Livesley Memorial Hall as a social club (Use Class D2) Phase III: Residential, retail floor space (Use Class A1 and/or A3)	
Assessment against the SA objectives	Effects	Commentary
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	-	The site is predominantly within Flood Zone 1 (80% and has a low probability of flooding, however 18% of the site is Flood Zone 2 with a medium risk of flooding and 2% is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	Part of the site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the gas holders. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable..

Option: 2	Mixed use - residential and commercial with retention of Livesley Memorial Hall as a social club.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this
Minimise waste production and increase recycling	--	Spoil and construction waste is often very high and it is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated

Option: 2	Mixed use - residential and commercial with retention of Livesley Memorial Hall as a social club.	
Assessment against the SA objectives	Effects	Commentary
		from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the site boundaries that act as screening between the existing residential properties and the Gas Holders. At the rear of the site access can be gained to the MOL and the walkway along the river which links to larger areas of MOL, playing fields, and a SINC. PPG17 Study showed deficiency in provision of District Parks. Given the proximity to a SINC and large areas of MOL nearby there is a possibility that this development could impact on biodiversity.
Improve air quality and reduce noise and vibration	-	The site is not in a AQMA . The site is buffered from the railway line by the MOL, and although the site is accessed from a major road it is set back. However the two gas holders that are on the adjacent site do pose an issue in terms air quality and a possible explosion risk.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next door to a major bus stop for the area, Lower Sydenham Station is approximately 1.25km (0.77 miles) from the site. The change of use from currently vacant to business park, and housing will increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	-	The site is predominantly within Flood Zone 1 (80%0 and has a low probability of flooding, however 18% of the site is Flood Zone 2 with a medium risk of flooding and 2% is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	Part of the site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the gas holders. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.

Option: 2	Mixed use - residential and commercial with retention of Livesley Memorial Hall as a social club.	
Assessment against the SA objectives	Effects	Commentary
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

<p>Summary of main impacts and explanation of recommended uses</p> <p>Development</p> <p>Option1 The site together with the supermarket on the adjacent site will form a hub for retail and light industry supported by the surrounding residential. However this creates issues in the wider policy context regarding the creation of an out of town centre and could therefore impact negatively on the established town centres in the area. So while the site assessment may look sustainable further research would need to be undertaken to better understand the impact on the wider area.</p> <p>Option 2 The site as a business park with limited food and retail e.g. cafes and a newsagent, would still create a commercial/ light industrial hub but is less likely to impact on town centres.</p> <p>No Development The site will remain vacant land and if not mown occasionally turn into a scrubland.</p> <p>Mitigation Measures Required</p> <p>Recycling of construction and spoil waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.</p> <p>Parts of the site are Flood Zone 2, with a medium probability of flooding, and Flood Zone 3a, which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.</p> <p>Mitigation measures will need to be included in the design of the development to manage the possible effects of the Gas Holders.</p> <p>Design/ landscape aspects of the development should incorporate the MOL/SINC and ensure the quality of biodiversity is either maintained or enhanced. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.</p>

Site Ref: Site SA26	Options: 1: Mixed use- housing with business/employment and retention of existing of existing Coulgate Street cottages. 2: Housing 100%
Ward: Brockley	
Site Name: Site at Coulgate Street, Brockley Cross	
Site Characteristics: 0.19ha triangular site surrounded on all sides by road.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Conservation Area, Article 4
General Assessment/Key Issues Design of the site, its appearance and materials used will be a very important in ensuring the Conservation Area / Article 4 and the retained cottages are not materially harmed by this development.	

Option: 1	Mixed use- housing with business/employment and retention of existing of existing Coulgate Street cottages.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	Hilly Fields Park is approximately 700m (0.43 miles); Crofton Park is around 670m (0.41 miles); and the Nunhead Playing Field is 880m (0.55 miles). PPG17 Study showed deficiency in provision of District and Local Parks. It is not considered that the option will need to consider any impact to biodiversity on the site, although there is a SINC across the road.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 3. The site is across the road from the station and railway line, so there may be some noise and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3 . The site is across the road from to the Brockley Station and about 1.1km (0.68 miles) from Crofton Park Station. There are also bus routes along Brockley Road. The intensification of use on the site could increase vehicles.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Option: 1	Mixed use- housing with business/employment and retention of existing of existing Coulgate Street cottages.	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area and Article 4.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development.. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Housing 100%	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	+	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	Hilly Fields Park is approximately 700m (0.43 miles); Crofton Park is around 670m (0.41 miles); and the Nunhead Playing Field is 880m (0.55 miles). PPG17 Study showed deficiency in provision of District and Local Parks. It is not considered that the option will need to consider any impact to biodiversity on the site, although there is a SINC across the road.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 3. The site is across the road from the train station and railway line, so there may be some noise and vibration.

Option: 2	Housing 100%	
Assessment against the SA objectives	Effects	Commentary
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3 . The site is across the road from to the Brockley Station and about 1.1km (0.68 miles) from Crofton Park Station. There are also bus routes along Brockley Road. The intensification of use on the site could increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	Overall design of the development will need to be sympathetic to setting of the Conservation Area and Article 4.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	The ability of the development to achieve this objective will depend on the design of the development.. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Will intensify the site use and allow for the visual appearance of the area to be improved.

No Development

The site will continue to be underutilised, however the visual appearance of the area could still be improved via alternative means.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Development will need to be sympathetic to the Conservation Area/Article 4.

Site Ref: Site SA27	Options 1. Mixed Use – housing with business and employment. 2. Housing 100%
Ward: Telegraph Hill	
Site Name: Mantle Road (Scaffolding Yard)	
Site Characteristics: The site is 0.12 ha on the western side of the railway close to the station.	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 SINC
General Assessment/Key Issues Design of the development will be important in mitigating the impacts of having housing close to the railway.	

Option: 1	Mixed Use – housing with business and employment.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	Hilly Fields Park is approximately 1km (0.6 miles); Crofton Park is around 950m (0.59 miles); and the Haberdasher Aske's Playing Field is 680m (0.42 miles). PPG17 Study showed deficiency in provision of District and Local Parks. The option will need to consider impact to biodiversity on the site, as this site is within a larger SINC. The design of the development and its construction will therefore need to consider the impact on the SINC and how it can be conserved and enhanced.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line and Brockley Station, and a viaduct passes close to the site. This could be of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next to the Brockley Station and about 1.2km (0.74 miles) from Crofton Park Station. There are also bus routes along Brockley Road. The intensification of use on the site could increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Option: 1	Mixed Use – housing with business and employment.	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation. There is a Conservation Area on the other side of the railway which should be taken note of during the design of the development.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Option: 2	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	Hilly Fields Park is approximately 1km (0.6 miles); Crofton Park is around 950m (0.59 miles); and the Nunhead Playing Field is 680m (0.42 miles). PPG17 Study showed deficiency in provision of District and Local Parks. The option will need to consider impact to biodiversity on the site, as this site is within a larger SINC. The design of the development and its construction will therefore need to consider the impact on the SINC and how it can be conserved and enhanced.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line and Brockley Station, and a viaduct passes close to

Option: 2	100% Housing	
Assessment against the SA objectives	Effects	Commentary
		the site. This could be of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next to the Brockley Station and about 1.2km (0.74 miles) from Crofton Park Station. There are also bus routes along Brockley Road. The intensification of use on the site could increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation. There is a Conservation Area on the other side of the railway which should be taken note of during the design of the development.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Development on this site would allow and encourage for the continued viability of the Local Hub.

No Development

The site is likely to remain in a light industrial use.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Design/ landscape aspects of the development should incorporate the SINC and examine methods for enhancing it. The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents. As the site has been used for industrial purposes for some time the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA28	Options: 1: Mixed use – housing with business/employment. 2: Housing 100%
Ward: Telegraph Hill	
Site Name: Site at St Norberts Road	
Site Characteristics: The site is 0.29ha and is situated between the rear gardens of dwelling houses and the railway line.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues The site is partly designated as SINC and there are allotments at the far end of the site that share the access to the site. A railway line is also adjacent to the site.	

Option: 1	Mixed use – housing with business/employment.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	--	There are mature trees along the rear of the buildings currently on site and in some the rear gardens on some the houses that form the western boundary of the property. Further along and using the same access point as the site are Allotment Gardens. Redevelopment of the site would therefore need to consider access, security, and parking for the allotment gardeners. Haberdasher Askes Playing Field is around 680m (0.42 miles) and Honor Oak and Crofton Park are approximately 1km (0.62 miles) away. PPG17 Study showed deficiency in provision of District and Local Parks. Parts of the site are included in SINC site, so the design of the development and its construction will need to consider the impact on the SINC and how it can be conserved and enhanced.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line,. This is unlikely to achieve the objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is less than 150m from Brockley Station and around 1.4km from Crofton Park. There are also bus routes along Brockley Road. The change of use from predominately business to business and housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Option: 1	Mixed use – housing with business/employment.	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape, especially when viewed from the railway.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances from the railway corridor. However new housing development will contribute by providing affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Housing 100%	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no direct employment from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	--	There are mature trees along the rear of the buildings currently on site and in some the rear gardens on some the houses that form the western boundary of the property. Further along and using the same access point as the site are Allotment Gardens. Redevelopment of the site would therefore need to consider access, security, and parking for the allotment gardeners. Haberdasher Askes Playing Field is around 680m (0.42 miles) and Honor Oak and Crofton Park are approximately 1km (0.62

Option: 2	Housing 100%	
Assessment against the SA objectives	Effects	Commentary
		miles) away. PPG17 Study showed deficiency in provision of District and Local Parks. Parts of the site are included in SINC site, so the design of the development and its construction will need to consider the impact on the SINC and how it can be conserved and enhanced.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line. This is unlikely to achieve the objective, as there will be noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is less than 150m from Brockley Station and around 1.4km from Crofton Park. There are bus routes along Brockley Road. The change of use from predominately business to business and housing may increase vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses and increase water/ energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape, especially when viewed from the railway, as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute by providing affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	No significant impact on education. However there is a potential for development contributions to enhance educational facilities.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities. Also the increase in residents in the area may well increase use of local shopping parades.
Cumulative Effect	---	This is not a sustainable option.

Summary of main impacts and explanation of recommended uses

Development - Development on this site would allow and encourage for the continued viability of the Local Hub.

No Development - The site would be likely to remain in light industrial use.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. Design/ landscape aspects of the development should incorporate the SINC and examine methods for enhancing it. The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents. As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA29	Options: 1: Mixed use – housing with business /employment and retention of Church. 2: Housing with retention of Church
Ward: Brockley	
Site Name: 111 & 115 Endwell Road (Timber yard and Community College), Brockley Cross	
Site Characteristics: The site is 0.36 ha. It is currently being used for a mix of community uses.	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone: 1 None
General Assessment/Key Issues A decision will need to be made regarding the loss of the community facilities on the site (other than the church) if housing with the retention of the church were to be the preferred option.	

Option: 1	Mixed use – housing with business /employment and retention of Church.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand and build on its town centre status.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the adjacent site along the side and rear boundaries and are part of a SINC. They also form a screen and a buffer from the railway line. The design of the development and its construction will need to consider the impact on the SINC and its biodiversity. Telegraph Hill Park is around 830m (0.5 miles); Crofton Park is with around 870m (0.54 miles); and Hilly Fields Park is around 1km (0.62 miles) from the site. PPG17 Study showed deficiency in provision of District and Local Parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 3. The site shares a boundary with a railway line, while this is buffered slightly by some of trees the benefits could be seasonal.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is around 150m from Brockley Station and 1.3km from Crofton Park Station. There are several bus routes in the area with bus stops close by. The intensification of use of the site by adding housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.

Option: 1	Mixed use – housing with business /employment and retention of Church.	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation. There is however a Conservation Area/ Article 4 Area across the road, this should be taken into account in designing new development.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	-	There is currently a nursery on the site, redevelopment of the site could result in the loss of this facility.
Improve accessibility to leisure facilities and key local services	-	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. However there are community services operating from this site currently so this option could result in a loss of facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Housing with retention of Church	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no direct employment, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the adjacent site along the side and rear boundaries and are part of a SINC. They also form a screen and a buffer from the railway line. The design of the development and its construction will need to consider the impact on the SINC and its biodiversity. Telegraph Hill Park is around 830m (0.5 miles); Crofton Park is with around 870m

Option: 2	Housing with retention of Church	
Assessment against the SA objectives	Effects	Commentary
		(0.54 miles); and Hilly Fields Park is around 1km (0.62 miles) from the site. PPG17 Study showed deficiency in provision of District and Local Parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 3. The site shares a boundary with a railway line, while this is buffered slightly by some of trees the benefits could be seasonal.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is around 150m from Brockley Station and 1.3km from Crofton Park Station. There are several bus routes in the area with bus stops close by. The intensification of use of the site by adding housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption. However the proposed development will intensify uses and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This site is not within any conservation or historical designation. There is however a Conservation Area/ Article 4 Area across the road, this should be taken into account in designing new development.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation from the railway corridor. However new housing development will contribute to this objective by providing affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	-	There is currently a nursery on the site, redevelopment of the site could result in the loss of this facility.
Improve accessibility to leisure facilities and key local services	-	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions have the potential to provide for an improvement to leisure facilities. However there are community services operating from this site currently so this option could result in a loss of facilities.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Development on this site would allow and encourage for the continued viability of the Local Hub.

No Development

If no redevelopment occurs the community facilities currently operating on the site will continue.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. Design/ landscape aspects of the development should incorporate the SINC. Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction. The intrinsic value of the community facilities will need to be understood and if required either accommodated in the new development or relocated nearby.

Site Ref: Site SA30	Options: 1: Mixed use- housing with business 2: Retain as existing mixed use comprising commercial and industrial.
Ward: Lewisham Central	
Site Name: 72-78 Nightingale Grove, Hither Green, SE13 6DZ	
Site Characteristics: 0.32 ha industrial site	
Flood Risk Area : Y	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues Predominately industrial area	

Option: 1	Mixed use- housing with business	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+/-	Commercial development at this site will be beneficial to the local economy, however as the site is currently industrial /commercial so placing housing on the site will decrease the amount of business land available and limit the types of business that will be appropriate to operate from the site.
Encourage and promote employment and new enterprises	+/-	Commercial units will provide employment opportunities. However the amount of employment offered on the site is likely to decrease as a result of the loss of land to housing.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the Green Corridor that runs along the railway which is over the road from the site. There are other trees on the property at the rear of the site, many of which are close to the boundary. It is not considered however that the option will need to consider any impact to biodiversity on the site. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site is over the road from a well utilised railway corridor, which may produce some air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes also serve the immediate area and another runs along Fernbrook Road. The nature of business will determine the number of vehicle movements, but it is unlikely to change markedly.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Option: 1	Mixed use- housing with business	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The loss in employment land could result in a negative impact in terms of job availability, and also the surrounding land is still predominately in industrial use which may impact negatively on new residents. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Retain as existing mixed use comprising commercial and industrial.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Retaining commercial development at this site will allow a local economy be stable and possibly expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	-	If rebuilding were to take place demolition and construction waste would be very high and it would also be likely to be contaminated waste which would need to be removed from the site. In any event business/ industrial waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new business premises would consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the Green Corridor that runs along the railway which is over the road from the site. There are other trees on the property at the rear of the site, many of which are close to the boundary. It is not considered however that the option will need to consider any impact to biodiversity on the site. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site has operating industrial workshops on it which may produce some air and noise pollution and vibration. However given the location amongst other industrial sites the level of harm caused will be minimal.

Option: 2	Retain as existing mixed use comprising commercial and industrial.	
Assessment against the SA objectives	Effects	Commentary
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes also serve the immediate area and another runs along Fernbrook Road. The nature of business will determine the number of vehicle movements, but it is unlikely to change markedly.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	If new buildings were constructed it would be an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The redevelopment of this site would be the first site in the area to be converted from commercial/industrial uses to a housing commercial mix.

No Development

Would result in no change in the area and the site would remain a commercial/ industrial mixed use site.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Trees on the neighbouring properties will need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA31	Options: 1: Mixed use- housing with business 2: Retain as existing mixed use comprising commercial and industrial.
Ward: Lewisham Central	
Site Name: 80-84 Nightingale Grove	
Site Characteristics: The site is 0.25ha of industrial/commercial land in a predominately industrial/ commercial location.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues The loss of small areas of industrial land around the Borough could place greater pressure on the demand for the areas of SIL in the Borough, also by placing housing in the mix of uses permitted on the site the level and type of commercial use becomes limited.	

Option: 1	Mixed use- housing with business	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+/-	Commercial development at this site will be beneficial to the local economy, however as the site is currently industrial /commercial placing housing on the site will decrease the amount of business land available and limit the types of business that will be appropriate to operate from the site.
Encourage and promote employment and new enterprises	+/-	Commercial units will provide employment opportunities. However the amount of employment opportunities offered on the site are likely to decrease as a result of the loss of land to housing.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-/+	There are a few reasonably mature trees along part of the rear boundary. It is not considered however that the option will need to consider any impact to biodiversity on the site. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 4. The site is in a mixed use area with residential and industry there may be industrial uses in the area that produce noise and air pollution.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes also serve the immediate area. A mixture of business and housing may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Option: 1	Mixed use- housing with business	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	0	The site has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be affordable housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The loss in employment land could result in a negative impact in terms of job availability, and also the surrounding land is still predominately in industrial use which may impact negatively on new residents. However new housing development will contribute to this objective by providing affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions have the potential to provide for an improvement to leisure facilities.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2	Retain as existing mixed use comprising commercial and industrial.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Retaining commercial development at this site will allow a local economy be stable and possibly expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	-	If rebuilding were to take place demolition and construction waste would be very high and it would also be likely to be contaminated waste which would need to be removed from the site. In any event business/ industrial waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new business premises would consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are a few reasonably mature trees along part of the rear boundary. It is not considered however that the option will need to consider any impact to biodiversity on the site. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site has operating industrial workshops on it which may produce some air and noise pollution and vibration. However given the location, amongst other industrial sites, the level of harm caused will be minimal.

Option: 2	Retain as existing mixed use comprising commercial and industrial.	
Assessment against the SA objectives	Effects	Commentary
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes serve the immediate area. The nature of business will determine the number of vehicle movements, but it is unlikely to change.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	If new buildings were constructed it would be an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The redevelopment of this site would be the first site in the area to be converted from commercial/industrial uses to a housing commercial mix.

No Development

Would result in no change in the area and the site would remain a commercial/ industrial mixed use site.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Trees on the neighbouring properties will need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA32	Options: 1: Mixed use- housing with business employment 2: Retain as existing commercial use
Ward: Lewisham Central	
Site Name: Driving Test Centre, Nightingale Grove, Hither Green SE13 6DZ	
Site Characteristics: The site is a 0.41ha back land site, that is accessed off Ennersdale Road via a reasonably long driveway.	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone :1 None
General Assessment/Key Issues	

Option: 1	Mixed use- housing with business employment	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There is already commercial development on this site and this is unlikely to intensify, however retaining commercial development at this site will allow for stable local economy.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the adjacent property and lining the driveway to the driving centre. These trees and their value to biodiversity in the area needs to be assessed. Mountsfield Park is around 725m (0.45 miles), Manor Park is about 735m (0.46 miles) and Manor House Gardens is around 750m (0.47 miles) from the site. PPG17 Study showed adequate provision.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 4. Any commercial activities that set up in the area will have to be aware of the residential properties around them so there is unlikely to cause undue concern.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is around 300m (0.19 miles) from the Hither Green Station. There are also a couple of bus routes which are accessible from Hither Green Lane and another from Fernbrook Road. Given the nature of the current use (driving test centre) the vehicle movements are likely to be reasonable for this size of business. A decrease in vehicle movements would therefore be dependent on the use being relocated. If the business is not relocated then there is likely to be an increase in vehicle movements is likely.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Option: 1	Mixed use- housing with business employment	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	0	This is a back land site so is unlikely to impact on street scene.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from commercial development. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+/-	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. In this case however development could result in the loss of a community service.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Option: 2	Retain as existing commercial use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Retaining commercial development at this site will allow a local economy be stable and possibly expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	-	If rebuilding were to take place demolition and construction waste would be very high and it would also be likely to be contaminated waste which would need to be removed from the site. In any event business/ industrial waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new business premises would consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent property and lining the driveway to the driving centre. These trees and their value to biodiversity in the area assessed. Mountsfield Park is around 725m (0.45 miles), Manor Park is about 735m (0.46 miles) and Manor House Gardens is around 750m (0.47 miles) from the site. PPG17 Study showed adequate provision.

Option: 2	Retain as existing commercial use	
Assessment against the SA objectives	Effects	Commentary
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. Any commercial activities that set up in the area will have to be aware of the residential properties around them so there is unlikely to cause undue concern.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is around 300m (0.19 miles) from the Hither Green Station. There are also a couple of bus routes which are accessible from Hither Green Lane and another from Fernbrook Road. Given the nature of the current use (driving test centre) the vehicle movements are likely to be reasonable for this size of business. A decrease in vehicle movements would therefore be dependent on the use being relocated.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	0	This is a back land site so is unlikely to impact on street scene.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of the site could result in the loss of the current use on the site which although as business offers a social service that would need to be relocated if there is no other driving testing centre within a reasonable distance.

No Development

The current use is likely to continue.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Trees on the site and neighbouring properties will need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA33	Options: 1: Mixed use housing with business/employment. 2: Retain as existing industrial use.
Ward: Lewisham Central	
Site Name: 35 (and surrounds) Nightingale Grove, Hither Green, SE13 6HE	
Site Characteristics: The site is 0.20 ha triangular shaped site on the eastern side of Nightingale Road	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 Green Corridor and SINC
General Assessment/Key Issues The site is a slightly irregular triangle in shape, so get progressively narrower along its length; and it has the railway along one of the long boundaries	

Option: 1	Mixed use housing with business/employment	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+/-	Commercial development at this site will be beneficial to the local economy, however as the site is currently industrial /commercial placing housing on the site will decrease the amount of business land available and limit the types of business that will be appropriate to operate from the site.
Encourage and promote employment and new enterprises	+/-	Commercial units will provide employment opportunities. However the amount of employment opportunities offered on the site are likely to decrease as a result of the loss of land to housing.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the boundary shared with the railway. These trees and their value to biodiversity in the area needs to be assessed as parts of the site are a SINC. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 4. The site shares a boundary with a railway line, and a road that could receive a fair amount of heavy vehicle traffic. This combination of factors together with the shape and narrowness of the site is of detriment to this objective, as there is likely to be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes also serve the immediate area and another runs along Fernbrook Road. Nature of business will determine the number of vehicle movements, but unlikely to change.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Option: 1	Mixed use housing with business/employment	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Option: 2		
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Retaining commercial development at this site will allow a local economy to be stable and possibly expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	-	If rebuilding were to take place demolition and construction waste would be very high and it would also be likely to be contaminated waste which would need to be removed from the site. In any event business/ industrial waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+	Building new business premises would consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the boundary shared with the railway. These trees and their value to biodiversity in the area needs to be assessed as parts of the site is a SINC. Mountsfield Park, Manor Park and Manor House Gardens are all around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site shares a boundary with a railway line, and a road that could receive a fair amount of

Option: 2		
Assessment against the SA objectives	Effects	Commentary
		heavy vehicle traffic. This combination of factors together with the shape and narrowness of the site is of detriment to this objective, as there is likely to be air and noise pollution and vibration. However this is unlikely to have a great impact if the site is being used for industrial purposes.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is about 175m from Hither Green Station. Two bus routes also serve the immediate area and another runs along Fernbrook Road. The nature of business will determine the number of vehicle movements, but it is unlikely to change markedly.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	If new buildings were constructed it would be an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The redevelopment of this site for mixed use will improve the streetscape, however housing on the site will limit the types of business uses that are appropriate on the site.

No Development

No development is likely to result in the site remaining as it is in terms of use and appearance.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents. Design/ landscape aspects of the development should incorporate the Green Corridor and SINC. As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA34	Options: 1: Mixed use- housing with business/employment and retention of existing nursery facility. 2: Retain as existing mixed use industrial and nursery facility
Ward: Lewisham Central	
Site Name: 37 to 43 Nightingale Grove Hither Green SE13 6 HE	
Site Characteristics: The site is 0.22ha square shaped site and is currently in industrial use.	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 Adjacent to Green Corridor and a SINC.
General Assessment/Key Issues The site is reasonably close to the railway line and station, depending on the design of the development this could impact on future residents. The proximity to a Green Corridor and a SINC should also be incorporated into the design. Decontamination of the site may also be required, especially if the houses were to have gardens.	

Option: 1	Mixed use- housing with business/employment and retention of existing nursery facility.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+/-	Commercial development at this site will be beneficial to the local economy, however as the site is currently industrial /commercial placing housing on the site will decrease the amount of business land available and limit the types of business that will be appropriate to operate from the site.
Encourage and promote employment and new enterprises	+/-	Commercial units will provide employment opportunities. However the amount of employment opportunities offered on the site are likely to decrease as a result of the loss of land to housing.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are mature trees a Green Corridor and a SINC on the railway land that is across the walkway that is at the rear of the site. The option should therefore consider any impact to biodiversity from the redevelopment. Mountsfield Park is about 550m (0.34 miles), Manor Park is around 570m (0.35 miles), and Manor House Gardens are about 770m (0.48 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site does not share a boundary with the railway line, however it is very close to the site, as is the station. There is the possibility of air and noise pollution, and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next door to Hither Green Station and is close to three bus routes. The change of use from predominately industry to commercial and housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses and increase water/energy use.

Option: 1	Mixed use- housing with business/employment and retention of existing nursery facility.	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Retain as existing mixed use industrial and nursery facility	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Retaining commercial development at this site will allow a local economy to be stable and possibly expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits by allowing commercial units with associated employment opportunities to continue on this site.
Minimise waste production and increase recycling	-	If rebuilding were to take place demolition and construction waste would be very high and it would also be likely to be contaminated waste which would need to be removed from the site. In any event business/ industrial waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+	Building new business premises would consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	There are mature trees a Green Corridor and a SINC on the railway land that is across the walkway that is at the rear of the site. The option should therefore consider any impact to biodiversity from the redevelopment. Mountsfield Park is about 550m (0.34 miles), Manor Park is with around 570m (0.35 miles), and Manor House Gardens are about 770m (0.48 miles) from the site. PPG17 Study showed adequate provision of parks.

Option: 2	Retain as existing mixed use industrial and nursery facility	
Assessment against the SA objectives	Effects	Commentary
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site does not share a boundary with the railway line, however it is very close to the site, as is the station. Although this could be of detriment to this objective, it is unlikely to impact unduly on the site if the site is in industrial use.
Reduce car travel and promote sustainable modes of transport	+	PTAL 3. The site is next door to Hither Green Station and is close to three bus routes. The number of vehicle movements are likely to remain constant.
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	If new buildings were constructed it would be an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of employment land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The redevelopment of this site for mixed use will improve the streetscape, however housing on the site will limit the types of business uses that are appropriate on the site.

No Development

No development is likely to result in the site remaining as it is in terms of use and appearance.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents. Design/ landscape aspects of the development should take into account the Green Corridor and the SINC on the railway land.

As the site has been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA35	Options: 1: Mixed use – housing with business
Ward: Lee Green	
Site Name: 9 Staplehurst Road	
Site Characteristics: The site is been partially developed already the remaining undeveloped portion is approximately 0.32ha in a rough oblong shape accessed off Staplehurst Rd.	
Flood Risk Area : Y	Flood Zones : 1, 2 and 3a
Open spaces /Archaeological features/Historic Environment	Adjacent to Green Corridor and a SINC
General Assessment/Key Issues The success of the redevelopment will be determined by the placement of the business in relation to the housing and the management of the flooding risks.	

Option: 1	Mixed use – housing with business	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will be beneficial to the local economy, however as the site is currently industrial /commercial placing housing on the site will decrease the amount of business land available and limit the types of business that will be appropriate to operate from the site.
Encourage and promote employment and new enterprises	+	Commercial units will provide employment opportunities. However the amount of employment opportunities offered on the site are likely to decrease as a result of the loss of land to housing.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the adjacent railway land which is a Green Corridor and a SINC any development should therefore assess how it will impact on biodiversity. Manor Park is around 450m (0.28 miles), Manor House Gardens Park is with around 500m (0.3 miles) and Mountsfield Park is around 700m (0.43 miles) from the site. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	+/-	The site is in AQMA 4. The site shares a boundary with a railway line, but is buffered by a substantial stand of trees.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is next door to the Hither Green Station and reasonable access to three bus routes. The change of use from business to business and housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Option: 1	Mixed use – housing with business	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	--	Forty percent of the site is found within Flood Zone 1 and has a low probability of flooding; however 30% of the site is Flood Zone 2 with a medium risk of flooding and; the remaining 30% is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, the nature of the business uses and separation distances of the housing from the business. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

The redevelopment of this site for mixed use will improve the streetscape, however housing on the site will limit the types of business uses that are appropriate on the site.

No Development

No development is likely to result in the site remaining as it is in terms of use and appearance.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. A reasonably large area of the site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Design/ landscape aspects of the development should acknowledge the Green Corridor and SINC Trees which are growing on the boundary will also need to be accommodated in the design of the development and during its construction.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Site Ref: Site SA36	Option 1. Retain in employment use within the B Use Classes
Ward: Telegraph Hill	
Site Name: Endwell Road Local Employment Location (LEL)	
Site Characteristics: 1.36 ha. This is a narrow site adjacent to a railway line that houses a modern multi-occupied business centre and a building/scaffolding yard.	
Flood Risk Area : Y	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	The western portion of the site falls within the Telegraph Hill Conservation Area.
General Assessment/Key Issues. The uses in the business centre are unlikely to cause disturbance to residential uses as the centre is adjacent to the railway line, the uses are largely small scale office based. The building/scaffolding yard which is to the rear of residential properties is more likely to cause disturbance to adjacent residents and has done so in the past. New commercial development on the western end of the site would have a potential impact on the Telegraph Hill Conservation Area. The inclusion of the western end of the site within the Conservation Area will ensure that new development there does not have a negative impact on the Conservation Area.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	The site will contribute to Lewisham's economy by providing local employment opportunities and services and contribute to the commercial and retail hub at Brockley Cross.
Encourage and promote employment and new enterprises	++	The business centre provides small businesses with economical premises and so is likely to encourage employment and new enterprises.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. The buildings on this site were not constructed according to modern energy efficiency standards.
Protect and enhance open spaces and biodiversity	0	There is no open space or biodiversity resources within this site. The nearest public open space is at Telegraph Hill Park (700 metres measured from the entrance to the Brockley Cross Business Centre).
Improve air quality and reduce noise and vibration	+/-	This site is in AQMA 3. Air Quality and noise and vibration reduction will be achieved by the provision of businesses that remove the need to travel and the need for lorries to transport goods (and in the case of this site scaffolding) long distances. However the presence of a scaffolding yard at this location has caused noise disturbance to local residents.
Reduce car travel and promote sustainable modes of transport	++	PTAL 3. The site is close to good public transport served by buses and a mainline/Overground Station within 5 minutes walk of the site (200 metres).
Mitigate and adapt to climate change	-	The buildings on this site were not constructed to modern energy efficiency standards. There are currently no proposals to replace them within the lifetime of the Core Strategy.
Reduce and manage flood risk	0	This site is in Flood Risk Zone 1 where there is a low probability of flooding.
Maintain and enhance landscape and townscape	-	This site has a very narrow frontage on Endwell Road and has a minimal impact on the public realm. The scaffolding yard in the northern half of this site does directly adjoin the gardens of residential dwellings on Drakefell Road which has a locally negative impact.

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	-	The commercial buildings at the western end of the employment area do not make a positive enhancement to the Telegraph Hill Conservation Area, however as this is a backland site the overall impact on the Conservation Area is limited. The fact that the western part of the site is included in the Conservation Area would ensure that any new development would preserve or enhance the Conservation Area.
Provide sufficient housing and decent homes	-	No new homes will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	It is possible that the provision of local employment opportunities
Provide for an improvement in education and skills	?	There is a possibility that this site could provide training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	Retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site provides a good quality business centre close to public transport and near to a local centre (Brockley Cross) and as such is considered to perform an important local function in the economy of Lewisham. This type of use within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

Negative impacts were recorded over indicators relating to the physical environment connected with the fact that the site is adjacent to a residential area and a Conservation Area.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities. Negative results were recorded in respect of noise pollution due to a scaffolding/builders yard on site.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA37	Options 1: Retain existing use 2: 100% Housing
Ward: Ladywell	
Site Name: 16a Algernon Road, Lewisham	
Site Characteristics: 0.52 hectares backland site surrounded by residential development. Existing use as a MOT Testing Station and rented garages.	
Flood Risk Area	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues Being surrounded by residential development, retaining as existing MOT testing station and garages, could have some noise and air quality issues for the residents.	

Option 1	Retain existing use	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Continuing the commercial operation at this site will contribute the local economy by providing local employment. The levels of economic multiplier effects are likely to be minimal due to the small size of the business.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing a commercial unit as local employment opportunities will arise from this
Minimise waste production and increase recycling	-	Likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	0	The option to retain the current use on the site means that there is likely to have limited impact on the efficient use of natural resources.
Protect and enhance open spaces and biodiversity	+	There are several mature trees and other vegetation on the boundaries of the site which contribute to biodiversity. Hilly Fields Park is within about 600m (0.4 miles) and Ladywell Fields is within about 1km (0.6 miles). PPG17 Study showed adequate provision.
Improve air quality and reduce noise and vibration	-/+	The site is in AQMA 3. A MOT service can reduce the number of longer car journeys residents have to make. The size and layout of the operations mean that they have a limited impact on the surrounding residents.
Reduce car travel and promote sustainable modes of transport	+	The site is PTAL 4. The site is just under a kilometre (around 0.6 miles) from both the Lewisham DLR Station and the Ladywell train Station. Retention of a local service will reduce car trips overall.
Mitigate and adapt to climate change	-/+	The MOT facility uses energy therefore contributes to CO ₂ emissions. However the MOT service contributes to vehicle efficiency.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	-	A MOT use may not contribute positively to the existing townscape. However it is a backland site and does not impact on the current streetscape.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	There are no historic buildings or archaeological features on this site.

Option 1	Retain existing use	
Assessment against the SA objectives	Effects	Commentary
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health	-	There is a possibility that this type of use in a residential area could have some negative impacts on the health of the residents as MOT use is likely to have an effect on noise and air quality. However the use is well established and this does not seem to have been an issue to date.
Improve education and skills	0	It is considered that this option will not have a significant impact on education. However could be limited apprentice opportunities available on this site.
Improve accessibility to leisure facilities and key local services	+	A local service such as a garage is likely to provide some positive effects to the local community. This would however be improved if the use was part of a local parade and not a solitary commercial site in a residential area.
Cumulative Effect	+	The current use on this site is considered sustainable.

Option: 2	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no direct employment, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-/+	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	If the trees that are currently on site are retained then the local biodiversity will be able to be retained. However if the trees are removed as a result of the redevelopment of the site and no gardens provided a loss will result even if lawns are put down. PPG17 Study showed adequate provision. Hilly Fields Park is within about 600m (0.4 miles) and Ladywell Fields is within about 1km (0.6 miles).
Improve air quality and reduce noise and vibration	+	The site is in AQMA 3. The removal of a light industrial use from a predominantly residential area is likely to have positive effects as the levels noise and air pollution should be reduced.
Reduce car travel and promote sustainable modes of transport	+	PTAL 4. The site is just under a kilometre (around 0.6 miles) from both the Lewisham DLR Station and the Ladywell train Station. There is unlikely to be too greater an increase in the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.

Option: 2	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	+	Residential development on this site is consistent with the surrounding properties.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site allocation
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing targets of the Borough. Homes will be built to the Lifetime Homes standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions will provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	++	Housing on this site is a sustainable option.

Summary of main impacts and explanation of recommended uses

Development

Development of this site would require the demolition of the existing buildings and the redevelopment of the site. The option put forward for 100% housing would not be incongruous with the surrounding area as the predominant use in the immediate area around the site is residential.

Density levels of any proposed development should be in keeping with that of the surrounding area.

No Development

No development in this instance would mean that the existing use of a MOT garage and separate garages continues on the site. The use has existing use rights and while may not be considered the most appropriate place for such a use is well established in the area.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Design/ landscape aspects of the development should incorporate trees on site and on the neighbouring properties. As the site is surrounded by terraced dwellings development design and proposed density would need to be mindful of the character of the area..

Site Ref: Site SA38	Options 1: 100% Housing 2: Mixed use housing, employment and community use.
Ward: Grove Park	
Site Name: Former United Dairies	
Site Characteristics: The site is situated on a corner of two major roads and is approximately 0.6 ha.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues The site is on the corner of a major road junction; also as the site was used previously for industrial purposes investigations into levels of contamination will need to occur.	

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no direct employment from the site, although people may work from home.
Minimise waste production and increase recycling	-	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal. While the site has already been cleared, there may still be some contaminated spoil that needs to be removed.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the adjacent properties. Despite this however it is not considered that the option will need to consider any impact to biodiversity on the site. Northbrook Park is around 320m (0.2 miles). PPG17 Study showed deficiency in provision of District Parks.
Improve air quality and reduce noise and vibration	-	The site is on the border of AQMA 4 and is also part of a Ribbon Road AQMA. The site is on the corner of two A roads. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is 530m (0.33 miles) from Lee Station and Blackheath DLR Station is around 2.3km (1.43miles). Both St Mildreds Road and Baring Road have bus routes along them. The change of use from vacant derelict business land to housing the number of vehicle movements is likely to increase.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road and railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+	This option for this site is reasonably sustainable.

Option: 2	Mixed use housing, employment and community use.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	Commercial development at this site will allow a local economy to expand.
Encourage and promote employment and new enterprises	+	There will be positive benefits for providing commercial units as employment opportunities will arise from this.
Minimise waste production and increase recycling	-	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal. While the site has already been cleared, there may still be some contaminated spoil that needs to be removed.
To consume natural resources in a sustainable manner	+	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the adjacent properties. Despite this however it is not considered that the option will need to consider any impact to biodiversity on the site. Northbrook Park is around 320m (0.2 miles). PPG17 Study showed deficiency in provision of District Parks.
Improve air quality and reduce noise and vibration	-	The site is on the border of AQMA 4 and is also part of a Ribbon Road AQMA. The site is on the corner of two A roads. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The site is 530m (0.33 miles) from Lee Station and Blackheath DLR Station is around 2.3km (1.43miles). Both St Mildreds Road and Baring Road have bus routes along them. The change of use from vacant derelict business land to

Option: 2	Mixed use housing, employment and community use.	
Assessment against the SA objectives	Effects	Commentary
		housing the number of vehicle movements is likely to increase.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design and the type of other uses in the development; the relationship of the other uses to the housing; and the separation distances of the housing from the roads. However new housing development will contribute to this objective by providing affordable homes, and there is a potential for development contributions to enhance health facilities.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades. Development contributions on the housing portion of the development have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

The site is vacant and wasteland there are no buildings currently on the site. Development of the site will improve the streetscape and bring this brownfield land back into use.

No Development

If no development were to take place on this land then it will remain as urban wasteland until a succession of plants establish, then it may become a SINC.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

The air quality, and noise and vibration issues of having housing this close to a significant road junction will need to be mitigated without limiting the quality of life of the future residents.

Trees on the neighbouring properties will also need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA39	Options: 1: 100% Housing
Ward: Forest Hill	
Site Name: Rear of Christian Fellowship Centre (Tyson Road) 15-17a Tyson Road and 39-53 Honor Oak Road SE23.	
Site Characteristics: Majority of the site is backland that is accessed either off Honor Oak Road or Tyson Road	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	None
General Assessment/Key Issues The site is a large garden area in grass and trees that forms the centre area of a suburban residential street block. The access is currently limited.	

Option:		
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no direct employment from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are mature trees on the site and adjacent properties Development offers the opportunity to enhance the corridor. Due to the number and density of trees in the area the option should consider any impact to biodiversity on the site. Honor Oak Park is around 350m (0.21 miles) and Horniman Park is with around 780m (0.48 miles) from the site. PPG17 Study showed a deficiency in provision of Local and Small Local Parks.
Improve air quality and reduce noise and vibration	+	The site is not in a AQMA. The site is in a reasonably quiet suburban neighbourhood.
Reduce car travel and promote sustainable modes of transport	-	PTAL 1. The site is around 800m (0.5 miles) from the Honor Oak Park Station and 850m (0.53 miles) from Forest Hill Station there are several bus routes in the area but only one goes past Tyson Road. The change of use from garden to housing will increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	0	This is a back land site so is unlikely to impact on street scene.

Option:		
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+	New housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

Development

Will lead to the loss of a large green area and several trees. Depending on the design and type of housing built there may also be a loss of privacy/amenity for existing residents in their back gardens.

No Development

The site is likely to remain as a large garden.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

Trees on the site and the neighbouring properties will need to be assessed in term of their value for local biodiversity and where possible accommodated in the design of the development and cared for during its construction.

Site Ref: Site SA40	Options: 1: 100% Housing
Ward: Brockley	
Site Name: 120, 122a, 136, & 136a Tanners Hill, St Johns	
Site Characteristics: The site is 0.56 ha of previously developed land next to the railway.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Adjacent to a SINC and reasonably close to two Conservation Areas (Brockley also an Article 4 and St Johns)
General Assessment/Key Issues	

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no direct employment from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are reasonably mature trees on the adjacent properties and on the site. The majority are part of a SINC situated on railway land that protrudes into the site. Due to the adjacent SINC the option will need to consider the impact of development on biodiversity. Development offers the opportunity to enhance the SINC. Friendly Gardens is around 200m (0.12 miles) and Luxmore Gardens is with around 370m (0.23 miles) from the site. PPG17 Study showed deficiency in provision of district parks.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line, therefore there is the possibility for air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 6. The site is around 680m (0.42 miles) to Deptford Bridge DLR; about 770m (0.48 miles) to St Johns Station; and around 780m (0.49 miles) from New Cross Station. The site is also close to Lewisham Way has several bus routes along it. The change of use from derelict industrial to housing will increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	0	The site has a low probability of flooding.

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on the site, although there are two conservation areas nearby Brockley (also Article 4) and St Johns.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the railway corridor. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Will result in the utilisation of a currently disused brownfield site reasonably close to a town centre.

No Development

The site will continue to be a derelict brownfield site.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

As parts of the site have been used for industrial purposes for some time it is possible the site is contaminated. This will need to be investigated and if need be remediated before the site can be redeveloped.

Trees and the SINC on the neighbouring properties will also need to be accommodated in the design of the development, and during its construction.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Site Ref: Site SA41	Options; 1: 100% Housing
Ward: Whitefoot	
Site Name: Former Green Man Public House 355-357 and surrounding land Bromley Rd SE6 2RZ	
Site Characteristics: The site is approximately 0.63ha if the car park, Radley Court to the rear and 359 Bromley Rd included – as shown on map.	
Flood Risk Area : Y	Flood Zone : 1 (90%), 2 (5%), 3a (5%)
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority, close to two Grade II Listed Buildings
General Assessment/Key Issues The old pub buildings are relatively large and with the car park cover a reasonable area of the site, and although slightly dilapidated have some character, however they are not on the Local List. The remainder of the site has a car show room, and there is a block of flats at the rear that are accessed off Beachborough Road.	

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no direct employment from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	There are a number of mature trees on the site and adjacent property. As there is two SINC sites and public open space across Bromley Rd opposite the site and another area of public open space to the rear of the site, so the impacts on biodiversity should be taken into account. PPG17 Study showed adequate provision of parks.
Improve air quality and reduce noise and vibration	-	The site is on a Ribbon Road AQMA . The site fronts a major road and there is a major junction controlled by traffic lights in front of the site. The combination of these two factors is of detriment to this objective, as there will be air and noise pollution, and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is 600m (0.37 miles) from the Beckenham Hill Station and fronts onto Bromley Road/ Beckenham Hill Road junction both of which have several bus routes along them. The change of use from predominately business and housing to housing may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. The proposed development will intensify uses on this site and increase water and energy use.

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	-	Ninety percent of the site is found within Flood Zone 1 and has a low probability of flooding; 5% of the site is with Flood Zone 2 and has a medium probability of flooding; 5% of the site is in Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+/-	The streetscape would not necessarily improve as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	+/-	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site. There are two Grade II Listed Buildings adjacent to the site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment will result in housing dominating this section of Bromley Rd

No Development

The buildings would remain and could be refurbished.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site. Small portions of the site Flood Zone 3a; which has a high probability of flooding with medium residual risk of flooding; and Flood Zone 2 which has a medium risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Development will need to be sympathetic to the adjacent Listed Buildings.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant road and managed junction, will need to be mitigated without limiting the quality of life of the future residents.

Trees on the site and neighbouring properties will need to be accommodated in the design of the development and during its construction.

Site Ref: Site SA42	Options: 1: 100% Housing
Ward: Whitefoot	
Site Name: Former Tigers Head Public House, 350 Bromley Rd SE6 2RZ	
Site Characteristics: The site approximately 0.21ha and is on the corner of two major A roads, and was previously a Public House.	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority
General Assessment/Key Issues Planning permission was granted in March 2010 and the building has already been demolished.	

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	-	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal. (Demolition has already occurred)
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are reasonably mature trees on the adjacent properties and street trees close to the site. There is a sports field within 86m (0.053 miles) and Forster Memorial Park is around 390m (0.24 miles) from the site. PPG17 Study showed a deficiency in provision of small and local parks. It is not considered that the option will need to consider any impact to biodiversity.
Improve air quality and reduce noise and vibration	-	The site is in Ribbon Road AQMA. The site is on the corner of two major roads. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is 540m (0.34 miles) from the Beckenham Hill Station and fronts onto Bromley Road/ Southend Lane junction both of which have several bus routes along them. The change of use from business and housing to housing may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes and the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.

Option: 1	100% Housing	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road junction. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of the site will result in more housing in the area.

No Development

Given that the Public House has already been demolished the site would have a derelict appearance and become urban waste land.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is in Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Trees on the neighbouring properties and street trees will also need to be accommodated in the design of the development and during its construction.

The air quality, and noise and vibration issues of having housing this close to a reasonably significant road junction will need to be mitigated without limiting the quality of life of the future residents.

Site Ref: Site SA44	Options: 1: Mixed use housing and retail
Ward: Whitefoot	
Site Name: Former Courts Site 335-337 Bromley Road	
Site Characteristics: A 0.53ha corner site, that has the majority of the area taken up by a large retail store surrounded by sealed parking and minimal planting.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 (90%), 2 (8%), 3a (2%) Area of Archaeological Priority
General Assessment/Key Issues The site is in a very prominent position on the junction of two busy roads and is currently utilised for sales and clearance retail.	

Option: 1	Mixed use housing and retail	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building new homes and business premises will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	There are a couple of reasonably mature trees on the front of the site, and street trees but no other vegetation of note. There is a sports field around 160m (0.1 miles) and Forster Memorial Park is around 340m (0.21 miles) from the site. PPG17 Study showed adequate provision of park. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	-	The site is in Ribbon Road AQMA. The site is on the corner of two major roads. This is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 4. The site is 600m (0.37 miles) from the Beckenham Hill Station and fronts onto Bromley Road/ Southend Lane/Whitefoot Lane junction all of which have bus routes along them. The change of use from retail to retail and housing may increase the number of vehicle movements although is dependent on the type of retail.
Mitigate and adapt to climate change	+/-	The new homes will be built to the standards set out in the Code for Sustainable Homes, and new office buildings constructed on the site would need to be built to the BREEAM Excellent Standard. Both would have to adhere to the latest Building Regulations, this will reduce energy consumption, and lower the average household carbon footprint. However the proposed development will intensify uses on this site and increase water and energy use.

Option: 1	Mixed use housing and retail	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	-	Ninety percent of the site is found within Flood Zone 1 and has a low probability of flooding; 8% of the site is with Flood Zone 2 and has a medium probability of flooding; 2% of the site is in Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the streetscape as a result of this option.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new homes built on the site would contribute to the housing need identified in the SHMA and the Lewisham HMA. Homes will be built to the Lifetime Homes Standard and a proportion of the overall development will have to be Affordable Housing.
Improve health and wellbeing and reduce inequalities in health.	+/-	The ability of the development to achieve this objective will depend on the design of the development, and separation distances of the housing from the road junction. However new housing development will contribute to this objective by providing healthy affordable homes, and there is a potential for development contributions to enhance health facilities in the area.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance educational facilities in the area.
Improve accessibility to leisure facilities and key local services	+	Development contributions have the potential to provide for an improvement to leisure facilities, especially if the development places increased pressure on existing facilities in the area. Also the increase in residents in the area may well increase the utilisation of local shopping parades.
Cumulative Effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses
<p>Development Redevelopment of the site will result in more housing in the area.</p> <p>No Development The site will remain as a large available retail space.</p>
<p>Mitigation Measures Required Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.</p> <p>Small portions of the site are Flood Zone 3a; which has a high probability of flooding with medium residual risk of flooding; and Flood Zone 2 which has a medium risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.</p> <p>The air quality, and noise and vibration issues of having housing this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.</p> <p>Trees on the front of the property and neighbouring properties will also need to be accommodated in the design of the development and during its construction.</p>

Site Ref: Site SA45	Option 1. Retain in employment use within the B Use Classes
Ward: Blackheath	
Site Name: Blackheath Hill Local Employment Location (LEL)	
Site Characteristics: 0.32 ha. This is a small self contained estate of low rise business units.	
Flood Risk Area : Y	Zone 1: Low Probability of Flooding
Open spaces /Archaeological features/Historic Environment	The northern tip of the site adjacent to the A2 road is within an Area of Archaeological Priority. The southern boundary of the site is formed by a Site of Nature Conservation Importance.
General Assessment/Key Issues. The site has its own direct access from the Strategic Road Network (A2). The business units are small and activities relatively low key confined largely to office and small scale storage uses which should be compatible with adjacent residential development. The site is in an area of the borough which has no other purpose built employment space.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	The site will contribute to Lewisham's economy by providing local employment opportunities and services. The units appear sufficiently flexible in order to potentially provide a variety
Encourage and promote employment and new enterprises	++	This site will provide local employment opportunities and has small units suitable for starter businesses.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses consume natural resources. These commercial buildings were not constructed to current energy efficiency standards
Protect and enhance open spaces and biodiversity	0	The site has no open space or biodiversity assets. These uses on this site should have no effect on the Site of Nature Conservation Importance directly to the south. It is about 250 metres to the nearest point of access to Blackheath Open Space (Metropolitan Open Land).
Improve air quality and reduce noise and vibration	+	The site is in AQMA 2. This is a very small scale estate and it likely that businesses will cause little or no disturbance to local residents. The presence of local businesses should reduce the need for longer journeys and therefore improve air quality.
Reduce car travel and promote sustainable modes of transport	+	The retention of a local supply of employment land should act to reduce the number and length of car journeys made. Bus routes pass on the A2. the area is not well placed in respect of other forms of public transport. The nearest station is at Deptford Broadway (DLR).
Mitigate and adapt to climate change	-	It is unlikely that these business units will be redeveloped to higher environmental standards within the lifetime of the Core Strategy.
Reduce and manage flood risk	0	This site is within Flood Risk Zone 1 which means that there is a low probability of flooding.
Maintain and enhance landscape and townscape	0	This site has a very narrow frontage on to the public realm at Blackheath Hill, is low rise and has a very limited visual impact .
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	A small part of the site adjacent to the A2 is within an area of archaeological priority, and no other features have been identified. As it expected that this area will not be redeveloped during the lifetime of the Core Strategy the opportunity to examine any archaeological remains will not be presented.

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Provide sufficient housing and decent homes	-	No new homes will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	The presence of local businesses and therefore job opportunities closer to home will possible have a possible positive effect on health and well being.
Provide for an improvement in education and skills	?	The presence of local businesses will possibly provide training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	Retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area on a main road close to the centre of London and as such is considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

The site is within Flood Risk Zone 3a which means that there is a high probability of flooding. Most of the site is hard surfaced which means that the site will not retain water to minimise the effect of flooding elsewhere.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA46	Option 1. Retain in employment use within the B Use Classes
Ward: Grove Park	
Site Name: Manor Lane Local Employment Location (LEL)	
Site Characteristics: 2.75 ha. This site offers 34 modern purpose built warehousing/light industrial estate with ancillary offices (Chiltonian Industrial Estate), and a separate builder's merchants yard and associated office building.	
Flood Risk Area : Y	Zone 1: Low probability of flooding.
Open spaces /Archaeological features/Historic Environment	The railway line that forms the northern boundary of the site is designated as a Green Corridor.
General Assessment/Key Issues. The site is shielded from residential properties to the north by the mainline railway and to the south by the configuration of the industrial units which shield the directly adjoining back gardens. Access is via Manor Lane which is residential in character to the Strategic Road Network (South Circular).	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This site provides the only substantial area in employment use in the eastern part of the borough and provides a valuable reservoir of land valuable for serving the local markets.
Encourage and promote employment and new enterprises	++	This site will provide local employment opportunities.
Minimise waste production and increase recycling	-	The industrial and warehouse uses are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. These buildings were not required to fit energy saving measures due to the time of their construction and are not expected to be redeveloped during the lifetime of the Core Strategy.
Protect and enhance open spaces and biodiversity	0	This site has no open space and limited or no landscaping features. The railway line to the north is a designated green corridor. The nearest formal public open space is at Manor House Gardens which is 520 metres to the north.
Improve air quality and reduce noise and vibration	-	This site is in AQMA 4. Many of the units on this estate are relatively large warehouse/trade counter uses, and are intended for HGV usage. The provision of local storage facilities may act to reduce the overall length of lorry trips, but overall the effect is judged to be negative.
Reduce car travel and promote sustainable modes of transport	+	Chiltonian Industrial Estate PTAL 2. Builders Yard PTAL 3. The area is close to bus routes on Burnt Ash Hill and the Lee railway station is 620 metres from the entrance to the Chiltonian Industrial Estate.
Mitigate and adapt to climate change	-	The units on this estate (with the exception of the builders yard with an entrance on Holme Lacey Road) were built in two phases. Both phases will not meet modern energy standards for commercial buildings. The estate is not proposed for redevelopment during the lifetime of the Core Strategy.
Reduce and manage flood risk	0	This site has a low probability of flooding.

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	0	This area has a narrow frontage onto Manor Lane. it will have a limited local impact on properties in Holme Lacey Road due to the rear of relatively newly built housing units backing on to gardens. Properties to the north are shielded from any effect by a railway line.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	There are no identified features on historic and archaeological importance on this site. The properties in the Lee Manor Conservation Area to the north of the site are separated from the estate by a railway line which is a designated green corridor.
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	The provision of local employment opportunities will possibly act to improve health and well being.
Provide for an improvement in education and skills	?	The retention of business uses on this site will possible provide some training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	The retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area in an area of Lewisham where such facilities are in short supply. It is therefore considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA47	Option 1. Retain in employment use within the B Use Classes
Ward: Bellingham	
Site Name: Stanton Square Local Employment Location (LEL)	
Site Characteristics: 0.97 ha. This is a small industrial area in the south of the borough surrounded by busy roads comprising a modern purpose built warehousing/industrial estate and some older industrial buildings.	
Flood Risk Area : Y	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	Western part of the site including the Stanton Square Industrial Estate and 65 Bell Green is within an Area of Archaeological Priority
General Assessment/Key Issues. The area is an island site surrounded by busy roads. The warehousing and industrial uses on the site will therefore have very minor extra impacts on the surrounding environment.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This site will contribute to Lewisham's economy by providing premises for businesses and local job opportunities.
Encourage and promote employment and new enterprises	++	The site will encourage and promote employment. The older buildings on the site might provide cheaper premises that could be used by start-up businesses or those uses that do not require a high quality environments.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses consume natural resources. The buildings on this site were constructed prior to the formulation of modern energy efficient standards..
Protect and enhance open spaces and biodiversity	0	There are no open spaces or biodiversity resources on the site. The site is 309 metres away from the entrance to Pool River Linear Park, which is also a Site of Nature Conservation Importance, and 270 metres from Home Park.
Improve air quality and reduce noise and vibration	? +/-	This site is on a Ribbon Road AQMA. The uses on this site involve heavy goods vehicles and traffic movements which will cause noise and vibration. However the location of warehouse and commercial uses within the locality will act to reduce the overall length of lorry journeys.
Reduce car travel and promote sustainable modes of transport	+	The site is 580 metres to Lower Sydenham Rail Station measured from the entrance to the Stanton Square Industrial Estate. Bell Green is the focus for a number of bus routes. The provision of premises providing local jobs and services will act to reduce the overall length and number of car and lorry journeys.
Mitigate and adapt to climate change	-	The buildings on this site which are not expected to be redeveloped during the lifetime of the Core Strategy are not constructed according to modern energy efficient standards.
Reduce and manage flood risk	0	The site is in Flood Risk Zone 1 which means that there is a low probability of flooding.
Maintain and enhance landscape and townscape	0	This site is an island site surrounded by busy roads and adjacent to the large car parking areas on the superstore at Bell Green. The overall environment is quite harsh.

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site will not be redeveloped to the best of the Council's knowledge during the lifetime of the Core Strategy which will mean that no opportunities will be presented to investigate remains within the Area of Archaeological Priority.
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	It is possible that the provision of local job opportunities on this site will act to improve health and wellbeing.
Provide for an improvement in education and skills	?	It is possible that the site might provide some training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	-	The retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area on a main road close to the centre of London and as such is considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA48	Option 1. Retain in employment use within the B Use Classes
Ward: Forest Hill	
Site Name: Willow Way Local Employment Location (LEL)	
Site Characteristics: 0.86 ha. This small area on a side road houses a variety of industrial and commercial buildings.	
Flood Risk Area : Y	Zone 1: Low probability of flooding
Open spaces /Archaeological features/Historic Environment	It is adjacent to Sydenham Park Conservation Area on the western boundary.
General Assessment/Key Issues. This is a small area of business and commercial premises located down a side road to the rear of a small shopping parade in a mixed commercial and residential area. The uses taking place on site are generally low in impact. Although many of the buildings do not have dedicated parking and service areas.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This area will provide for business opportunities and will support economic growth.
Encourage and promote employment and new enterprises	++	This area provides a variety of buildings likely to be suitable for various types of business and will promote local employment opportunities.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. The buildings and business units in this area will not have been constructed to modern energy efficiency standards.
Protect and enhance open spaces and biodiversity	0	There is no open space in this site and limited or no value for biodiversity.
Improve air quality and reduce noise and vibration	+	This site is not within an AQMA. The provision of local business units which can provide local services and job opportunities should act to improve air quality and reduce noise by reducing the need for longer car journeys.
Reduce car travel and promote sustainable modes of transport	+	This area is located about half way between Forest Hill (870 metres) and Sydenham (750 metres) (Rail and London Overground Stations and is on a number of bus routes. The site provides a variety of premises for local businesses and will provide local job opportunities thereby reducing the number of car journeys made.
Mitigate and adapt to climate change	-	All the buildings within this site will not have been constructed to meet modern energy efficient standards.
Reduce and manage flood risk	0	This site is within Flood Risk Zone 1 where there is a low probability of flooding.
Maintain and enhance landscape and townscape	0	This area is relatively discreetly located down a side road and so has little effect on the public realm. The buildings are of relatively good quality. Although the area is bordered directly to the west by the Sydenham Park Conservation Area, the building directly on the boundary is a modern block of flats with a car parking area so the impact of this site is minimal.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	Although the area is bordered directly to the west by the Sydenham Park Conservation Area, the building directly on the boundary is a modern block of flats with a car parking area so the impact of this site is minimal. The area is not within an Area of Archaeological Priority,

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	The provision of jobs and services locally will possibly act to improve health and well being.
Provide for an improvement in education and skills	?	The provision of local jobs may possibly lead to a number of training opportunities.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	Retention of employment uses is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area near to town District Centres within Lewisham and as such is considered to perform an important local function in the local economy. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA49	Option 1. Retain in employment use within the B Use Classes
Ward: Bellingham	
Site Name: Worsley Bridge Road Local Employment Location (LEL)	
Site Characteristics: 1.2 ha. This is an area of commercial and industrial land near the southern boundary of the borough forming part of a larger industrial area within the London borough of Bromley. It comprises an office building from the 1970's and a relatively modern purpose built development of warehouse/industrial units and small offices.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	The railway line adjacent to the site is designated as a Green Corridor
General Assessment/Key Issues. This is a relatively modern high quality industrial area that presents an office style frontage on to Worsley Bridge Road. Uses such as a car repairs can be carried on within the estate due to self contained servicing areas. Disturbance to residential properties on Worsley Bridge Road will be minimal.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	This area forms part of wider area of business and industrial units in the London Borough of Bromley which provides a considerable reservoir of commercial space. This will attract a number of businesses to the area expecting to find floorspace in a recognised business location and contribute to the economic growth of the borough.
Encourage and promote employment and new enterprises	++	The site will provide local employment units. Some of the units are small which could encourage starter businesses.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. These buildings have not been constructed to modern energy efficiency standards and are not programmed to be redeveloped during the lifetime of the Core Strategy.
Protect and enhance open spaces and biodiversity	0	There are no open spaces within this site. The railway line which forms the western boundary of the site is designated as a green corridor. The area is 200 metres from the Pool River Linear Park and 140 metres from the entrance to Southend Park.
Improve air quality and reduce noise and vibration	-	This site is not within an AQMA. This area will generate traffic movements which will have an impact on air quality and produce noise and vibration.
Reduce car travel and promote sustainable modes of transport	++	PTAL 3. This area is close to good public transport with Lower Sydenham Station directly on the southern edge of the site. Southend Lane and Bell Green are well served by bus routes. The location of this site should act to reduce the overall number of car journeys and promote sustainable modes of transport.
Mitigate and adapt to climate change	-	The buildings on this site which are not expected to be redeveloped during the lifetime of the Core Strategy are not constructed according to modern energy efficient standards.

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	-	The frontage of the site onto Worsley Bridge Road fall with Zone 2 for Flood Risk where there is a medium probability of flooding. The rest of the site falls within Flood Risk Zone 1 where there is a low probability of flooding. The uses in this site are however considered to be less vulnerable to flooding.
Maintain and enhance landscape and townscape	0	This site comprises relatively modern buildings with a good environmental quality. It has a minimal impact on the townscape at this location.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	There are no identified features of historic and archaeological importance at this site.
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	This area, by providing the possibility of local job opportunities may act to improve health and well being.
Provide for an improvement in education and skills	?	This area will possibly provide training opportunities for local people.
Improve accessibility to leisure facilities and key local services	0	This objective is not relevant to this site.
Cumulative Effect	+	The retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area close to the strategic road network and as such is considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport. A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

A small part of the sites is within Flood Risk Zone 2 which means that there is a medium probability of flooding. Most of the site is hard surfaced which means that the site will not retain water to minimise the effect of flooding elsewhere.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities.

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA50	Option 1. Retain in employment use within the B Use Classes
Ward: Crofton Park	
Site Name: Malham Road Local Employment Location (LEL)	
Site Characteristics: .3.63 ha. An area of industrial and commercial buildings, with a mix of purpose built estates and buildings and older stand alone commercial buildings.	
Flood Risk Area : Y	
Open spaces /Archaeological features/Historic Environment	Zone 1: Low probability of flooding Within Area of Archaeological Priority
General Assessment/Key Issues. This is a fairly extensive industrial area adjacent to the South Circular. The main noise generating activities such as car repairs have the space to operate in the central areas of the site along Malham Road which protects local residential areas from noise. The area has the capacity to take larger lorries which might cause disturbance to housing on Wastdale Road.	

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	The site will contribute to Lewisham's economy by providing local employment opportunities. This site provides a variety of good quality premises which provide a number of business opportunities.
Encourage and promote employment and new enterprises	++	The site will contribute to Lewisham's economy by providing local employment opportunities. This site provides a variety of premises which provide a number of business opportunities.
Minimise waste production and increase recycling	-	The uses on this site are likely to produce trade waste, that will need to be disposed of properly. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity.
To consume natural resources in a sustainable manner	-	All businesses involve the consumption of natural resources. The buildings on this site which are not expected to be redeveloped during the lifetime of the Core Strategy are not constructed according to modern energy efficient standards.
Protect and enhance open spaces and biodiversity	0	The area has no open space within it and limited biodiversity value. There are no public open spaces close by. The railway embankment to the rear of Beadnell Road which forms the west boundary of the area is a Site of Nature Conservation Importance of Metropolitan Importance.
Improve air quality and reduce noise and vibration	?	This site is on a Ribbon Road AQMA. The effect of this site on air quality is difficult to assess. It offers a relatively high number of business premises some of which are capable of handling HGVs. A site within the borough should act to reduce the number of lorry and car journeys made overall, and the fact that it is located directly on the Strategic Road Network means that additional quantifiable impact from traffic movements on the site is limited.
Reduce car travel and promote sustainable modes of transport	+	The area is in PTAL 3. This site is served by a number of bus routes. Forest Hill Rail and Overground Station is 550 metres away. This area provides a relatively large number of business units, employment opportunities and can handle HGV deliveries. The provision of this site locally should therefore reduce the number of car journeys made, and shorten lorry journeys.
Mitigate and adapt to climate change	-	The buildings on this site which are not expected to be redeveloped during the lifetime of the Core Strategy are not constructed according to modern energy efficient standards.

Option:	Retain in employment use within the B Use Classes	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	0	The site is in Flood Risk Zone 1 which means that there is a low probability of flooding
Maintain and enhance landscape and townscape	0	The commercial and industrial units in this area are largely located behind late Victorian/Edwardian three storey terraced buildings. The impact on the public realm on Stanstead Road and Wastdale Road is limited. Frontages of the site on Dalmain Road and Beadnell Road which are otherwise residential are of good quality.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site has no identified historic or archaeological features.
Provide sufficient housing and decent homes	-	No new housing will be provided on this site.
Improve health and wellbeing and reduce inequalities in health.	?	The provision of employment and business opportunities locally will possibly act to improve health and wellbeing.
Provide for an improvement in education and skills	?	The provision of buildings that can house a variety of enterprises will possibly provide a number of training opportunities.
Improve accessibility to leisure facilities and key local services	?	This objective is not relevant to this site.
Cumulative Effect	+	Retention of employment uses on this site is sustainable.

Summary of main impacts and explanation of recommended uses

This site is a good quality industrial/warehousing area on a main road close to the centre of London and as such is considered to perform an important local function in the economy of Lewisham. Warehousing and other uses within London should contribute to reducing the number of long distance traffic movements and reduce the need to commute by car. The site is well located in respect to public transport.

A negative impact was recorded in respect of housing provision on the site. There is however an adequate supply of identified sites elsewhere in the Borough that will meet housing targets so this site is not required.

There are a negative results in respect of waste production, mitigation and adaptation to climate change, and the consumption of natural resources. These are up to a point the inevitable consequence of business activities.

Unquantifiable positive impacts were noted on health and skills improvement which could possibly result from the provision of local employment opportunities

Mitigation Measures Required

Measures taken by businesses occupying the site to reduce the use of natural resources and reduce packaging materials including the introduction of energy efficiency measures to the buildings which could be up-dated. The introduction of soft landscaping and other sustainable urban drainage techniques within the site to reduce flood risk could be considered.

Site Ref: Site SA51	Options: 1: Safeguard sites for current educational use.
Ward: Whitefoot and Downham	
Site Name: Bonus Pastor Catholic College/ Secondary School, Winlaton Road BR1 5PZ and Churchdown Road Downham.	
Site Characteristics: The school is split across the two sites with Years 7, 8 and 9 are taught on the Churchdown site; Years 10 and 11 on the Winlaton site	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	Both school sites have public open space and a SINC site on their rear boundaries.
General Assessment/Key Issues The following planning application was recently received: The construction of a two to three storey new college building at both Winlaton and Churchdown Road sites with associated facilities, followed by the demolition of existing adjacent school buildings at each site to be replaced with landscaped amenity space including the provision of a Muga at the Churchdown site) and a total of 32 car parking spaces and cycle storage facilities.	

Option: 1	Safeguard sites for current educational use.	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	+	If the redevelopment goes ahead, There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it.
Encourage and promote employment and new enterprises	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it, and due to the additional pupils more teaching and /or administration staff may be required.
Minimise waste production and increase recycling	--	Demolition and construction waste is often very high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Building a new school buildings will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	Plans for redevelopment of the sites provide for the provision of amenity space and a MUGA. There is a possibility that the public open space or the SINC sites will be impacted during the redevelopment. The PPG17 Study showed adequate provision of parks. The Churchdown Rd site has some grassed playing fields already and there are also public playing fields close to this site
Improve air quality and reduce noise and vibration	+/-	The site is not in a AQMA. The school itself will generate noise but it is well established in the area, and although the school intends to increase the pupil numbers by 25 this is unlikely to increase any negative impacts markedly.
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 3. The schools are 270m apart and it is 1200m (0.76 miles) from the Winlaton site to the Beckenham Hill Station, and 1870m (1.16 miles) from the Churchdown site to the Grove Park Station. The increase in pupil numbers may increase the number of vehicle movements.
Mitigate and adapt to climate change	+/-	Any new school buildings constructed on the site would need to be built to the BREEAM Excellent Standard and the latest Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. However industrial uses can be significant users of water and energy.

Option: 1	Safeguard sites for current educational use.	
Assessment against the SA objectives	Effects	Commentary
Reduce and manage flood risk	0	The site is found within Flood Zone 1 and has a low probability of flooding.
Maintain and enhance landscape and townscape	+	There is an opportunity for an improvement to the overall landscape of the area.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	The redeveloped school will include some sports facilities which will contribute positively to this objectives.
Provide for an improvement in education and skills	++	The redeveloped school will meet modern education standards.
Improve accessibility to leisure facilities and key local services	+	The new school will have improved leisure facilities, which will be available on a limited basis to the community.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Development

Redevelopment of this site will allow for the school to update its facilities and meet modern educational standards

No Development

The school building will remain as they are.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The noise issues of having several school sites within a residential area should be taken into account when choosing materials for the new buildings to assist in mitigating the effects for the immediate neighbours.

Trees on the site and neighbouring properties will need to be accommodated in the design of the redevelopment and during its construction.

Site Ref: Site SA52	Options: 1: Gypsy and Travellers Site (5 pitches)
Ward: Lewisham Central	
Site Name: Former Watergate School	
Site Characteristics: The site area is 0.34ha and is situated at the end of Church Grove, it is a disused school site. The buildings have been demolished.	
Flood Risk Area: Y	Zone 3a: High probability of flooding; medium residual risk of flooding.
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority, Adjacent to St Mary's Conservation Area/ Article 4, Adjacent to Green Corridor
General Assessment/Key Issues The design of the site will be important in mitigating the flood risk and the noise and vibration of the railway.	

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Sustained economic growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site, although people may work from home.
Minimise waste production and increase recycling	--	Demolition and construction waste is often high and there is also possible contaminated waste may need to be removed from this site. Once occupied general household waste will be generated from this site. However current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal.
To consume natural resources in a sustainable manner	+/-	Creating new pitches will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	There are reasonably mature trees on the site and a Green Corridor is shown on the planning maps as running down beside the adjacent railway line. Development offers the opportunity to enhance the corridor. PPG17 Study showed adequate provision. It is not considered that the option will need to consider any impact to biodiversity on the site. Hilly Fields Park is approximately 560m (0.348 miles); and Ladywell Fields is around 250m (0.155 miles) from the site.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The site shares a boundary with a railway line. The two factors is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	+	PTAL 6. The site is approximately 260m (0.16 miles) from Ladywell Station and is close to Ladywell Road and Lewisham High Street both of which have bus routes along them. The change of use from education to residential may lower the number of vehicle movements.
Mitigate and adapt to climate change	+/-	Any permanent new buildings constructed on the site would need to be built to the latest Building Regulations. This would reduce energy consumption. Caravans are likely to use less than permanent buildings.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	+/-	The land is currently a disused backland site (former school) and is not highly visible from the road. However it is visible from the railway so development may improve the landscape as viewed from the train.
Conserve and enhance the historic and archaeological environment	+/-	Overall design of the development will need to be sympathetic to setting of the adjacent Conservation Area and Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.
Provide sufficient housing and decent homes	+	The new pitches created on the site would contribute to meeting the need identified in the London Gypsy and Travellers Accommodation Needs Assessment (GTANA-2008) and the Lewisham Needs Assessment 2011.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of land for Gypsy and Traveller pitches will contribute to this objective by providing places where they can live close to amenities which may provide opportunities for employment and increase overall well-being.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education. However there is a potential for development contributions to enhance education facilities in the area.
Improve accessibility to leisure facilities and key local services	+/-	The site is unlikely to result in increased pressure on existing facilities in the area. The increase in residents in the area may marginally increase the utilisation of local shopping parades.
Cumulative effect	-	There are minor areas of concern regarding the overall sustainability of this site for the proposed option.

Summary of main impacts and explanation of recommended uses

Development

The development of this site will increase the number of Gypsy and Traveller pitches in Lewisham

No Development

The site will remain vacant.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The entire site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

The air quality, and noise and vibration issues of having residential this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.

Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line.

Development will need to be sympathetic to the adjacent Conservation Area/ Article 4.

Site Ref: Alternative to Site SA52	Options: 1: Gypsy and Travellers Site (5 pitches)
Ward: Rushey Green	
Site Name: Laurence House Lorry Park	
Site Characteristics: The site area is 0.26ha and is situated within part of the public car park/lorry park to the rear of Laurence House, Catford. Access is from Canadian Avenue.	
Flood Risk Area: Y	Part in Zone 3a: High probability of flooding and part in Zone 2 medium probability. Sequential test and exception test from PPS25 applies.
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority
General Assessment/Key Issues Loss of Lorry Parking and need to replace, busy roads Adjacent and also privacy issues to be addressed.	

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Sustained economic growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. Once the site is occupied there will also be a small positive effects for the local economy with an increase in residents to utilise the local services.
Encourage and promote employment and new enterprises	-	The loss of the lorry parking could have a negative effect on employment via the loss of an important economic function. During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site although people may work from home.
Minimise waste production and increase recycling	-	Construction process will involve use of materials. Once occupied general household waste will be generated from this site.
To consume natural resources in a sustainable manner	+/-	Creating new pitches will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	The site would not involve the loss of any open space but is adjacent to MOL. No known impact on biodiversity due to current use as car/lorry park.
Improve air quality and reduce noise and vibration	--	The site is in AQMA 3. The site shares a boundary with the A21 and is very close to A205 two key busy strategic routes which will cause air pollution, noise and vibration issues.
Reduce car travel and promote sustainable modes of transport	+	PTAL 6. The site is approximately 200m from Catford Station and is adjacent to Catford town centre which has a number of bus routes. The change of use would reduce lorry movements but not vehicle movements.
Mitigate and adapt to climate change	+/-	Any permanent new buildings constructed on the site would need to be built to the latest Building Regulations. This would reduce energy consumption. Caravans are likely to use less than permanent buildings.
Reduce and manage flood risk	--	The site is part located in Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.
Maintain and enhance landscape and townscape	+/-	The land is currently a lorry park and good design could improve the environment.
Conserve and enhance the historic and archaeological environment	+/-	Overall design of the development will need to be sympathetic to setting of the adjacent Conservation Area and Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site.

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Provide sufficient housing and decent homes	+	The new pitches created on the site would contribute to meeting the need identified in the London Gypsy and Travellers Accommodation Needs Assessment (GTANA-2008) and the Lewisham Needs Assessment 2011.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of land for Gypsy and Traveller pitches will contribute to this objective by providing places where they can live close to amenities which may provide opportunities for employment and increase overall well-being.
Provide for an improvement in education and skills	+/-	It is considered that this option will not have a significant impact on education. However, providing a stable home environment close to schools could improve education opportunities for any children living on the site.
Improve accessibility to leisure facilities and key local services	+/-	The site is unlikely to result in increased pressure on existing facilities in the area. The increase in residents in the area may marginally increase the utilisation of local shopping in the town centre.
Cumulative effect	-	There are areas of concern regarding the overall sustainability of this site for the proposed option. In particular the location next to very busy roads and privacy issues from overlooking from adjacent office block.

Summary of main impacts and explanation of recommended uses

Development

The development of this site will increase the number of Gypsy and Traveller pitches in Lewisham but will reduce much needed lorry parking facilities. The location within a wider car park and adjacent to very busy roads raises concerns for health and safety of residents. The site is also overlooked by a 5 storey office block raising issues of privacy.

No Development

The site will remain in use as a lorry park.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

The air quality, and noise and vibration issues of having residential this close to major traffic routes (A21 & A205) will need to be mitigated without limiting the quality of life of the future residents.

Design/ landscape aspects of the development will need to provide adequate privacy as remainder of site will be in public use. Overlooking from office block also an issue.

Development will need to be sympathetic to the adjacent Conservation Area/ Article 4.

Site Ref: Alternative to Site SA52	Options: 1: Gypsy and Travellers Site (5 pitches)
Ward: Perry Vale	
Site Name: Former Greenvale School	
Site Characteristics: The site area is 0.52ha and is situated at 61-87 Perry Rise, Catford. It is a former school site although still used as part of decant for school improvement programme.	
Flood Risk Area: N	Zone 1 low probability of flooding.
Open spaces /Archaeological features/Historic Environment	Not in an open space or Area of Archaeological Priority or conservation area.
General Assessment/Key Issues The site is currently used as a decant for other schools that are being redeveloped and has been identified by LBL Children and Young People as an option for relocating Brent Knoll School.	

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Sustained economic growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it. However, school use is much larger employer.
Encourage and promote employment and new enterprises	--	The loss of the school would have a negative effect on employment via the loss of an important economic function. During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site.
Minimise waste production and increase recycling	--	Construction process will involve use of materials. Once occupied general household waste will be generated from site.
To consume natural resources in a sustainable manner	+/-	Creating new pitches will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	The site would not involve the loss of any open space. No know impact on biodiversity due to current use as school.
Improve air quality and reduce noise and vibration	+	The site is not within an AQMA. The proposed use would generate less traffic than the last use of site as a school
Reduce car travel and promote sustainable modes of transport	+/-	PTAL 2 The site is approximately 1 km from the nearest rail station and has limited bus access.
Mitigate and adapt to climate change	+/-	Any permanent new buildings constructed on the site would need to be built to the latest Building Regulations. This would reduce energy consumption. Caravans are likely to use less than permanent buildings.
Reduce and manage flood risk	+	The site is in a low flood risk area - suitable for residential use.
Maintain and enhance landscape and townscape	-	The proposed use is unlikely to improve the landscape and townscape over the current use.
Conserve and enhance the historic and archaeological environment	+	The site is not located in a conservation area or an archaeological priority area.
Provide sufficient housing and decent homes	+	The new pitches created on the site would contribute to meeting the need identified in the London Gypsy and Travellers Accommodation Needs Assessment (GTANA-2008) and the Lewisham Needs Assessment 2011.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of land for Gypsy and Traveller pitches will contribute to this objective by providing places where they can live close to amenities.
Provide for an improvement in education and skills	-	Providing a stable home environment close to schools could improve education opportunities for any children living on the site. However, loss of a school will have wider negative impact.

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Improve accessibility to leisure facilities and key local services	-	The site is unlikely to result in increased pressure on existing facilities in the area. The increase in residents in the area would be offset by the loss of school using the local shopping facilities.
Cumulative effect	-	Areas of concern regarding poor transport access and loss of valuable educational facility.

<p>Summary of main impacts and explanation of recommended uses</p> <p>Development The development of this site will increase the number of Gypsy and Traveller pitches in Lewisham, however the loss of a school facility would have wider negative educational impact. Public transport access is relatively poor.</p> <p>No Development The site will remain useful as school decant and possibly as replacement school.</p> <p>Mitigation Measures Required Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.</p> <p>Design/ landscape aspects of the development should acknowledge the surrounding residential use.</p>

Site Ref: Alternative to Site SA52	Options: 1: Gypsy and Travellers Site (5 pitches)
Ward: Rushey Green	
Site Name: Part of former Catford Dog Track	
Site Characteristics: The total site area is 3.37ha and is situated north of Catford Bridge Station and west of the railway line near Doggett Road Catford SE6.	
Flood Risk Area: Y	Majority of site in Zone 3a: High probability of flooding.
Open spaces /Archaeological features/Historic Environment	Adjacent to MOL. Not in conservation area or archaeological priority area.
General Assessment/Key Issues Site not in Council ownership has planning permission for high density residential redevelopment.	

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Sustained economic growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects. However, residential permission would be larger employer.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site. The high density housing permission would have greater economic effect.
Minimise waste production and increase recycling	--	Construction process will involve use of materials. Once occupied general household waste will be generated from this site, however likely to be less than high density housing.
To consume natural resources in a sustainable manner	+/-	Creating new pitches will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+	The site would not involve the loss of any open space. Site is adjacent to Ladywell Fields open space, MOL and SINC.
Improve air quality and reduce noise and vibration	-	Site is within AQMA 3 although the proposed use would generate less traffic than the last use of site as Dog track. Noise and vibration would result from the railway.
Reduce car travel and promote sustainable modes of transport	+	PTAL 4 The nearest part of the site is approximately 100m from Catford Bridge Station and is close to Catford town centre which has a large number of bus routes passing through.
Mitigate and adapt to climate change	+/-	Any permanent new buildings constructed on the site would need to be built to the latest Building Regulations. This would reduce energy consumption. Caravans are likely to use less than permanent buildings.
Reduce and manage flood risk	--	Majority of site in Flood Zone 3a high probability of flooding.
Maintain and enhance landscape and townscape	+/-	Currently the site is vacant and bringing part back into use would improve the townscape elements.
Conserve and enhance the historic and archaeological environment	+	The site is not located in a conservation area or an archaeological priority area
Provide sufficient housing and decent homes	+	The new pitches created on the site would contribute to meeting the need identified in the London Gypsy and Travellers Accommodation Needs Assessment (GTANA-2008) and the Lewisham Needs Assessment 2011.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of land for Gypsy and Traveller pitches will contribute to this objective by providing places where they can live close to amenities.
Provide for an improvement in education and skills	+/-	Providing a stable home environment close to schools could improve education opportunities for any children living on the site. However, loss of a high density housing scheme which would have more children.

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Improve accessibility to leisure facilities and key local services	+/-	The use of the site is unlikely to result in increased pressure on existing facilities in the area. The increase in residents in the area would be offset by the loss of those generated from high density residential development who would use the local shopping facilities.
Cumulative effect	-	Site has a number of advantages but there is an opportunity cost of not developing for higher density residential in order to contribute to housing need.

<p>Summary of main impacts and explanation of recommended uses</p> <p>Development The development of this site will increase the number of Gypsy and Traveller pitches in Lewisham, however, as site is not in Council ownership delivery is in question. The site has planning permission for high density residential development and G&T site would be low density use of site.</p> <p>No Development The site will remain vacant until the private residential market improves and redevelopment for high density residential becomes economically viable.</p> <p>Mitigation Measures Required Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.</p> <p>The majority of the site is in Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.</p> <p>The air quality, and noise and vibration issues of having residential this close to a reasonably significant railway corridor will need to be mitigated without limiting the quality of life of the future residents.</p> <p>Design/ landscape aspects of the development should incorporate the Green Corridor and examine methods for extending it along the length of the site, by the railway line.</p> <p>Development will need to be sympathetic to the adjacent Conservation Area/ Article 4.</p>

Site Ref: Alternative to Site SA52	Options: 1: Gypsy and Travellers Site (5 pitches)
Ward: Lewisham Central	
Site Name: Ladywell Leisure Centre	
Site Characteristics: The site area is 0.89ha and is situated at 261 Lewisham High Street. It is currently occupied by a leisure centre including a swimming pool.	
Flood Risk Area: N	Zone 1 low probability of flooding.
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority, Adjacent to St Mary's Conservation Area/ Article 4. No open space adjacent to site.
General Assessment/Key Issues Large site, sale of which is required to fund replacement leisure centre under construction on Loampit Vale. Site identified in Lewisham AAP for mixed use redevelopment including residential.	

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Sustained economic growth	+/-	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects. However, proposed mixed use development would result in larger employment effect.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site. The mixed use redevelopment including high density housing would have greater economic effect.
Minimise waste production and increase recycling	-	Demolition will produce waste. Construction process will involve use of materials. Once occupied general household waste will be generated from this site, however likely to be less than if developed for mixed use.
To consume natural resources in a sustainable manner	+/-	Creating new pitches will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	+/-	Site would not involve loss of any open space or creation of new open space.
Improve air quality and reduce noise and vibration	-	The site is in AQMA 3. The proposed use would generate less traffic than the current use of site as leisure centre. Potential noise from main road.
Reduce car travel and promote sustainable modes of transport	+	PTAL 6a. The site is approximately 350m from Ladywell Station and is adjacent to Lewisham High Street with large number of bus routes.
Mitigate and adapt to climate change	+/-	Any permanent new buildings constructed on the site would need to be built to the latest Building Regulations. This would reduce energy consumption. Caravans are likely to use less than permanent buildings.
Reduce and manage flood risk	+	The site is in a low flood risk area making it suitable for residential use.
Maintain and enhance landscape and townscape	+/-	This is a prominent site with high public visibility. If part of mixed use development design would be important to overall site mix.
Conserve and enhance the historic and archaeological environment	-	Prominent site and overall design of the development will need to be sympathetic to setting of the adjacent Conservation Area and Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate.
Provide sufficient housing and decent homes	+	The new pitches created on the site would contribute to meeting the need identified in the London Gypsy and Travellers Accommodation Needs Assessment (GTANA-2008) and the Lewisham Needs Assessment 2011.

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Improve health and wellbeing and reduce inequalities in health.	+	Provision of land for Gypsy and Traveller pitches will contribute to this objective by providing places where they can live close to amenities.
Provide for an improvement in education and skills	+/-	Providing a stable home environment close to schools could improve education opportunities for any children living on the site. However, loss of a higher density housing scheme which would have more children.
Improve accessibility to leisure facilities and key local services	+/-	The use of the site is unlikely to result in increased pressure on existing facilities in the area. The increase in residents in the area would be offset by the loss of those generated from high density residential development who would use the local shopping facilities.
Cumulative effect	-	Some advantages but disadvantage of location on busy road, site is also needed to pay for commitment to new leisure centre

<p>Summary of main impacts and explanation of recommended uses</p> <p>Development The development of this site will increase the number of Gypsy and Traveller pitches in Lewisham, however, the comprehensive redevelopment of site is needed to pay for rebuild of leisure centre. Lewisham town centre AAP identifies sites as important redevelopment opportunity.</p> <p>No Development The site will remain in leisure use until sold for comprehensive redevelopment.</p> <p>Mitigation Measures Required Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.</p> <p>The air quality, and noise and vibration issues of having residential this close to a major traffic route (A21) will need to be mitigated without limiting the quality of life of the future residents.</p> <p>Design/ landscape aspects of the development need to ensure development fits in with wider comprehensive redevelopment.</p> <p>Development will need to be sympathetic to the adjacent Conservation Area/ Article 4.</p>
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Site Ref: Alternative to Site SA52	Options: 1: Gypsy and Travellers Site (5 pitches)
Ward: New Cross	
Site Name: Giffin Street	
Site Characteristics: The site area is 0.42ha and is situated at Reginald Road SE 8. Site forms part of Giffin Street masterplan redevelopment area.	
Flood Risk Area: Y	Zone 2: Medium probability of flooding.
Open spaces /Archaeological features/Historic Environment	Amenity open space area. Area of Archaeological Priority, adjacent Deptford High Street conservation area.
General Assessment/Key Issues Part of an agreed comprehensive redevelopment area with planning permission. This part of comprehensive area identified for future residential redevelopment and capital receipt assumed in programme.	

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Sustained economic growth	-	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects. However, proposed mixed use development would result in larger employment effect.
Encourage and promote employment and new enterprises	-	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site. The mixed use redevelopment including high density housing would have greater economic effect.
Minimise waste production and increase recycling	+/-	Demolition waste. Construction process will involve use of materials. Once occupied general household waste will be generated, however likely to be less than a mixed use.
To consume natural resources in a sustainable manner	+/-	Creating new pitches will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	Site would involve loss of an amenity open space.
Improve air quality and reduce noise and vibration	+/-	Within AQMA 1. The proposed use would generate less traffic than the proposed use of site as high density residential.
Reduce car travel and promote sustainable modes of transport	+	PTAL 5. The site is approximately 200m from Deptford Station and adjacent to Deptford Church Street with good bus routes
Mitigate and adapt to climate change	+/-	Any permanent new buildings constructed on the site would need to be built to the latest Building Regulations. This would reduce energy consumption. Caravans are likely to use less than permanent buildings.
Reduce and manage flood risk	-	Site is located in Zone 2 medium risk of flooding.
Maintain and enhance landscape and townscape	-	The proposed use would result in a loss of open amenity space and is unlikely to improve the character of the area.
Conserve and enhance the historic and archaeological environment	+/-	Need to be sympathetic to setting of the adjacent Conservation Area and Article 4. The site is within an Area of Archaeological Priority, development presents an opportunity to investigate.
Provide sufficient housing and decent homes	+	The new pitches created on the site would contribute to meeting the need identified in the London Gypsy and Travellers Accommodation Needs Assessment (GTANA-2008) and the Lewisham Needs Assessment 2011.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of land for Gypsy and Traveller pitches will contribute to this objective by providing places where they can live close to amenities.

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Provide for an improvement in education and skills	0	Providing a stable home environment close to schools could improve education opportunities for any children living on the site. However, loss of a higher density housing scheme which would have more children.
Improve accessibility to leisure facilities and key local services	+/-	The use of the site is unlikely to result in increased pressure on existing facilities in the area. The increase in residents in the area would be offset by the loss of those generated from high density residential development who would use the local shopping facilities.
Cumulative effect	-	Number of disadvantages include loss of employment opportunity and loss of open space

Summary of main impacts and explanation of recommended uses

Development

The development of this site will increase the number of Gypsy and Traveller pitches in Lewisham, however, would cost the value of high density residential development that has already been factored into comprehensive redevelopment proposals.

No Development

The site will remain in open space use until sold for residential use as part of comprehensive redevelopment.

Mitigation Measures Required

Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.

The entire site is Flood Zone 2 which has a medium probability of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

Design/ landscape aspects of the development should incorporate proposals to fit with the surrounding environment/context.

Development will need to be sympathetic to the adjacent Conservation Area/ Article 4.

Site Ref: Alternative to Site SA52	Options: 1: Gypsy and Travellers Site (5 pitches)
Ward: New Cross	
Site Name: Deptford Green School	
Site Characteristics: The site area is 0.624ha and is situated between Amersham Grove and Edward Street, Deptford. It is currently the annex to the school.	
Flood Risk Area: Y	Zone 3a high probability of flooding
Open spaces /Archaeological features/Historic Environment	No open space. No conservation area. Area of Archaeological Priority
General Assessment/Key Issues The Annex to the school is to be closed and the new school expanded on the main site. This expansion involves extending into Fordham park and part of the annex is to be made over to open space in compensation, remainder of annex site to be sold for residential redevelopment.	

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Sustained economic growth	+	There will be some short term benefits to the wider economy as a result of the construction process and the multiplier effects around it.
Encourage and promote employment and new enterprises	0	During the construction process employment will be generated. Once the site is occupied there will be no employment intentionally generated from the site
Minimise waste production and increase recycling	--	Construction process will involve use of materials. Once occupied general household waste will be generated from this site.
To consume natural resources in a sustainable manner	+/-	Creating new pitches will consume natural resources but all materials should be from sustainable sources.
Protect and enhance open spaces and biodiversity	-	Part of the site needed for replacement open space.
Improve air quality and reduce noise and vibration	-	Within AQMA 1.
Reduce car travel and promote sustainable modes of transport	+	PTAL 4. The site is approximately 200m from New Cross Gate underground and New Cross road with many bus routes.
Mitigate and adapt to climate change	+/-	Any permanent new buildings constructed on the site would need to be built to the latest Building Regulations. This would reduce energy consumption. Caravans are likely to use less than permanent buildings.
Reduce and manage flood risk	--	Site is in Flood Zone 3a high probability of flooding.
Maintain and enhance landscape and townscape	+/-	The design is all important but is unlikely to improve on existing school or proposed use as open space.
Conserve and enhance the historic and archaeological environment	+/-	The site is within an Area of Archaeological Priority, development presents an opportunity to investigate this site. No conservation area.
Provide sufficient housing and decent homes	+	The new pitches created on the site would contribute to meeting the need identified in the London Gypsy and Travellers Accommodation Needs Assessment (GTANA-2008) and the Lewisham Needs Assessment 2011.
Improve health and wellbeing and reduce inequalities in health.	+	Provision of land for Gypsy and Traveller pitches will contribute to this objective by providing places where they can live close to amenities.
Provide for an improvement in education and skills	0	Providing a stable home environment close to schools could improve education opportunities for any children living on the site.

Option:	Gypsy and Travellers Site (5 pitches)	
Assessment against the SA objectives	Effects	Commentary
Improve accessibility to leisure facilities and key local services	+/-	The use of the site is unlikely to result in increased pressure on existing facilities in the area
Cumulative effect	-	Site has many advantages but involves loss of compensation open space.

<p>Summary of main impacts and explanation of recommended uses</p> <p>Development The development of this site will increase the number of Gypsy and Traveller pitches in Lewisham, however, it will reduce amount of open space in compensation for extension of main school.</p> <p>No Development The site will remain as open space</p> <p>Mitigation Measures Required Recycling of construction and demolition waste, together with making recycling available to the new households will go some way to lowering the volumes of waste having to be processed from the site.</p> <p>The entire site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.</p>
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SINC SITES

Site Ref: Site SINC1	Options 1: Deletion and addition to the SINC
Ward: Whitefoot	
Site Name: Hither Green Cemetery	
Site Characteristics: Small area of vegetation next to railway and housing with Hither Green Cemetery adjacent	
Flood Risk Area : N	
Open spaces /Archaeological features/Historic Environment	Flood Zone : 1 SINC : Level of importance – Borough Grade I
General Assessment/Key Issues A sliver of the current SINC is being removed and a small piece of land is being added.	

Option:1	Deletion and addition to the SINC	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough. The area if deletion was at the time of assessment in 2006 derelict land, it has since become vegetated, the area of addition remains well vegetated.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway and fencing public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses

Change

The change in boundaries for the SINC will have little impact on the overall effectiveness of the conservation capabilities of the site, as it has links to other nearby SINC's. The area being added to the SINC is also larger than the area being removed, which at the time of reassessment was not vegetated.

No Change

If the boundaries of the SINC were not changed then the additional area would not be recognised for its conservation value.

Mitigation Measures Required

No mitigation measures are required.

Site Ref: Site SINC2	Options: 1: Addition of an area to an existing SINC
Ward: Bellingham	
Site Name: Pool River Linear Park	
Site Characteristics: The land identified for inclusion is a area of disused allotments.	
Flood Risk Area : Y	Flood Zone : 3a?
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level 1
General Assessment/Key Issues	

Option:	Effects	Commentary
Assessment against the SA objectives		
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+/-	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, designating this site a SINC presents an opportunity to preserve this site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	Walks through this SINC offer a leisure activity that can enhance peoples knowledge and enjoyment of local habitats and provide links to public open space.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change - The change to the SINC boundaries acknowledges the value of fallow land to different plant and animal species. Succession will eventually create an extension of the existing vegetation types present in the rest of the SINC unless the site is managed to deliberately maintain the current habitat. No Change - If no change were to occur the SINC boundaries; the site could either be cleared and re-instated as allotments; or grassed and used as an extension to the cricket ground; or left alone.
Mitigation Measures Required
No mitigation measures are required.

Site Ref: Site SINC3	Options: 1: Addition to Existing SINC
Ward: Sydenham	
Site Name: Hillcrest Estate Woodlands	
Site Characteristics:	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level I
General Assessment/Key Issues	

Option:	Effects	Commentary
Assessment against the SA objectives		
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	++	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	++	Trees are an important living link to the past providing both social context and scientific information.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	+	There is at least one walk through this SINC which is a leisure activity that can enhance peoples knowledge and enjoyment of local habitats and provide short cuts to other parts of the Borough and public open space.
Cumulative Effect	++	This option for this site is sustainable.

<p>Summary of main impacts and explanation of recommended uses</p> <p>Change - By including this area into the SINC the value of amenity grassland and scattered trees is being acknowledged as having significance in terms of contributing to the health and wellbeing of the remainder of the SINC and surrounding habitats.</p> <p>No Change - There is unlikely to be an impact however the site could be vulnerable as SINC designation provides some level of protection against the area being developed.</p> <p>Mitigation Measures Required No mitigation measures are required</p>

Site Ref: Site SINC4	Options: 1: Addition to Existing SINC
Ward: Grove Park	
Site Name: Grove Park Nature Reserve	
Site Characteristics: The sites is to the south of Hither Green Nature Reserve which is directly over the railway fro Hither Green Cemetery.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level I
General Assessment/Key Issues The site is an amalgamation of the Hither Green Nature Reserve and the Hither Green Sidings with an additional area.	

Option: 1	Addition to Existing SINC	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	++	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	+	Due to the configuration of the railway, housing and allotments around the site, public access to much of the larger site is not particularly easy.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change The amalgamation of the two sites recognises the continuity of habitat between them, the additional area is more densely vegetated than the area that is already identified as a SINC and supports a similar range of plants and animals.
No Change The site is unlikely to be developed due to the access issues but the area of allotments could theoretically be expanded to include parts of the area being nominated for the SINC extension.
Mitigation Measures Required No mitigation measures are required.

Site Ref: Site SINC5	Options: 1: Upgrade level of importance
Ward: Whitefoot	
Site Name: Forster Memorial Park	
Site Characteristics: The site is a large area of public open space that contains aspects of a historic woodland and ancient trees	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	SINC : level of importance: Borough Level II (current); Public Open Space; Ancient Trees
General Assessment/Key Issues The assessment recommends the upgrading of the park from Grade II to Grade I.	

Option:	Upgrade level of importance	
	Effects	Commentary
Assessment against the SA objectives		
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	++	Trees are an important living link to the past providing both social context and scientific information.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	The SINC is additional to the open space designation and therefore provides opportunities for people to enhance their knowledge of local habitats and enjoy leisure activities.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change The change in status of this SINC from Borough Level II to Borough Level I signifies a recognition of the improvement in the quality of the SINC and the contribution it makes towards the enhancement of biodiversity in the Borough.
No Change To not change the status of the SINC would be ignoring the improvement in the quality of the SINC and any work undertaken by the Council and community to improve the park and its biodiversity.
Mitigation Measures Required No mitigation measures are required.

Site Ref: Site SINC6	Options: 1: Addition of habitat to north of site
Ward: Blackheath	
Site Name: Loats Pitt	
Site Characteristics: The are reasonably thick stands of a variety of trees, and some grassland.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; adjacent to a Conservation Area and an Area of Archaeological Priority
General Assessment/Key Issues The small area recommended for addition to this site is at the northern tip of the existing site and contains similar habitat to the existing site.	

Option: 1	Addition of habitat to north of site	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 2. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is adjacent to Blackheath Conservation Area and an Area of Archaeological Priority.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	+	No official walks are indicated on maps however there doesn't appear to be physical barriers preventing access. Walks through SINC's are a leisure activity that can enhance peoples knowledge and enjoyment of local habitats and provide links to public open space.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change By changing the site boundary to include the area at the northern tip of the site the SINC will be more rational in that the area that is not currently included has the same habitat as that which is included. Given that there are bird species inhabiting the SINC that are UK Biodiversity Action Plan priority species the inclusion would also assist in the conservation of this species.
No Change If no change were to occur to the boundary of the SINC the area at the northern tip of the SINC would continue to be excluded from the SINC.
Mitigation Measures Required No mitigation measure are required.

Site Ref: Site SINC7	Options: 1: Remove an area from this SINC and include it in another
Ward: Grove Park	
Site Name: Grove Park Cemetery	
Site Characteristics: As a cemetery the site is comprised mainly of grass species and a reasonable number of trees across the site.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Metropolitan Open Land
General Assessment/Key Issues The assessment of this site concluded that the orchard and Green Chain walk were more contiguous with the Chinbrook Allotments than the cemetery.	

Option: 1	Remove an area from this SINC and include it in another	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA . It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. The roots of vegetation can assist in flood risk management by soaking up water and vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	The SINC is additional to the open space designation and therefore provides opportunities for people to enhance their knowledge of local habitats and enjoy leisure activities.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change The assessments of the SINC sites showed that the orchards and Green Chain walk complement and augment the habitats of the Chinbrook Allotments more than the habitats of the cemetery this allows for a better assessment of the importance of the site.
No Change In terms of the habitats and their protection and management not changing the site boundaries would make no difference. The assessments would continue to assess the sites in terms of two different habitats.
Mitigation Measures Required No mitigation measures required.

Site Ref: Site SINC8	Options: 1: Include area of habitat to the south and east.
Ward: Telegraph Hill	
Site Name: Nunhead Cutting	
Site Characteristics: The cutting has a diverse range of plants and provides important habitats for a range of animals and insects.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Telegraph Hill Conservation and Article 4, Green Corridor
General Assessment/Key Issues The areas to be added are identified currently as Green Corridors which over time have created a contiguous habitat from the Nunhead cutting.	

Option: 1	Include area of habitat to the south and east.	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 3. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	Partially in Telegraph Hill Conservation Area and Article 4.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the importance of the railside Green Corridors in enhancing the biodiversity of the Borough.
No Change The areas would continue to be recognised as Green Corridors but not for their contributions to habitats and biodiversity.
Mitigation Measures Required No mitigation measure are required

Site Ref: Site SINC9	Options: 1: Include area of Habitat to the south-east
Ward: Lewisham Central	
Site Name: St John's to Lewisham Railsides	
Site Characteristics: The area is largely covered in woodland with some scrub.	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Green Corridor. Partially in St John's Conservation Area and adjacent to Brookmill Conservation Area/Article. Adjacent to Area of Archaeological Priority (although there is a very small area of the site included)
General Assessment/Key Issues The areas to be added are identified currently as Green Corridors which over time have created a contiguous habitat from the area around St John's Station.	

Option:	Include area of Habitat to the south-east	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 3. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+/-	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The upper portion of the site is sandwiched between Brookmill Conservation Area / Article 4 and St John's Conservation Area (there is a small area of the site included in the St John's Conservation Area). The northern side of the site is partially within but mainly adjacent to an Area of Archaeological Priority.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses Change This will recognise the importance of the railside Green Corridors in enhancing the biodiversity of the Borough. No Change The areas would continue to be recognised as Green Corridors but not for their contributions to habitats and biodiversity.
Mitigation Measures Required No mitigation is required.

Site Ref: Site SINC10	Options: 1: Include area of habitat to the north-east
Ward: Lewisham Central	
Site Name: Lewisham Railway Triangles.	
Site Characteristics: The triangles are mixture of wooded habitat and grassland.	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II, Area of Archaeological Priority
General Assessment/Key Issues The areas to be added are identified currently as Green Corridors which over time have created a contiguous habitat from the area around the triangles.	

Option: 1	Include area of habitat to the north-east	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 3. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+/-	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is partially within an Area of Archaeological Priority, designating this site a SINC presents an opportunity to preserve this site.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the importance of the railside Green Corridors in enhancing the biodiversity of the Borough.
No Change The areas would continue to be recognised as Green Corridors but not for their contributions to habitats and biodiversity.
Mitigation Measures Required No mitigation required

Site Ref: Site SINC11	Options: 1: Add new areas of track between Lewisham High Street and St Mildreds Road
Ward: Lee Green	
Site Name: Hither Green Railsides	
Site Characteristics: Area contains a range of habitats including secondary woodland, scrub and grass.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Green Corridor
General Assessment/Key Issues The areas to be added are identified currently as Green Corridors which over time have created a contiguous habitat from the area around the main area around Hither Green Station..	

Option: 1	Add new areas of track between Lewisham High Street and St Mildreds Road	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 4. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding (although it is very close to a flood prone area). Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	Lee Manor Conservation Area and Article 4 is adjacent to the track between Manor lane and Burnt Ash Road.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the importance of the railside Green Corridors in enhancing the biodiversity of the Borough.
No Change The areas would continue to be recognised as Green Corridors but not for their contributions to habitats and biodiversity.
Mitigation Measures Required No mitigation measure area required.

Site Ref: Site SINC12	Options: 1: Amend boundary and add strip of land on south side of the railway
Ward: Grove Park	
Site Name: Hither Green Sidings	
Site Characteristics: The site is wooded with some shrubs. Part of the site consists of old allotments.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Green Corridor
General Assessment/Key Issues The areas to be deleted are no longer vegetated the area to added is, so the boundary has been amended to match the current distribution of habitat on and around the sidings..	

Option:	Amend boundary and add strip of land on south side of the railway	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the current distribution of habitat over the area
No Change The majority of the SINC will be recognised but the boundaries will not be accurate.
Mitigation Measures Required No mitigation measures are required.

Site Ref: Site SINC13	Options: 1: New Site Proposed (<i>Level of Importance: Borough Level II</i>)
Ward: New Cross	
Site Name: New Cross and New Cross Gate Railsides	
Site Characteristics: The site has a range of trees and scrub.	
Flood Risk Area : Y	Flood Zone :3a
Open spaces /Archaeological features/Historic Environment	SINC : (Not current); Green Corridor; Area of Archaeological Priority.
General Assessment/Key Issues The areas to be added are identified currently as Green Corridors which over time have created a contiguous habitat that are important refuges for wildlife in this area of the borough.	

Option:	Effects	Commentary
Assessment against the SA objectives		
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 1. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+/-	The majority of the area is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, designating this site a SINC presents an opportunity to preserve this site.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	0	Due to the configuration of the railway public access to this site is not possible.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the importance of the railside Green Corridors in enhancing the biodiversity of the Borough.
No Change The areas would continue to be recognised as Green Corridors but not for their contributions to habitats and biodiversity
Mitigation Measures Required No mitigation measures are required.

Site Ref: SINC14	Options: 1: Upgrade from Local Importance to Borough Importance Grade II
Ward: Rushey Green	
Site Name: Mountsfield Park	
Site Characteristics: The area of public open space has a number of mature trees and since the last assessment has new nature areas which are developing into important habitats for the area.	
Flood Risk Area : N	Flood Zone :1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Local Level; Public Open Space
General Assessment/Key Issues Site upgraded from Local Importance to Borough Importance because of great improvements in good wildlife habitat available.	

Option:	Upgrade from Local Importance to Borough Importance Grade II	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 4. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	The SINC is additional to the open space designation and therefore provides opportunities for people to enhance their knowledge of local habitats and enjoy leisure activities.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change The change in the status of this SINC reflects the efforts that have been made to increase the habitats available in this park. There are no changes to makes to the boundaries of the site.
No Change There would be no recognition of the change in importance to the local wildlife, there would be no effect on the boundaries.
Mitigation Measures Required No mitigation measures are required,

Site Ref: Site SINC15	Options: 1: Combine the orchard (split from LeBII07) and the allotments
Ward: Grove Park	
Site Name: Chinbrook Allotments	
Site Characteristics: The site provides a variety of habitats but is dominated by domestic organic horticulture.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II
General Assessment/Key Issues The separation of the orchards and green chain from the cemetery and then adding the allotments increases the amount of land recognised for its importance to nature in the area and also recognises the two distinct habitats types in the area.	

Option:	Combine the orchard (split from LeBII07) and the allotments	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	++	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	++	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	+	Walks through SINC's are a leisure activity that can enhance peoples knowledge and enjoyment of local habitats and provide links to public open space.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change The change recognises the value that allotments can provide to the availability of wildlife habitats and the contiguous nature between the orchard/ Green Chain and the allotments.
No Change If no changes were to occur the orchard/Green Chain would remain attached to Grove Park and the allotments would not be recognised as a valuable habitat.
Mitigation Measures Required No mitigation measure are required.

Site Ref: Site SINC16	Options: 1: New site proposal including the existing site Amblecote Wood
Ward: Grove Park	
Site Name: Chinbrook Meadows	
Site Characteristics: The site can be assessed as having three distinct habitats and offers a range of habitats	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Borough Level II; Open Space
General Assessment/Key Issues Nature areas around the re-profiled River Quaggy, and an abundance of fine mature trees provide the main conservation interest of Chinbrook Meadows. This site can be split into three distinct areas: the Cricket Field (including Amblecote Wood), the Wildlife Area (and River Quaggy) and Chinbrook Meadows South.	

Option: 1	New site proposal including the existing site Amblecote Wood	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up CO2.
Reduce and manage flood risk	+/-	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	The SINC is additional to the open space designation and therefore provides opportunities for people to enhance their knowledge of local habitats and enjoy leisure activities.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change This will recognise the value to local habitats the efforts made to re-profile the Rive Quaggy, and recreate natural habitats along this portion of the river. Efforts have also been made in managing the Chinbrook Meadows South area in a manner that is beneficial to wildlife and provide a different open space experience for users of the site.
No Change The site would remain public open space with a small area beside the cricket ground being identified as Amblecote Wood SINC.
Mitigation Measures Required No mitigation measures are required.

Site Ref: Site SINC17	Options: 1: New site proposal
Ward: Downham	
Site Name: Bromley Hill Cemetery	
Site Characteristics: The site has a range of tree species, many of which are exotic, and grass land.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Local
General Assessment/Key Issues The site has a number of trees on it that provide habitats for a range of common bird species, there is also grassland that contains several different species of grass and herb.	

Option:	Effects	Commentary
Assessment against the SA objectives		
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is not in a AQMA. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	+	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	+	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services.	+	Walks through SINC's are a leisure activity that can enhance peoples knowledge and enjoyment of local habitats.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change Identifying this site as a area of Local Importance to nature conservation recognises that it supports wildlife albeit common species, which are themselves good indicator of the health of local wildlife populations.
No Change The site would continue to be recognised as Public Open Space, but not for its value to wildlife.
Mitigation Measures Required No mitigation measures are required.

Site Ref: Site SINC18	Options: 1: New site proposal
Ward: Lewisham Central	
Site Name: Gilmore Road Triangle	
Site Characteristics: The site has many well established trees on the site including the remnants of an old orchard. There are also area of scrub.	
Flood Risk Area : N	Flood Zone : 1
Open spaces /Archaeological features/Historic Environment	SINC : Level of Importance: Local; majority of the site is also Public Open Space.
General Assessment/Key Issues The site is a well established green enclave, most of which is identified as public open space. The remnants of the old orchard is unusual in an urban setting and can support specialist invertebrates, there are also plenty of nesting possibilities for small birds.	

Option: 1	New site proposal	
Assessment against the SA objectives	Effects	Commentary
Protect and enhance open spaces and biodiversity	++	The boundaries of the designation recognise the area that will protect and enhance the biodiversity of the Borough.
Improve air quality and reduce noise and vibration	+	The site is in AQMA 4. It is scientifically established that plants can assist in improving air quality.
Mitigate and adapt to climate change	+	Trees have the ability to cool areas in ever-hotter summers (especially important in Lewisham due to the London heat island effect) and all vegetation assists in soaking up carbon dioxide.
Reduce and manage flood risk	+	The site is found within Flood Zone 1 and has a low probability of flooding. Vegetation can slow/reduce run off and assist in preventing soil erosion and land slips.
Maintain and enhance landscape and townscape	++	Vegetation can soften and enhance urban landscapes, and biodiversity provides a connection with nature in an urban setting.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	This objective is not relevant to this site, as there are no historical designations on or near the site.
Improve health and wellbeing and reduce inequalities in health.	++	Studies have shown that by providing an opportunity for people to be close to 'nature', there are associated positive impacts in terms of mental health and the simple pleasure of experiencing trees, birds, and other wildlife in an urban situation. Even the simple knowledge that a natural area exists is, for many, a source of satisfaction.
Improve accessibility to leisure facilities and key local services	++	The SINC is additional to the open space designation and therefore provides opportunities for people to enhance their knowledge of local habitats and enjoy leisure activities.
Cumulative Effect	++	This option for this site is sustainable.

Summary of main impacts and explanation of recommended uses
Change The addition of the SINC designation on this site will acknowledge the importance of this area for local wildlife, and the unusual orchard remnants.
No Change The majority of the site is designated public open space, however it doesn't cover all of the site identified in the SINC report, so some of the site could be vulnerable.
Mitigation Measures Required No mitigation measures are required

Site Ref: Sites - Waste	Options: 1: Safeguard the three sites within the SIL
Ward: New Cross	
Site Name: Waste Sites	
Site Characteristics: There are three waste management sites clustered together SELCHP (2.3 ha), Hinkcroft (0.63 ha), Landmann Way Recycling Centre (0.24ha).	
Flood Risk Area : Y	Flood Zone : 3a
Open spaces /Archaeological features/Historic Environment	Area of Archaeological Priority, Strategic Industrial Location.
General Assessment/Key Issues These sites are existing and are important for the functioning of an important Council service. As technology changes these sites can be adapted to mitigate the negative effects of waste management further.	

Option: 1	Safeguard the three sites within the SIL	
Assessment against the SA objectives	Effects	Commentary
Sustained Economic Growth	++	Retention of the waste management sites will have both direct and indirect economic multiplier effects, across the Borough that will assist the local economy to thrive.
Encourage and promote employment and new enterprises	+	There will be positive benefits from retaining these waste sites as they provide employment opportunities.
Minimise waste production and increase recycling	+/-	Current estimates in the Lewisham Joint Waste Apportionment Technical Paper show that Lewisham has surplus capacity for waste disposal. The Hinkcroft Transport Ltd and Landmann Way Recycling Centre both promote recycling and have sufficient capacity to allow for a increase in recycling levels across the Borough. None of the three sites however promote the minimisation of waste production.
To consume natural resources in a sustainable manner	+/-	Waste management premises and their functioning will consume natural resources, it may not be possible to obtain all materials from sustainable sources.
Protect and enhance open spaces and biodiversity	0	A Green Corridor is shown on the planning maps as running down parts of the railway line and on the north eastern end of SELCHP. Retention of these sites offers the opportunity to enhance the corridor. PPG17 Study showed deficiency of provision of District Parks. It is not considered that the option will need to consider any impact to biodiversity on the site.
Improve air quality and reduce noise and vibration	--	The site is in AQMA 1. The site shares a boundary with a railway line, and fronts a major road. SELCHP also releases fumes as a results of the incineration process. The combination of these three factors is of detriment to this objective, as there will be air and noise pollution and vibration.
Reduce car travel and promote sustainable modes of transport	-	The waste sites generate vehicle movements for the area, however a new refuse vehicle fleet is being purchased in stages, and these are engineered to reduce noise and gas emissions and run on bio-diesel
Mitigate and adapt to climate change	+/-	Any new buildings constructed on the site would need to be built to the BREEAM Excellent Standard and Building Regulations. This would reduce energy consumption, and lower the average business carbon footprint. SELCHP as a combined heat and power facility can assist in the provision of energy from a more sustainable source. However SELCHP does release greenhouse gases into the atmosphere.
Reduce and manage flood risk	--	Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding.

Option: 1	Safeguard the three sites within the SIL	
Assessment against the SA objectives	Effects	Commentary
Maintain and enhance landscape and townscape	+	The three sites are clustered within very short distances from each other, in a relatively small area of an existing Strategic Industrial Location. This isolates and limits the negative visual and amenity matters to this area, thereby preventing other areas of the Borough being impacted.
Conserve and enhance historic and utilise the historic environment in the creation of sustainable places	0	The site is within an Area of Archaeological Priority, any redevelopment would provide an opportunity to investigate this site.
Provide sufficient housing and decent homes	0	No housing is proposed in this option.
Improve health and wellbeing and reduce inequalities in health.	+	The continued provision of this safeguarded land will contribute to this objective by providing places where industrial uses can operate without requiring mitigation for residents and, providing opportunities for employment which aside from the obvious economic benefits is beneficial to many people's mental health.
Provide for an improvement in education and skills	0	It is considered that this option will not have a significant impact on education.
Improve accessibility to leisure facilities and key local services	+	Businesses can provide local services that can provide some positive effects to the local community, such as employees using local parades.
Cumulative Effect	+/-	Overall the sustainability of the site for the proposed option is neutral.

Summary of main impacts and explanation of recommended uses

The sites are existing and are not intended for redevelopment the continued safeguarding of these sites will provide continued certainty for waste disposal in the Borough and ensure that London Plan apportionment figures can be achieved.

Mitigation Measures Required

The majority of the site is Flood Zone 3a which has a high probability of flooding with medium residual risk of flooding. Redevelopment of this site will need to introduce appropriate flood mitigation measures, and landscaping to improve resilience to flooding.

The air quality, and noise and vibration issues of having waste sites in the area and SELCHP releasing green house gases into the atmosphere need to be monitored and technology used to lessen impacts of the sites when it becomes available.

Appendix 5 Monitoring framework and baseline information and trends

SA OBJ NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
1	To encourage sustained economic growth across a variety of sectors SEA topic: Population, human health	<ul style="list-style-type: none"> Does the option support sustained economic growth? Does the option provide for economic growth across a range of sectors? Does the option improve business development and enhance competitiveness? Does the option improve resilience of business and the economy? Does the option promote growth in key sectors and/or clusters? Does the option have a detrimental impact on existing businesses? 	Amount of completed employment floor space for B1, B2 & B8 uses	2010/11 Gross: B1: 2,535 m ² B2: 1,962 m ² B8: 3,591 m ² Total: 8,088 m ² Net: B1: 1,368 m ² B2: 576 m ² B8: 1,028 m ² Total: 2,973 m ²	2007/08 Gross: B1: 1,209 m ² B2: 1,399 m ² B8: 2,631 m ² Total: 5,239 m ² Net: B1: -5,127 m ² B2: 1,129 m ² B8: -3,616 m ² Total: -7,614 m ² 2008/09 Gross: B1: 1,775 m ² B2: 0 m ² B8: 0 m ² Total: 1,775 m ² Net: B1: -114 m ² B2: -1,683 m ² B8: -1,851 m ² Total: -3,648 m ² 2009/10 Gross: B1: 264 m ² B2: 0 m ² B8: 0 m ² Total: 264 m ² Net: B1: -1,980 m ² B2: -590m ² B8: - 913m ² Total: - 3,483 m ²	Annual	Annual completion	AMR and London Development Database (LDD)	Protection of B uses to provide local employment opportunities Review of land allocated for industrial and commercial use
			Area (ha) of land within: <ul style="list-style-type: none"> SIL MEL LEL 	2010 SIL: 34.9 ha MEL: 33.33 ha LEL: 18.11 ha	N/A	Annual	No loss of designated employment land	Lewisham Employment Land Study, 2008 LBL GIS	Allocation of employment sites Take advantage of development opportunities

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			Amount of completed retail, office and leisure development	2010/11 Gross B1(a): 2,535 m ² A1: 12558 m ² A2: 201 m ² A3: 549 m ² A4: 0 m ² A5: 0 m ² D2: 4,200 m ² Net B1(a): 2,535 m ² A1: -967 m ² A2: -1,666 m ² A3: -45 m ² A4: -1,945 m ² A5: 0 m ² D2: 4,200 m ²	2007/08 Gross B1(a): 665 m ² A1: 2,163 m ² A2: 500 m ² A3: 633 m ² A4: 340 m ² A5: 381 m ² D2: 7,103 m ² Net B1(a): 459 m ² A1: 265 m ² A2: -165 m ² A3: - 623 m ² A4: -70 m ² A5: 381 m ² D2: 5,218 m ² 2008/09 Gross B1(a): 508 m ² A1: 2,940 m ² A2: 269 m ² A3: 716 m ² A4: 0 m ² A5: 243 m ² D2: 803 m ² Net B1(a): 458 m ² A1: 1,263 m ² A2: 189 m ² A3: 180 m ² A4: -1,265 m ² A5: 243 m ² D2: 61 m ² 2009/10 Gross B1(a): 508 m ² A1: 2,940 m ² A2: 269 m ² A3: 716 m ² A4: 0 m ² A5: 243 m ² D2: 803 m ² Net	Annual	Lewisham Town Centre – additional 40,000m ² by 2026 Catford Town Centre – additional 20,000m ² by 2026	AMR (LDD)	Protection of A1 shops Role and function of town centre and local shopping areas/parades Role of evening economy Office provision

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					B1(a): -1,078 m ² A1: 2,789 m ² A2: 269 m ² A3: 659 m ² A4: -139 m ² A5: 243 m ² D2: 803 m ²					
			Employee jobs in Lewisham		Lewisham	London	GB	Increase in jobs	ONS LBL	Maximise and provide a range of local employment opportunities
			% of local residents employed for specific development projects including apprenticeships	Employee Jobs in Lewisham: 60,900 (2010), 61,100 (2008), 61,500 (2007)				Increase in % of local residents employed for specific development projects including apprenticeships		Allocation of employment sites to ensure local job opportunities
				<ul style="list-style-type: none"> Full- time (38,000) 62.2% Part-time (23,100) 37.8% 	73.9%	68.8%				Local labour agreements
				By industry						
				Manufacturing 2.8% (2008) 3% (2010)	4.3%	10.2%				
				Construction 5.2% (2008) 5% (2010)	2.9%	4.8%				
				• Distribution, hotels and restaurants 22% (2008) 18% (2010)	21.0%	23.4%				
				• Transport & comms 4.2% (2008) 8% (2010)	7.4%	5.8%				
				• Finance, IT, other business 21.5% (2008) 19% (2010)	34.7%	22.0%				
				• Public admin, education & health 38.8% (2008) 42% (2010)	22.2%	27.0%				
				Other Services 5.1% (2008) 5% (2010)	7.2%	5.3%				
				Tourism related 6.8% (2008) 2010 not avail.	8.3%	8.2%				
			Size of creative industries	2008 1,080 individual VAT registered creative businesses in Lewisham	Between 2005-2008 Lewisham was one of the top six boroughs in London in terms of growth of creative industry jobs, when 2,000 additional jobs were created. Lewisham's	TBC	Maintain and increase number of creative businesses	National Annual Business Inquiry	Provision of space for creative industries	

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					creative industries grew by 30% in the number of registered companies and there was a 20% growth in the numbers of people employed.				
2	To encourage and promote employment and new enterprises in Lewisham SEA topic: Population, human health	<ul style="list-style-type: none"> Does the option encourage and promote the establishment of new enterprises and/or provide employment opportunities? Does the option promote regeneration of suitable land in order to attract new enterprises and employment to Lewisham? Does the option enhance employment opportunities and encourage new enterprise? Does the option reduce unemployment and long-term unemployment? Does the option provide job opportunities for those in need of employment? Does the option 	Job density in Lewisham	2008 Lewisham Density: 0.41 (77,000 jobs)	2008 London: 0.90 GB: 0.79	Annual	No reduction	ONS/ NOMIS	Maximise and provide a range of local employment opportunities Take advantage of development opportunities Allocation of employment sites to ensure local job opportunities
			Employment and unemployment	2010/11 Economically Active LBL 146,900 (74.7%) London: 75.8% GB: 78.9%	2008/09 Economically Active LBL 146,900 (74.7%) London: 74.7% GB: 76.8% 2009/10 Economically Active LBL 143,400 (74.9%) London: 74.9% GB: 76.5%	Annual	Increase in employment rate Narrow gap to the GB average rate to no more than 3% points	ONS/ NOMIS	Take advantage of development opportunities Allocation of employment sites to ensure local job opportunities
			No. of workers in Lewisham (employees in employment)	2010 60,900	2008 61,100 2007 61,500 2006 59,700	Annual	Increase in employment rate	ONS/ NOMIS	Ensure a range of job opportunities can be provided Provision of

SA OBJ NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
		raise the profile of Lewisham as a location for employment and enterprise? <ul style="list-style-type: none"> Does the option have a detrimental impact on existing employment and enterprise activities? 			2005 62,800				office, retail, leisure and other employment
			Participation of 16-18 year olds in education and training	2010/11 90.3% in learning 4.6% NEET	2008 6.1% NEET	Quarter	TBC	ONS	Take advantage of development opportunities Allocation of employment sites to ensure local job opportunities
3	To minimise the production of waste and increase waste recovery and increase reuse, waste recovery and recycling rates SEA topic: Material assets	<ul style="list-style-type: none"> Does the option minimise the production of waste and increase levels of recycling? Does the option encourage the use of recycled, recyclable and durable products? Does the option lead to reduced consumption of materials and resources? Does the option reduce household/business/ hazardous waste? 	Residual household waste per household	2010/11: 804.66 kg	2009/10: 777 kg 2008/09: 767.75 kg	Annual	2011/12: 720 kg 2012/13: 718 kg 2013/14: 716 kg	Strategic Waste and Management , LBL	Provision of waste management sites
			% of household waste sent for reuse, recycling or composting	2010/11: 18%	2009/10: 16.8% 2008/09: 20.55%	Annual	2013/14: 21% waste recycled	Strategic Waste and Management , LBL	Provision of waste management sites in suitable locations
			% of household waste sent to landfill	2010/11: 6.27%	2009/10: 5.41% 2008/09: 3.72% 2007/08: 4.84%	Annual	2011/12: 7% 2012/13: 6.5% 2013/14: 6%	Strategic Waste and Management , LBL	Provision of waste management sites in suitable locations
4	To use and manage the consumption of natural resources in a sustainable manner	<ul style="list-style-type: none"> Does the option promote the consumption of natural resources in a sustainable manner? 	No. of planning permissions granted contrary to EA advice on either flood defence	2010/11: 0	2007/08: 0 2008/09: 0 2009/10: 0	Annual	Zero applications	AMR (LDD)	Use of land in accordance with SFRA and the sequential and exception

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	SEA topic: Climatic factors, water, air	<ul style="list-style-type: none"> Does the option use previously developed land as opposed to a greenfield site? Does the option make use of derelict, under used or vacant land or buildings? Does the option minimise the need for aggregates? Does the option include measures for soil decontamination? Does the option impact on the hydrology of the surrounding area? Does the option conserve water e.g. does it promote use of SUDS? Does the option promote renewable and decentralised energy generation? Does the option include sustainable design and construction? 	grounds or water quality						tests
			Change in chemical river quality (Good)	2009 River Ravensbourne between the River Pool and the Tideway: Very good, Grade A River Pool: Grade C	2000 to 2008 Very good, Grade A	Annual	No decrease in quality	Environment Agency	Protection of environmental assets River naturalisation Requirements for SUDS
			Water pollution incidents	2005 and 2009 No major (category 1) pollution incidents 40 minor (category 3) incidents. The most common causes, in the cases where it has been reported, were containment and control failures such as the release of untreated sewage or grey water.	2007 There was a significant incident (category 2). This was an unauthorised activity from the manufacturing industry.	Annual	No decrease in quality	Environment Agency	Protection of environmental assets River naturalisation Requirements for SUDS
			No. of CSH granted and completed	2010/11 Completed Level 3: 107 dwellings Granted Level 3: 396 dwellings Level 4: 1,503 dwellings	2009/10 Granted Level 3: 497 dwellings Level 4: 835 dwellings Level 6: 11 dwellings 2008/09 Granted: Level 3: 424 dwellings Level 4: 589 dwellings	Annual	All housing built to CSH Level 4 by 2011 and Level 6 by 2016	AMR	CO2 reduction, energy, water efficiency and biodiversity gains
		No. of BREEAM buildings	2010/11 Completed	2009/10 Granted	Annual	All non-residential	AMR	CO2 reduction,	

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			granted and completed	Very Good: 4 Excellent: 1	Very Good: 3 Excellent: 1 2008/09 Granted Excellent: 1		development built to BREEAM 'Excellent' standard from 2011 onwards		energy and water efficiency, and biodiversity gains
			No. and capacity of renewable and decentralised energy granted and completed	2010/11 Completed: 6 Granted: 22 Photovoltaic Panel: 3 Solar PV: 2 Biomass boiler: 3 Air/Ground Source Heat Pump: 4 Combined heat and Power: 3 Decentralised: None	2009/10 Completed: 5 Granted: 18 Photovoltaic Panel: 6 Solar PV: 6 Biomass boiler: 5 Air/Ground Source Heat Pump: 4 Combined heat and Power: 5 2008/09 Completed: 4 Granted: 17 Photovoltaic Panel: 3 Solar: 11 Wind turbine: 3 Biomass boiler: 3 Other sustainable design measures: 13 Other renewable energy measures 2007/08 Granted: 19 Types: Photovoltaic Panel: 3 Solar: 11 Wind turbine: 3 Biomass boiler: 3 Other sustainable design measures: 13 Other renewable energy measures: 9	Annual	Maximise renewable energy by type	AMR	CO2 reduction and energy efficiency
			No. and size of living roofs granted and	2010/11 Granted: 6 Completed: 37	2009/10 Granted: 8 Completed: 6	Annual	Increase in the number of completed living	AMR	Biodiversity Water management

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			completed		2008/09 Granted: 6 Completed: no data		roofs and walls		SUDS
			Ecological footprint of Lewisham	2010 4.41 global ha	2008 5.34 global ha 2010 London 4.54 UK 4.64	Annual	Year on year reduction	EA and Stockholm Environment Institute	Efficient use of natural resources Urban food growing
			Carbon footprint of Lewisham	2010 10.97 tonnes CO2 per capita	2009 11.84 tonnes CO2 per capita 2010 London 11.28 UK 12.10	Annual	Year on year reduction	EA and Stockholm Environment Institute	Efficient use of natural resources CO2 reduction Urban food growing
5	To protect and enhance the borough's open spaces, biodiversity, flora and fauna and increase peoples opportunities to access nature SEA topic: Biodiversity, flora and fauna, population, material assets	<ul style="list-style-type: none"> Does the option protect or enhance biodiversity or open space provision? Does the option damage features of biodiversity interest? Does the option have an impact on the quantity or quality of open space? Does the option improve access to open space? Does the option impact on sites or features of nature conservation importance? 	No. of applications granted or refused on designated open space	2010/11: 0	2009/10: 1 2008/09: 0 2007/08: 0	Annual	No net loss of open space	AMR	Protect and enhance open space and linkages to them
			No. of applications within SINCS granted or refused planning permission	2009/10: 0	2009/10: 0 2008/09: 0 2007/08: 0	Annual	No net loss of SINCS	AMR	Maintain and enhance Biodiversity Action Plan habitats and species in line with targets
			Amount of new open space provided as part of a new development	Data to be collected	Data to be collected	Annual	Annual completion	AMR	Provision of open space and enhance linkages to them and other open space in vicinity
			% of eligible open space managed to Green Flag award standard	2010/11 12 Green Flag Parks – 151.15 ha out of 373.3 ha (40.49%)	2009/10 10 Green Flag Parks – 132.91ha out of 373.0 ha (35.63%) 2008/09 9 Green Flag Parks	Annual	1 Green Flag Award per year	AMR	Enhance public open space

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					– 40.98 ha out of 373.0 ha (11.54%) 2007/08 8 Green Flag Parks – 39.61 ha out of 358.0 ha (11.06%)				
			No. of new allotments and community gardens	2010/11 898 allotments plots are Council managed	898 allotments	Annual	Area of land allocated for allotments	LBL	Support urban food growing
			Maintain or enhance current population of biodiversity importance	2008/11 (SINC) Site of Metropolitan importance: 4 sites, 215.55ha, 6.12% of SINC Borough Importance (Grade 1): 8 sites, 88.94ha, 2.53% of SINC Borough Importance (Grade 2): 33 sites, 137.44 ha, 3.9 % of SINC Local Importance 25 sites, 87.25 ha, 2.48%		Annual	Maintain and enhance the current population of biodiversity importance	AMR	Maintain or enhance current population of biodiversity importance
			Length of local river restored/ naturalised	2008 200m Ladywell Fields		Annual	Annual completion and contribution towards London Plan's biodiversity target to restore 15km of river by 2015	AMR	Naturalisation wherever possible to increase biodiversity

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6	To improve air quality and reduce noise and vibration SEA topic: Air, population, human health	<ul style="list-style-type: none"> Does the option incorporate measures to improve air quality and/or reduce the impacts of noise and vibration e.g. substantial tree planting or noise/acoustic barriers? Does the option reduce car use and vehicle movements? Will the option generate new air borne pollutants or new noise and vibration? 	Levels Exceeding Main Air Pollutant Quality Standards Level of NO2 and PM10	<table border="1"> <thead> <tr> <th colspan="5">NO2 continuous monitoring</th> </tr> <tr> <th>LAQN site</th> <th>2005</th> <th>2006</th> <th>2007</th> <th>2008</th> </tr> </thead> <tbody> <tr> <td colspan="5">Lewisham 1 (Urban background – AQMA3)</td> </tr> <tr> <td>Annual mean</td> <td>51</td> <td>54</td> <td>53</td> <td>51</td> </tr> <tr> <td>No. hours >200 µg m-3</td> <td>3</td> <td>0</td> <td>8</td> <td>2</td> </tr> <tr> <td colspan="5">Lewisham 2 (Roadside – AQMA3)</td> </tr> <tr> <td>Annual mean</td> <td>55</td> <td>68</td> <td>60</td> <td>63</td> </tr> <tr> <td>No. hours >200 µg m-3</td> <td>4</td> <td>27</td> <td>11</td> <td>5</td> </tr> <tr> <td colspan="5">Crystal Palace (Roadside – just outside LBL)</td> </tr> <tr> <td>Annual mean</td> <td>51</td> <td>46</td> <td>50</td> <td>49</td> </tr> <tr> <td>No. hours >200 µg m-3</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5">CO concentrations (mg m-3)</td> </tr> <tr> <td>Max 8 hour</td> <td>2.1</td> <td>2.5</td> <td>1.9</td> <td>1.6</td> </tr> <tr> <td>Annual mean</td> <td>0.5</td> <td>0.5</td> <td>0.5</td> <td>0.4</td> </tr> <tr> <td>Max 1 hour</td> <td>2.9</td> <td>3.2</td> <td>3.1</td> <td>3</td> </tr> <tr> <td colspan="5">SO2 Maximum 15 mins µg m-3</td> </tr> <tr> <td>Lew 1</td> <td>109.5</td> <td>149.5</td> <td>154.9</td> <td>150.7</td> </tr> <tr> <td>Lew 2</td> <td>129.2</td> <td>170.3</td> <td>140.9</td> <td>128.3</td> </tr> <tr> <td>CP</td> <td>108</td> <td>280.7</td> <td>140.9</td> <td>158.5</td> </tr> <tr> <td colspan="5">PM10 monitoring Lewisham and nearby</td> </tr> <tr> <td colspan="5">Lewisham 2 (Roadside – AQMA3)</td> </tr> <tr> <td>Annual mean</td> <td>30</td> <td>30</td> <td>30</td> <td>26</td> </tr> <tr> <td>No. days >50 µg m-3</td> <td>24</td> <td>21</td> <td>26</td> <td>18</td> </tr> <tr> <td colspan="5">Crystal Palace (Roadside – just outside LBL)</td> </tr> <tr> <td>Annual mean</td> <td>28</td> <td>28</td> <td>29</td> <td>25</td> </tr> <tr> <td>No. days >50 µg m-3</td> <td>7</td> <td>14</td> <td>17</td> <td>6</td> </tr> </tbody> </table>	NO2 continuous monitoring					LAQN site	2005	2006	2007	2008	Lewisham 1 (Urban background – AQMA3)					Annual mean	51	54	53	51	No. hours >200 µg m-3	3	0	8	2	Lewisham 2 (Roadside – AQMA3)					Annual mean	55	68	60	63	No. hours >200 µg m-3	4	27	11	5	Crystal Palace (Roadside – just outside LBL)					Annual mean	51	46	50	49	No. hours >200 µg m-3	0	0	0	0	CO concentrations (mg m-3)					Max 8 hour	2.1	2.5	1.9	1.6	Annual mean	0.5	0.5	0.5	0.4	Max 1 hour	2.9	3.2	3.1	3	SO2 Maximum 15 mins µg m-3					Lew 1	109.5	149.5	154.9	150.7	Lew 2	129.2	170.3	140.9	128.3	CP	108	280.7	140.9	158.5	PM10 monitoring Lewisham and nearby					Lewisham 2 (Roadside – AQMA3)					Annual mean	30	30	30	26	No. days >50 µg m-3	24	21	26	18	Crystal Palace (Roadside – just outside LBL)					Annual mean	28	28	29	25	No. days >50 µg m-3	7	14	17	6	Annual	As per AQMA standards	London Air Quality Archive (daily)	Minimise air pollution
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			Noise complaints	2010/11: Data to be collected	2001/02: 8,147 noise complaints 2000/01: 7006	TBC	Reduction in noise complaints	LB Lewisham	Reduce noise Compatibility of land uses
7	To reduce car travel and improve accessibility by sustainable modes of transport SEA topic: Population, human health, air	<ul style="list-style-type: none"> Does the option encourage the reduction in car travel and/or promote sustainable modes of transport? Does the option minimise distances to the main employment centres, shops, recreation and community facilities and schools? Does the option make provision for walking and cycling? Is the option accessible by public transport? 	Public Transport Accessibility (PTAL)	2010 High PTAL for Catford (6a, 5, 4), Lewisham (6a, 6b,5) and parts of Deptford (5, 4) and New Cross (6a, 5)	2010 Improved PTAL for Sydenham (5, 4), Forest Hill (4), Honor Oak (4), Brockley (4) due to London Overground extension	Annual	Higher density development to be located within areas with a higher PTAL	Transport for London	Maximising accessibility of housing development to services and public transport
			Proportion of journeys made on foot and cycle	2001 Cycle: 2% (home to work trips), 1.9% (total trips) Foot: 3.4% (total trips)	2001 London Cycle: 2.3% Foot 8.4%	10 years	11% of total trips made by cycle or foot by 2025	Census	Reduce need to travel by car Increase and enhance walking and cycling routes
			No. of completed car limited development	Data to be collected	Data to be collected	Annually	Year on year increase	AMR	Reduce car ownership
			No. of electric car charging point	2010/11: 14	2009/10: 4	Annual	Year on year increase	AMR	Reduce CO2 emissions
			% of permitted major developments with travel plans	2010/11 4 residential 4 commercial 4 school	Unknown	Annual	All major development to have travel plans	AMR	Promote sustainable forms of travel
			No. of new cycle facilities	Data to be collected	Unknown	Annual	All permitted development to include cycle facilities	AMR	Promote cycling and cycle networks
			No. of car clubs and parking bays	2010/11 9 section 106 agreements secured the provision of a car club <ul style="list-style-type: none"> 10 spaces - 4 on-site and 6 on-street 2 - 1 year free 	2009/10 8 section 106 agreements secured the provision of a car club <ul style="list-style-type: none"> 26 spaces were secured 14 on-site and 12 on-street 6 agreements 	Annual	Year on year increase	AMR	Reduce car ownership

SA OBJ NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
				membership for residents <ul style="list-style-type: none"> 6 - 2 year free membership 1 - 3 years free membership 	secured 1 year free membership for residents <ul style="list-style-type: none"> 1 agreement secured 2 years free membership 				
8	To mitigate, and adapt to the impact of climate change SEA topic: Climatic factors, water, air	<ul style="list-style-type: none"> Does the option contribute to a reduction in greenhouse gas emissions? Or is it likely to result in an increase in greenhouse gas emissions? Does the option incorporate substantial tree planting ? Does the option reduce water and energy consumption in transport and built form? Does the option lead to an increased proportion of energy needs being met from renewable/decentralised sources? 	Renewable energy capacity installed by type	2010/11 Completed: 6 PV Panel: 3 Solar PV: 2 Biomass boiler: 3 Air/Ground Source Heat Pump: 4 Combined heat and Power: 3	2009/10 Completed: 5 PV Panel: 6 Solar PV: 6 Biomass boiler: 5 Air/Ground Source Heat Pump: 4 Combined heat and Power: 5 2008/09 Completed: 4 Photovoltaic Panel: 3 Solar: 11 Wind turbine: 3 Biomass boiler: 3 Other sustainable design measures: 13	Annual	Maximise use of renewable energy	AMR	CO2 reduction and energy efficiency Reduce private vehicle dependence
			Per capita reductions in CO2 emissions	Per capita emissions (t) 2009 Lewisham 3.8 Greater London 5.5	Lewisham/ London 2005: 4.6 / 6.3 2006: 4.5 / 6.4 2007: 4.4 / 6.2 2008: 4.2 / 6.1	Annual	Year on year reduction	Defra LBL	CO2 reduction, building energy efficiency
			Amount of green infrastructure (delivered through development) that could deliver a net gain for biodiversity and accessible green space	Data to be collected	TBC	Annual	TBC	LBL	Enhancement and gain to environmental assets River naturalisation

SA OBJ NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
9	To reduce and manage flood risk SEA topic: Climatic factors, water, air	<ul style="list-style-type: none"> Does the option impact on areas at risk of flooding? Does the option include flood protection or adaptation measures, including SUDS? 	Number of planning permissions granted contrary to the advice of the EA on either flood defence grounds or water quality	2010/11: 0	2007/08: 0 2008/09: 0 2009/10: 0	Annual	Zero applications	AMR	Land allocation to be in accordance with SFRA and the sequential and exception tests
			No. of SUDS granted and installed	Data to be collected	TBC	Annual	TBC	LBL / EA	Water quality Reduce urban runoff
10	To maintain and enhance landscapes and townscapes SEA topic: Cultural heritage, material assets	<ul style="list-style-type: none"> Does the option contribute to landscape and townscape quality and character? Does the option reduce the amount of derelict, degraded or underused land? Does the option result in the loss or damage to significant landscape or townscape features? Does the option include public realm? 	No. of Listed Buildings (newly listed and demolished)	2010/11 357 designated heritage asset entries <ul style="list-style-type: none"> 320 Grade II 28 Grade II* 2 Grade I 3 Historic parks 1 scheduled ancient monument 27 conservation areas	2010/11 49 additional entries added to the local list	Annual	Annual review of borough to determine whether additional heritage assets should be listed	LB Lewisham	Protect heritage assets
			No. of applications referred to the Lewisham Design Review Panel	New indicator	New indicator	Annual	All major applications to be referred	AMR	Design quality
			Increase number of interventions aimed at improving streetscapes in town centres	Data to be collected	TBC	Annual	TBC	LBL	Design quality Pedestrian safety Cycle safety

SA OBJ NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
11	To conserve and enhance heritage assets and utilise the historic environment in the creation of sustainable places SEA topic: Cultural heritage	<ul style="list-style-type: none"> Does the option preserve or enhance the historic environment? Does the option preserve listed buildings and structures and their settings? Does the option preserve and enhance the character and appearance of conservation areas and their setting? Does the option protect historic townscapes? 	% of conservation areas in the borough with an up-to-date character appraisal and management plan	2010/11:	2007/08: 44% 2006/07: 36% 2005/06: 28% England: 43.63% London: 65%	Annual	All CA to have appraisals and management plans by 2016	AMR	Protect and manage heritage assets
			% of applications where archaeological mitigation strategies were developed and implemented	Data to be collected	TBC	Annual	TBC	LBL	Protect and manage heritage assets
			No. of buildings added/ removed from the English Heritage 'At risk' Register	2010/11 8 buildings/ structures 1 conservation area identified as 'at risk'	2009/10 9 buildings/structure 2 conservation areas identified as 'at risk' 17% London's CAs at risk	Annual	Remove 'at risk' entries	English Heritage	Protect and manage heritage assets
			No. listed parks	2 listed parks	2 listed parks	Annual	Maintain listing	English Heritage	Protect and manage heritage assets
12	To provide sufficient housing and the opportunity to live in a decent homes SEA topic: Material assets, population, human health	<ul style="list-style-type: none"> Does the option deliver sufficient decent homes? Increase the range and affordability of housing? Does the reduce the number of unfit homes? 	Number of housing completions	2010/11: 1,096	2006/07: 628 2007/08: 1,278 2008/09: 1,223 2009/10: 1,179	Annual	975 dwellings annually up to July 2011 1,050 dwellings from July 2011	AMR	Accommodate new housing
			Number of affordable housing completions	2010/11: 359	2007/08: 228 & 91 hab rooms (off site) 2008/09: 376 2009/10: 168	Annually	9,082 affordable homes provided 2010/11 to 2025/26	AMR	Provision of affordable housing
			Mix in housing tenure (social to intermediate)	2010/11: 72:28	2007/08: 68:32 2008/09: 55:45 2009/10: 52:48	Annual	70:30 split between social and intermediate housing	AMR	Meet housing needs Mixed and balanced communities
			Mix in dwelling sizes	2010/11: 1 bed 39%	2009/10 1 bed 59.6%	Annual	At least 40% affordable home	AMR	Meet housing needs

SA OBJ NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
				2 bed 48% 3 bed 12% 4 bed 1% 6 bed 0.2%	2 bed 32.9% 3 bed 6.0% 4 bed 1.3% 5 bed 0.2% 2008/09 1 bed 40%) 2 bed 50% 3 bed 9% 4 bed 3.5% 5 bed 0.18% 2007/08 1 & 2 bed 88% 3 bed 9% 4 bed 2.4% 5 bed 0.1%		to be 3+ bedrooms		
			Provision of student and other specialist housing	2010/11: 0	Unknown	Annual	TBC	AMR	Meet housing needs Mixed and balanced communities
13	To improve the health and well-being of the population and reduce inequalities in health SEA topic: Population, human health	<ul style="list-style-type: none"> Does the option improve the provision of health and leisure facilities including and open space and encourage healthy lifestyles? 	Households with a Limiting Long-Term Illness	2001 Lewisham: 31,577 (29.4%) London: 29.65% England: 33.55%	UK London	Annual	No target Aim to reduce this number.	ONS Census 2001 Census KSO8	Provision and access to a range of health services
			Gain and losses of community and recreational facilities completed	Data to be collected	TBC	Annual	No net loss	AMR	Provision and protection and of community and recreational facilities
			Delivery of identified social infrastructure	2010/11 <ul style="list-style-type: none"> Phase I East London Line Deptford Station redev. began Kender Triangle complete Route I complete 	New indicator	Annual	Delivery to reflect Infrastructure Delivery Plan	AMR	Infrastructure meets needs and demands of population
14	To provide for the improvement of education, skills and training	<ul style="list-style-type: none"> Does the option provide for an improvement in education and 	People aged 16-74 with no qualifications	2009 12,500 (6.6%) London: 11.8% GB: 12.3%	2008 16,800 (9.5%) London: 12.0% GB: 12.4%	Annual	Year on year decrease	NOMIS Official Labour Market	Access and provision to employment and training

SA OBJ NO.	SUSTAINABILITY OBJECTIVE	DECISION AIDING QUESTIONS	INDICATORS	RESULTS	TREND/ COMPARATOR	MONITORING YEAR / FREQUENCY	TARGETS (IF ANY)	DATA SOURCE	ACTION / ISSUES FOR PLANS / SA
	SEA topic: Population, human health, material assets	<ul style="list-style-type: none"> training opportunities for skill attainment? Does the option improve the quality and level of education infrastructure? 	Percentage of pupils achieving 5 or more GCSE's at grades A*-C or equivalent	2010/11: 48%	2005/06: 49% 2006/07: 54.8% 2006/07 England: 61.8% London: 63.23%	Annual	54% achieving 5 or more GCSE's at grades A*-C or equivalent	Statistics Census KS13 LBL	Maintain educational standards for schools
15	To improve accessibility to leisure facilities, community infrastructure and key local services SEA topic: Population, human health, material assets	<ul style="list-style-type: none"> Does the option improve accessibility to and investment in local facilities and services? Does the option include new leisure facilities, community infrastructure and/or key local services? Does the option provide good accessibility (on foot) to existing local leisure facilities, community infrastructure and key local services? 	Number of physical visits to public libraries (per capita) Funding secured through planning obligations for 2010/11 infrastructure, facilities and services	2005/06: 6,222	2004/05: 6,018	Annual Annual	2005/06: 7,000 2006/07: 7,000 2007/08: 7,200 2008/09: 7,206 2009/10: 7,780 Maximise contributions	LBL AMR	Maintain provision and enhance access Infrastructure meets needs and demands of population

Appendix 6 Other plans, policies and programmes

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
INTERNATIONAL			
Kyoto Protocol to the UN Framework Convention on Climate Change (1997)	Contains the key obligation requiring the reduction in anthropogenic CO2 levels Target: To reduce emissions by 5% of 1990 levels by 2008/12. UK target to reduce emissions by 12.5% below 1990 levels by 2008/12.	The Protocol provides a clear recognition of the importance of minimising greenhouse gas emissions and the need for emission considerations to feature in policy making.	Supporting programme.
The World Summit on Sustainable Development (WSSD), Johannesburg Declaration on Sustainable Development (Proponent body United Nations) 2002 Status: Statutory	Adopts a 10-year framework of programmes of action seeking to accelerate the shift towards sustainable consumption and production and reverse the trend in the loss of natural resources and biodiversity by 2010.	The DPD should support the sustainability aims of Agenda 21 at the local level by reducing impacts on the environment and increasing the use of renewable energy sources.	Supporting programme.
Convention concerning the Protection of the World Cultural and Natural Heritage (1972) (UNESCO)	Article 5 – To ensure that effective and active measures are taken for the protection, conservation and presentation of cultural and natural heritage ... and to adopt a general policy which aims to give the cultural and natural heritage a function in the life of the community and to integrate the protection of that heritage into comprehensive planning programmes.	The DPD will need to recognise the effect of the convention in relation to the protection of Lewisham’s cultural and natural heritage. This is reflected through national planning guidance.	Supporting programme.
EUROPEAN UNION			
European spatial declaration on sustainable development Proponent body European Union 1999, Status: voluntary	The aim is to work towards a balanced and sustainable development of the territory of the European Union.	Reaffirmed UK commitment to sustainable development.	Supporting programme.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
European Spatial Development Perspective (ESDP) (1999)	ESDP aims to ensure that the three fundamental goals of European policy are achieved equally in all the regions of EU: <ul style="list-style-type: none"> • economic and social cohesion • conservation and management of natural resources and the cultural heritage • more balanced competitiveness of the European territory 	Site Allocations DPD should seek to maximise resource sustainability and respect and preserve the existing historical and cultural landscape of Lewisham as far as possible. The DPD achieves this through the ongoing protection of the borough's conservation areas and policies promoting sustainable design.	The SA should include objectives and criteria related to protecting and enhancing historic and cultural heritage and reducing greenhouse gas emissions. The contribution to the form and function of the urban areas of the borough should be viewed positively and the plan's objectives should reflect this.
EU Sustainable Development Strategy (2001)	Environmental objectives and priorities derived from the EU Sixth Environmental Action Programme focus on: <ul style="list-style-type: none"> • limiting climate change and increasing the use of clean energy • addressing threats to public health (e.g. hazardous chemicals, food safety) • combating poverty and social exclusion • dealing with the economic and social implications of an ageing society • managing natural resources more responsibly (including biodiversity and waste generation) • improving the transport system and land use management. 	The DPD will need to recognise the need to achieve social and economic cohesion and the need to foster the conservation and management of historical assets and the natural environment	SA objectives should ensure criteria related to economic and social cohesion, protecting and enhancing historic and cultural heritage, and reducing greenhouse gas emissions are reflected.
European Community Biodiversity Strategy 1998	Seeks the conservation and sustainable use of biological diversity (ecosystems in their natural surroundings).	The Site Allocations DPD must seek to protect and enhance biodiversity levels in the borough.	The SA objectives should include the protection and enhancement of biodiversity.
Sixth Environment Action Programme of the European Community 2002 - 2012 Status: voluntary	The programme identifies four environmental areas for priority actions: <ul style="list-style-type: none"> • climate change • nature and biodiversity • environment and health and quality of life • natural resources and waste 	The Site Allocations DPD should seek to address these priority areas for action.	Supporting programme.
European Directive on Ambient Air Quality Assessment and Management (96/62/EC)	The Directives aim to reduce specified air pollutants. Targets: The exceedence limits have been translated into UK law in Air Quality Regulations.	Recognition of need to be aware that the location of development can have a direct effect on improving air quality.	The appraisal framework requires an objective relating to air quality, attainable targets, and recognised indicators that will allow for progress to be effectively monitored.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
European Directive on Establishing a Scheme for Greenhouse Gas Allowance Trading (2003/87/EC)	Introduces a European wide emissions trading scheme. Targets: To reduce emissions by 8% by 2008/12 of 1990 levels, and reduce global emissions by approximately 70% of 1990 levels.	DPD should focus on reducing greenhouse gas emissions to reduce the boroughs overall carbon footprint in all planning related areas.	The SA objectives must reflect the carbon reduction targets detailed in the Directive and other national legislation.
European Directive on Landfill (99/31/EC)	The Directive is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health. Targets: The targets have been translated into UK law.	The DPD policies should aim to reduce waste generation by implementing the waste hierarchy.	The SA objectives must aim to minimise waste generation and maximise sustainable waste management in the borough.
European Waste Framework Directive (75/442/EEC, as amended in 1991)	The Directive seeks to reduce the quantity of waste going to landfill and introduces the waste hierarchy of prevention, reuse, recycle, recovery, disposal. Targets: Reduce waste going to final disposal by 20% from 2000 to 2010, and by 50% by 2050, with special emphasis on cutting hazardous waste.	The DPD policies must seek to implement the waste hierarchy in order to meet the required target for waste minimisation.	The SA objectives must aim to reduce the amount of waste requiring final disposal. Indicators and targets are required for the proportion of waste reused/recycled/recovered.
European Directive on the Conservation of natural habitats and of wild fauna and flora (The Habitats Directive 92/43/EEC)	Promote the maintenance of biodiversity by requiring member states to introduce robust protection measures to maintain or restore natural habitats and wild species.	The DPD will need to maintain or restore designated natural habitat types, and habitats of designated species; preserve linear structures (rivers/ streams/ hedgerows/ field boundaries etc) that enable movement and migration of species. Requirement to include an Appropriate Assessment at preferred options stage and policies to protect listed species and habitats.	The SA objectives must aim to minimise the impact on natural habitats.
European Directive on Conservation of Wild Birds 1979 (79/409/EEC)	The maintenance of the favourable conservation status of all wild bird species across their distributional range.	The DPD will need to take measures ensure there is sufficient habitat area and habitat diversity for wild birds.	SA objectives must aim to preserve habitats for birds..
European Water Framework Directive (2000/60/EC)	To establish a framework to address pollution of waterways from urban wastewater and agriculture and to improve Europe's waterways. Target: Member States to produce River Basin Management Plans by 2009 and to achieve the environmental objectives by 2016.	The DPD is required to ensure the protection and enhancement of water courses and reduce urban wastewater discharge into the river systems.	Supporting programme.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
EU Sixth Environmental Action Plan (2002)	The Plan seeks a high level of protection of the environment and human health and for general improvement in the environment and quality of life.	The DPD should include robust policies at protecting and enhancing the overall environment in the borough.	SA objectives must include measures aimed at improving overall environmental quality.
NATIONAL			
Environmental Assessment of Plans & Programmes Regulations 2004 Status - Statutory	Transposes the SEA directive into UK law.	Given effect through PPS12 and Sustainability Appraisal of LDF.	The SA structure and content must reflect that outlined in the regulations and associated guidance note
Planning and Compulsory Purchase Act 2004, Status - Statutory	The Act provides the statutory planning framework for England.	Clause 38 places a duty on local authorities to contribute to the achievement of sustainable development. The local planning authority is required to produce a sustainability appraisal to accompany certain planning documents.	The SA structure and content must reflect that outlined in the regulations and associated guidance note
Town and Country Planning Act 1990 Status - Statutory	Sets out the procedures for the preparation, approval and adoption of DPDs and for the control of development.	Certain parts of the Act need to be adhered to in preparing the LDF.	Although not directly relevant the SA needs to comply with legislative requirements.
Planning and Energy Act 2008	An Act to enable local planning authorities to set requirements for energy use and energy efficiency in local plans.	The DPD can include policies aimed at increasing the proportion of energy generated from renewable energy sources.	The SA objectives should include measures to mitigate against the effects of climate change.
Energy Act 2008, Status	Among other energy matters, this Act makes provision for electricity generated from renewable sources.	The legislation provides an enabling mechanism for the DPD to make provision for decentralised renewable energy generation.	The SA objectives should include measures to mitigate against the effects of climate change.
The Localism Act (2011)	The Act introduces new, permissive powers to local government and communities allowing planning of the local area.	The Act introduces a 'duty to cooperate' with adjoining boroughs.	The SA should assess any cross borough or strategic issues identified.
National Planning Policy Framework (2012)	The National Planning Policy Framework is the key planning guidance for England and sets out planning policies and how they are expected to be applied.	The DPD should set out the opportunities for development and allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and providing detail on form, scale, access and quantum of development where appropriate.	The SA should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
Use Classes Amendment Order 2005	Two new use classes are introduced - A4 Drinking Establishments and A5 hot food take-aways.	The DPD can seek to control the concentration of these uses in the borough in order to enhance the borough's character.	The SA objectives should include measures aimed at encouraging economic growth, employment and new enterprises.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
UK Climate Change Act (2008)	The Act creates a new approach to managing and responding to climate change in the UK. Targets: 80% cut in greenhouse gas emissions by 2050 - lower than 1990 baseline.	The DPD should reflect objectives for climate change mitigation and adaptation	The sustainability objectives should consider climate change to ensure that the Site Allocations DPD contributes to the target.
UK Strategy for sustainable development	Living within environmental limits. Ensuring a strong, healthy and just society. Achieving a sustainable economy. Promoting a good governance and using sound science reasonably.	These objectives must be considered in the allocation of sites	The objectives have been used to develop the sustainability objectives
PPS10 Planning for sustainable waste management	Sets out the Government's policies on sustainable waste management and provides guidance on LDF preparation and on determining planning applications.	The DPD will need to address the requirement for sustainable waste management. In particular it will have to help ensure that facilities to allow the collection and treatment of waste are in place whilst ensuring that essential facilities are located appropriately and any environmental impacts are minimised.	The SA objectives must seek to minimise waste generation and increase recycling.
Community Infrastructure Levy: An overview	The Community Infrastructure Levy (CIL) is a new charge which local authorities in England and Wales will be empowered, but not required, to levy on most types of new development in their areas. The proceeds of the levy will provide new local and sub-regional infrastructure to support the development of an area in line with local authorities' DPDs.	Infrastructure planning is fundamental to the delivery of the borough's vision. The DPD should support the implementation of CIL.	THE SA needs to highlight the need for partnership working to improve the delivery and provision of infrastructure (physical, social and green) in response to the needs of the local communities.
By Design: Urban Design in the planning system	Sets out the Government's aim to encourage better urban design.	The DPD should include policies promoting good urban design that is relevant to the local context.	SA objectives must include those promoting sustainable urban design.
Planning and access for disabled people: A good practice guide	The guide aims to improve accessibility levels for disabled people by the adoption of appropriate urban design strategies.	The DPD should address accessibility for people with disabilities both in the public realm and proposed developments to maximise social inclusion.	The SA objectives must include measures that improve accessibility for all people in the community.
UK Air Quality Strategy 'Working together for clean air'	Everyone can enjoy a level of ambient air quality in public places which poses no significant risk to health or quality of life.	Local authorities are encouraged to develop their own strategies and advice on air quality.	The SA objectives must include measures that aim to improve ambient air quality in the borough.
Homes for the future – more affordable, more sustainable	Everyone had the right to a decent homes at a price which they can afford, in a location where they would like to live and	The allocation of housing land should be based on the principles of Homes for the Future.	The sustainability objectives must reflect access to affordable housing.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Our energy, our future, creating a low carbon economy	work. To replace and update energy infrastructure to address depleting energy resources and climate change.	The use of resources and access to renewable energy should inform the allocation of housing, employment and mixed use development sites.	The use of resources and the potential for renewable energy should be addressed.
Waste Strategy for England	The Strategy seeks to: <ul style="list-style-type: none"> • Reduce waste by making products with fewer natural resources • Break the link between economic growth and waste growth • Most products should be used or their materials recycled • Energy should be recovered from other wastes where possible 	The DPD should ensure provision is made to ensure waste reduction and reuse.	An objective for waste should be included in the sustainability objectives.
Environment Agency, Creating a better place strategy 2010-2015	The strategy shows how the EA will work in specific areas to achieve its aims relating to biodiversity, climate change, flood risk, creating sustainable places and waste management.	The DPD should ensure issues relating to biodiversity, climate change, flood risk, creating sustainable places and waste management are adequately addressed as part of the site allocation and development management process.	The SA objectives should include a measures aimed at positively addressing biodiversity, climate change, flood risk, creating sustainable places and waste management.
Thames Catchment Flood Management plan and TE2100 Plan	Provides an overview of flood risk in the Thames catchment and sets out our the EAs preferred plan for sustainable flood risk management over the next 50 to 100 years.	The DPD needs to ensure flood risk is addressed and appropriately managed.	The SA objectives should include a measure to address and manage flood risk.
Thames River Basin Management Plan (2009)	The Plan is about the pressures facing the water environment in this river basin district, and the actions that will address them. Targets include, by 2015, 22% of surface waters (rivers, lakes estuaries and coastal waters) are going to improve for at least one biological, chemical or physical element; 25% of surface waters will be at good or better ecological status; and 17% of groundwater bodies will be at good overall status by 2015.	The DPD should ensure water quality can be managed and improved as part of site development.	The SA objectives should address water quality.
REGIONAL			
The Mayor's Air Quality Strategy (2010)	The Strategy concentrates on policies to promote healthy living and sets out measures to tackle London's air quality problem. Targets: Reduction in NO ₂ and PM ₁₀ .	The DPD should include a policy aimed at improving air quality in line with that in the London Plan and the Council's own Air Quality Management Plan.	The SA objectives should include a measure aimed at improving air quality.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
The Mayor's Economic Development Strategy (2010)	The strategy sets out to encourage the expansion of opportunities for all its people and enterprises, achieving the highest environmental standards and quality of life.	The DPD should include policies that promote employment and actively engage in London's economic growth.	The SA objectives should include measures that seek to encourage sustainable economic growth.
The Mayor's Biodiversity Action Plan (2002)	This Strategy sets policies and proposals to protect and care for London's biodiversity by encouraging the greening of the built environment and the use of open spaces in ecologically sensitive ways.	The DPD should include policies that protect wildlife habitat and recognise opportunities for enhancement of biodiversity in the borough.	The SA objectives should contain measures that seek to protect and enhance biodiversity.
The Mayor's Cultural Strategy (2010)	The Strategy sets out the Mayor's proposals for developing and promoting cultural life in London.	The collective DPD policies should aim to improve the cultural and social aspects of life in the borough.	The collective SA objectives should aim to ensure the enhancement of cultural and social growth.
London Climate Change Adaptation Strategy (2008)	Presents adaptation measures to address climate change within London.	The DPD policies should seek to ensure relevant adaptation is done at the local level to support the strategy.	The SA objectives should be underpinned by the overriding objective of reducing impacts and adapting to effects of climate change.
The Mayor's Transport Strategy (2011)	Details priority areas for transport that directly or indirectly, benefit the environment and the London community. Targets: Increase in rail capacity and cycling	The DPD policies should aim to complement the transport priorities for action set out in the Strategy.	SA objectives should contain measures that seek to reduce the need for car travel and encourage sustainable modes of transport.
The London Plan (2008)	The London Plan sets out strategic policies for spatial planning and development across London. The overall aim of the London Plan is to ensure London develops in a sustainable manner. Targets: Housing, climate change, transport	The DPD policies must be consistent with the London Plan as it legally constitutes a development plan document.	The SA objectives must be in compliance with the policy objectives contained in the London Plan.
The Draft Replacement London Plan (2010)	As above, the draft Replacement London Plan updates the London Plan to ensure that London develops in a sustainable manner. Targets: Various targets relating to housing, climate change, transport	The Site Allocations DPD should reflect emerging policy, which represents current thinking.	The sustainability objectives should reflect the Integrated Impact Assessment of the emerging London Plan.
Mayor of London's Municipal Waste Management Strategy (2008)	The overall objective of the strategy is to reduce London's waste generation by 2020 and to sustainably manage the waste that is created. Waste reduction targets are detailed in the strategy. Targets: Targets are included within the London Plan	The DPD should contain a policy on waste management that ensures compliance with the London Plan and also ensures that the objectives of the waste hierarchy.	The SA objectives must include measures that seek to reduce waste production and sustainably manage waste.
Mayor's Ambient Noise Strategy	Minimise the adverse impacts of noise on people living and working in, and visiting	Protect noise sensitive land uses from noisy development and activities.	The SA objectives should include measures to minimise adverse

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	London using the best available practises and technology. Targets: Targets are reflected within the London Plan		effects of noise by separating incompatible land uses or mitigating against existing impacts.
London Housing Strategy (2010)	Raise aspirations and promote opportunity: by producing more affordable homes, particularly for families, and by increasing opportunities for home ownership; Improve homes and transform neighbourhoods: Targets: Targets are reflected within London Plan	The DPD should support the strategy's objectives relating to housing provision, design and energy efficiency.	Sustainability objectives should consider the quality and affordability of housing supply.
Revised London View Management Framework SPG 2010	New development needs to comply with appropriate viewing corridors that are located both within and across the borough.	Consider the impact of site allocations on strategic views and the historic environment	Sustainability objectives should include the quality of the townscape.
London Tree and Woodland Framework	Plant the right trees in the right places to enhance the environment and quality of life.	The DPD can facilitate the protection and provision of trees.	Sustainability objectives should relate to landscape features, including trees.
The London Rivers Action Plan	Identifies the Ravensbourne River for naturalisation. Targets: Supports the London Plan's biodiversity target to restore 15km of river (across London) by 2015, and supports the implementation of London Plan blue Ribbon policies.	The DPD should ensure river restoration is facilitated through the development process where relevant and access to rivers is maintained and provided.	Sustainability objectives should cover river restoration, access to rivers and an acknowledge the positive role rivers and river restoration play in biodiversity, climate change and flood risk management.
LOCAL			
Lewisham Unitary Development Plan (2004)	The UDP sets out the Council's statutory planning policies.	The DPD should enable saved UDP policies to be incorporated where relevant.	SA objectives should be used to appraise all DPD policies that can lead to saved UDP policies from being included in the LDF.
Lewisham Core Strategy (June 2011)	The Core Strategy provides the spatial planning framework for the borough and is underpinned by five strategic objectives: <ul style="list-style-type: none"> • Regeneration and growth areas • Providing new homes • Growing the local economy • Environmental management • Building a sustainable community 	The DPD needs to support the implementation of the Core Strategy.	The SA should seek for the DPD to primarily avoid, and secondarily minimise and compensate for, any significant negative effects on the community, in social and economic terms, or the environment.
Lewisham Sustainable Community Strategy (SCS) and this may have been	The SCS sets out the vision for the borough up until 2020 and includes objectives to improve social, environmental and economic outcomes for the borough. The	The DPD vision should be informed by that of the SCS. The DPD also needs to be in broad conformity with the SCS objectives.	The SA objectives will appraise all elements of the DPD including the vision which is derived from the SCS.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	SCS is critically important when formulating the Core Strategy's vision for the borough.		
Community Safety Strategy (2008-2011) (SCS), Safer Lewisham Plan (2009-10)	This plan sets out the results of the Strategic Assessment which identifies the key crime and disorder issues that face the borough, and the multi-agency actions that will be deployed to address them.	DPD policies should aim to improve community safety by design and seek to improve education, economic growth and employment levels in the borough which will reduce the drivers of crime.	The SA objectives should contain measures reducing crime and the fear of crime.
Lewisham Regeneration Strategy 2008-20	The strategy details twelve objectives that relate to three broad themes - people, prosperity and place. The strategy for regeneration also complements the SCS.	The DPD should support the implementation of the strategy.	The SA objectives should contain objectives that seek to ensure the sustainable development of the borough. This includes measures that seek to promote sustainable regeneration in suitable locations.
Lewisham Borough Sports Plan 2010-13	The Strategy provides a vision for sport to increase opportunities to participate in sport at all levels and for all ages	The DPD should seek to promote active lifestyles by protecting and maintaining open spaces and improving the quality of sports facilities in the borough.	The SA objectives should contain a measure seeking to enhance the health wellbeing levels in the borough.
Social Inclusion Strategy 2005-13	This strategy centres around five broad themes. It identifies the links between the council's existing strategies and services to enable more joined-up working.	Social sustainability should be a key element in the DPD. This requires the promotion of sustainable transport and accessibility for all, implementing good urban design principles and the promotion of health, well being and education for all in the community. Good urban design principles will also enhance social inclusion.	The SA objectives should contain measures to promote social inclusion, measured by the DPD's efforts at improving urban design, transport, education and promoting health and well-being in the borough..
Local Biodiversity Action Plan – A Natural Renaissance For Lewisham	The key objective is the protection and enhancement of areas suitable for wildlife in the borough and to increase citizens' access to nature, even in urban areas.	The DPD should aim to protect and enhance local biodiversity across the borough, including in urban areas and areas that are set for regeneration.	The SA objectives should contain a measure to protect and enhance biodiversity across the borough.
Lewisham Housing Strategy 2009 - 2014	Focuses on delivering the right housing mix to meet the housing needs and aspirations of all the borough's residents and achieving the wider goals expressed within the SCS.	The DPD should support housing provision and enhance housing quality.	SA objectives should contain measures providing sufficient housing of appropriate quality, mix and tenure.
Better futures: Lewisham's Homelessness Prevention Strategy 2009-2014	The Strategy complements the objectives of the Lewisham Housing Strategy and seeks to prevent homelessness by providing long term and sustainable housing and promoting opportunities and independence for people in housing need by improving	The DPD should support housing provision and enhance housing quality to address social sustainability.	SA objectives should contain measures providing sufficient housing of appropriate quality, mix and tenure and improve access to, and opportunities for, childcare, health, education, training and

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	access to childcare, health, education, training and employment.		employment.
Lewisham Children and Young People's Plan 2009-2012	The Plan focuses on implementing actions to improving a number of key outcomes for children and young people which will improve their lives and life chances.	The DPD should include allocations that address access to and promotion of education, health and well-being, employment, open space and community facilities that will improve the life prospects for the borough's young people.	The SA objectives must include measures that will improve the life outcomes for residents – these can include measures on promotion of education, employment, housing and leisure and community facilities.
Lewisham Municipal Waste Strategy	The Strategy aims to minimise Lewisham's annual growth in waste. Targets: Annual growth in waste less than the national 3% average, increase the amount of household waste that is recycled and composted, ensure 100% of Lewisham's population is served by recyclable kerbside collection.	The DPD should ensure waste management is addressed.	The SA objectives should contain a measure that promotes the waste hierarchy and seeks to minimise the generation of waste.
Lewisham Carbon Reduction and Climate Change Strategy 2008	The Strategy is based on achieving a lasting and sustained decrease in emissions of CO ₂ working with strategic partners and with citizens. Targets: Overall CO ₂ reduction	The DPD should include land uses that reduce demand for energy, increase energy efficiency and increase the use of renewable energy and tackle fuel poverty.	The SA objectives should include measures that aim to reduce the borough's carbon footprint.
Lewisham Local Air Quality Action Plan 2008	The key aim is to bring about change to reduce emissions (NO ₂ and PM ₁₀) from main source of pollution (road transport) in a cost-effective and proportionate way. This is to be achieved by establishing four Area Quality Management Areas (AQMA) with designated geographical boundaries. Targets: Reduction in NO ₂ and PM ₁₀	The DPD should ensure site allocations promote land uses and activities with minimal impacts on air quality.	The SA objectives should include a measure that seeks to improve air quality across the borough.
Lewisham Strategic Flood Risk Assessment (2008)	In accordance with PPS25, the study identifies and provides advice to the Council on the suitability of development in areas at varying risks of flooding across the borough.	The DPD should ensure the findings of the SFRA are taken into account to reduce flood risk.	The SA objectives should contain a measure that seeks to minimise and mitigate the risk of flooding in the borough.
Lewisham Flood Risk and Development Sequential Test (2009)	The sequential test identifies potential development sites and steers development to areas at lowest risk of flooding. Where there are no reasonable alternative sites in an area of lower flood risk, authorities must ensure that measures are incorporated that	The DPD should ensure the sequential test is taken into consideration.	The SA objectives should contain a measure that seeks to minimise and mitigate the risk of flooding in the borough.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
	render the proposed development's vulnerability to flooding appropriate to the probability of flooding in the area.		
Lewisham Local Implementation Plan (Transport) (2006)	The Local Implementation Plan (LIP) is a statutory plan to implement the London Mayor's Transport Strategy.	The site allocations should reflect the objectives of the LIP and support its implementation.	The SA objectives should contain a measure that seeks to reduce car travel and increase the use of sustainable transport modes.
Lewisham Borough-wide Transport Assessment (2009)	The objective is to produce an integrated multi-modal strategy to support the two preferred spatial growth options.	The DPD site allocations should ensure sustainable modes of transport are promoted and provided.	The SA objectives should include a measure that seeks to reduce car travel and improve the use of sustainable modes of transport.
Deptford and New Cross Transport Infrastructure Study (2008)	The study provides an understanding of the likely travel impacts of new development and justification for new investment and a general approach to travel strategies.	The DPD should ensure development takes opportunities to ensure site connectivity with the wider neighbourhood.	The SA objectives should promote the use of sustainable transport modes in new developments.
Lewisham Employment Land Study (2008)	This study assesses future demand for employment land, compares land supply under current planning policies and in light of the Core Strategy makes policy recommendations on how far existing employment sites should be safeguarded from redevelopment for other uses.	This study forms part of the evidence base for the DPD. The DPD should provide for a range of employment land allocations.	The SA objectives should include a measure that encourages and promotes the development of employment opportunities in the borough over the long term.
Health, Well-Being and Care – Lewisham Joint Strategic Needs Assessment (JSNA) (2009)	A joint collaboration between the Council and Lewisham Primary Care Trust(PCT). The JSNA identifies key themes for action aimed at improving long term health and influence the long term commissioning priorities of health infrastructure providers in the borough.	The JSNA will inform the preparation of the DPD.	The SA objectives should include a measure that seeks to improve the health and well-being of the borough's residents.
Lewisham Leisure and Open Space Study (2009)	This strategy aims to provide: <ul style="list-style-type: none"> • a PPG 17 compliant review • a borough playing pitch strategy • an implementation and prioritised investment plan for the Playing Pitch Strategy. 	The DPD should protect open space from development, and enhance where possible and ensure adequacy and quality of new provision including biodiversity.	The SA objectives should include measures to protect and maintain open spaces and biodiversity across the borough.
Lewisham Retail Capacity Study (2009)	The Study assesses the existing and future supply and the capacity for additional retail floorspace within the borough and the role played by each town centre. Targets: None	The DPD site allocations should support the protection and growth of town centres and provide for a range of retail and other land uses.	The SA objectives should include a measure that seeks to attract new investment and maximise sustainable economic growth in the borough.

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
Lewisham Strategic Housing Market Assessment (2008) and the South East London Sub-regional SHMA (2009)	The SHMA assesses housing provision and need within the borough and the five south east London boroughs. It outlines recommendations for the level of affordable housing and tenure mix, and identifies areas as well as specific groups within the borough and sub-region who may have different housing requirements.	The DPD should include appropriate site to meet housing need.	The SA objectives should include a measure that seeks to facilitate housing provision, including its mix and tenure, and to ensure decent homes for all.
Lewisham Infrastructure Delivery Plan (IDP) (2010)	The IDP provides details of current and future provision of a range of social, physical and green infrastructure, arising from population growth both natural and from potential new development.	The DPD site allocations should support the provision of infrastructure.	The SA objectives should include a measure that seeks to provide a range of physical, social and green infrastructure and ensure these facilities/services are accessible.
South East London Boroughs' Waste Apportionment Paper (2010)	The waste paper shows how the South East London boroughs' will manage waste apportionment in The London Plan.	Allocate specific sites for waste management.	The SA objectives should include a measure that seeks to minimise waste and ensure management.
Ravensbourne River Corridor Improvement Plan (2010)	The improvement plan provides an analysis of the river's character and shows how development and recreation uses along its route can protect and enhance its key characteristics.	This study forms part of the evidence base for the DPD. Site allocations should support the protection and enhancement of the Ravensbourne River Corridor and the activities along its length.	The SA objectives should include measures to ensure the protection and enhancement of open space, biodiversity conservation, promotion of walking and cycling, management of flood risk and appropriate mitigation, enhancement of townscapes and landscape, provision of opportunities to enhance health and well-being.
Lewisham Borough Wide Character Study 2010	The character study provide a description of the physical form of the borough, its origins, places, streets and buildings to provide an understanding of the particular attributes of the London Borough of Lewisham	This study forms part of the evidence base for the DPD. The DPD should ensure the borough's character is reflected in new development.	The SA objectives should include a measure to ensure development impacts positively on the character of the Borough, including its historic assets.
Town Centre Health Checks (2009)	A survey of the borough's major and district town centres.	The DPD should support economic growth in town centres.	The SA objectives should include a measure that seeks to attract new investment and maximise sustainable economic growth in the borough.
Lewisham Conservation Area Management Plans	Provides guidance for the management of the borough's conservation areas.	The DPD should anticipate potential impacts of development on Lewisham's	The SA objectives should properly anticipate potential impacts on

Other relevant plans and programmes	Key objectives and targets relevant to the DPD	Implications for the DPD	Implications for the SA/SEA
		heritage assets and wider historic environment.	Lewisham's heritage assets and wider historic environment.
Healthy Weight Healthy Lives (PCT with LB Lewisham) 2009	The strategy is linked in to the Children and Young People's plan and is a partnership strategy to promote healthy weight and lives in children, young people and their families.	The DPD should ensure site allocations promote health and well-being.	The SA objectives should improve the health and wellbeing of the population and reduce inequalities in health.

APPENDIX 7 Consultation responses

1. Site allocations SA scoping report (2005)

Consultee	Contact details	Summary of consultation responses	How the comment was dealt with in the SA report
Greater London Authority (GLA)	Christine McGoldrick City Hall The Queen's Walk London SE1 2AA	The second economic issue should refer to 'town centres' as a whole (not 'borough centres') and should also refer to the vitality of town centres as well as viability.	This point was included as part of the sustainability appraisal process of the preferred options.
GLA	Christine McGoldrick	Third economic issue 'Provision of adequate employment land...' should also refer to 'premises'.	This point was included as part of the sustainability appraisal process of the preferred options.
GLA	Christine McGoldrick	Welcome the recognition of the need to provide open space and recreational facilities. However, this should be expanded to cover the need to protect the existing provision from inappropriate development, to improve the quality of the open spaces and to address identified deficiencies in provision.	This point was included as part of the sustainability appraisal process of the preferred options.
GLA	Christine McGoldrick	Welcome the inclusion of flooding as an environmental issue. The text should include reference to the importance of design: "Site <u>and design</u> development to minimise risk of flooding".	This point was included as part of the sustainability appraisal process of the preferred options.
GLA	Christine McGoldrick	The inclusion of "protect and improve biodiversity and natural habitats" among the Key Sustainability Issues. This is consistent with policy 3D.12 of the London Plan. However this could be usefully expanded to cover the need to protect, manage and enhance biodiversity and promote access to nature by addressing areas of deficiency.	This point was included as part of the sustainability appraisal process of the preferred options.
GLA	Christine McGoldrick	The accessible transport networks should include sustainability principles, and consider air quality as a priority.	This point was included as part of the sustainability appraisal process of the preferred options.
GLA	Christine McGoldrick	4 th bullet point 'reduce traffic congestion and car dependence': this implies improving the environment for walking and cycling. However neither the social or environmental issue sections mention healthy transport – p.3 vision 1 st bullet states that places and spaces will be created to promote healthy lifestyles – this could be linked back to key sustainability issues on p.6	This point was included as part of the sustainability appraisal process of the preferred options.
GLA	Christine McGoldrick	Economic Issues - this section does not reference the need to provide transport capacity to meet economic needs e.g. to provide adequate land to support the development of transport as detailed in 3C.4.	This point was included as part of the sustainability appraisal process of the preferred options.
GLA	Christine McGoldrick	The Social Issues should include a requirement to secure an inclusive environment.	This point was included as part of the sustainability appraisal process of the preferred options.

Consultee	Contact details	Summary of consultation responses	How the comment was dealt with in the SA report
GLA	Christine McGoldrick	The need to reduce CO2 levels could make a link to the climate change agenda and the role of renewable energy within it.	This point was included as part of the sustainability appraisal process of the preferred options.
GLA	Christine McGoldrick	The commitment to meeting housing needs and affordable housing needs is welcomed. The LDF should incorporate the proposal for a revised borough housing provision target set out in the Mayor's proposed draft alteration to the London Plan, which will be based on the new London Housing Capacity Study to be published in July 2005. The LDF Core Strategy review should include an increase in borough's affordable housing target above 35% to bring it into conformity with the London Plan and to meet the commitment made in the LDF.	This issue was addressed as part of the preferred options for the Core Strategy.
Environment Agency (EA)	Susan Sheahan Planning Officer 10 Albert Embankment London SE1 7SP	<u>Section 3.3 Objectives for Development Policies & Site Allocation Documents</u> Point 1 is requested to be amended from focusing on environmentally sustainable planning and design achieved through sustainable principles to <i>"To ensure the highest possible standards of planning and design to improve existing environmental quality and secure high quality sustainable developments."</i>	The DPD has since been amended and a new set of objectives has been included.
EA	Susan Sheahan	<u>Section 5 - Baseline Information</u> The Agency would recommend that the status of the Borough's watercourses in terms of their ecological status, as set out within the Water Framework Directive, are linked to the biodiversity baseline information section. In addition, the inclusion of rivers and their associated buffer zones would be of use to understand the existing links between habitats and sites of nature conservation interest, as well as gaining an overview of the status of the Borough watercourses as a whole. Considering this at the baseline stage also enable the identification of issues with regard to watercourses lacking substantial sections of buffer zones or which are currently in poor condition (hard banked or culverted). This would allow for the identification of sites which offer opportunities for river restoration or enhancement as part of development proposals. Overall, the baseline section should establish a clear picture of: <ul style="list-style-type: none"> • Biodiversity present and its distribution and organisation throughout the county as well as timescales for this organisation. • Key functional biodiversity relationships and interdependencies • Importance: Designated and protected status as well as wider importance of biodiversity within Surrey [sic] • Condition of biodiversity present and how it would develop in the absence of the plan 	This point was in part addressed as part of the sustainability appraisal process of the preferred options in 2007. It was also included in the revised Scoping Report in 2010 and the Further Options Sa in 2010.

Consultee	Contact details	Summary of consultation responses	How the comment was dealt with in the SA report
		<p>Furthermore, the baseline description should cover:</p> <ul style="list-style-type: none"> • Locations of designated and other important sites for biodiversity and summary reasons for designation; • Land-use and habitat distribution maps for the study area if possible; • Review of plan-related activities and identification of areas and biodiversity resources likely to be affected. The baseline should inventory known threats and pressures on important components of biodiversity within the study area, including: <ul style="list-style-type: none"> ○ Land-take ○ Invasion of non-native or overly dominant species ○ Pollution (direct and diffuse) ○ Lack of management or changes in traditional use ○ Habitat isolation and fragmentation ○ Disturbance ○ Climate change ○ Key biodiversity interests and considerations, including the critical ecosystem functions and processes on which biodiversity depends ○ Identification of key problems for biodiversity. 	
EA	Susan Sheahan	<p><u>Section 6: Key sustainability issues</u> Watercourses</p> <p>Within the key issues for figure 4, we would add that another key issue would be to ensure the protection of the Borough's watercourses and in particular the tidal Thames from inappropriately close and intense development. We welcome the issue concerning the need to naturalise watercourses. It is important to consider the conservation and enhancement of biodiversity throughout the Borough, not just designated sites. The LDF offers the opportunity to ensure that all new development considers the enhancement and maintenance of biodiversity, as currently encouraged by National Planning Guidance (PPS1). It would therefore be useful to identify areas or sites of currently low conservation value but which offer opportunities for environmental enhancement. These could include, for instance, the identification of areas adjacent to the Thames suitable for the creation of open public and green space or greater enhancements to the banks of the Thames (such as terracing or regrading of flood defences). Sites can also be identified for potential river restoration projects as part of new development. It is also important to recognise that biodiversity conservation, protection and enhancement should be considered at a landscape scale and not restricted only to protected sites and species or existing open spaces. Undertaking an SEA and considering these issues at an early stage of the LDF process is necessary in order to identify issues and means to incorporate biodiversity</p>	<p>This point was in part addressed as part of the sustainability appraisal process of the preferred options in 2007. It was also included in the revised Scoping Report in 2010 and the Further Options Sa in 2010.</p> <p>The Core Strategy has since included policies to ensure the points raised are addressed as part of relevant development proposals.</p>

Consultee	Contact details	Summary of consultation responses	How the comment was dealt with in the SA report
		<p>into the wider framework of development planned across an area. With regard to brownfield sites, these are often regarded as having no or little ecological value. Such sites however, can support a range of wildlife including invertebrates, small mammals and foraging birds. Although the Agency recognises the need to re-use developed land for new developments, this should be balanced with the need to protect and enhance local biodiversity. This can be achieved by incorporating the existing nature conservation interest into new development whilst providing opportunities for wildlife enhancements. Such issues should be incorporated into the proposals and considered at an early stage prior to the submission of a planning application. Some sites such as car parks or other sites entirely covered in hardstanding may have a lower nature conservation value and should be the first to be targeted for redevelopment. In addition, the LDF can go some way in helping to plan and map a potential rotation of brownfield sites within the Borough, as sites become available for redevelopment. Opportunities for wildlife should be built into new development. This can be achieved, in part, through incorporating natural features into all new development, such as bird and bat boxes/bricks, the creation of new habitats (e.g. ponds, wetlands and wildlife meadows) and green /brown roofs and green walls.</p> <p>It is important to consider the implications of the Water Framework Directive within this assessment. The Water Framework Directive (WFD) is a major opportunity to improve the whole water environment and promote the sustainable use of water for the benefit of people and wildlife alike. Planning authorities are duty-bound to take account of WFD objectives when developing Local Development Plans.</p>	
EA	Susan Sheahan	<p>Flooding We welcome the inclusion of flood hazard areas and avoiding inappropriate development in those areas using a risk based approach. However, flood risk assessment and management should not be restricted to floodplains but should be applied on a catchment wide basis for the full range of flood mechanisms including groundwater and surface water.</p>	Comments noted. The full range of flood risk assessment was addressed as part of the sustainability appraisal process for the preferred options.
EA	Susan Sheahan	<p>Sustainable Urban Drainage Systems We request that SUDS is identified as an Environmental issue. All developments require consideration of surface water drainage. As land is developed natural drainage patterns are disrupted, In most cases development will result in an increase in the proportion of impermeable cover. Traditional drainage systems endeavour to remove the rainfall from these impervious surfaces as quickly as possible. This causes higher flow rates for shorter periods and can result in flooding further downstream. SUDS is a concept that focuses on decisions about drainage design, construction and maintenance on the quality of the receiving environment and people. The</p>	This was addressed as part of the sustainability appraisal process for the preferred options.

Consultee	Contact details	Summary of consultation responses	How the comment was dealt with in the SA report
		SUDS approach includes measures to prevent pollution and reduce runoff at source and a range of physical structures designed to receive surface water runoff. SUDS can be designed to fit into all developments, from hard surfaced areas to soft landscaped features, as there are many design options available.	
EA	Susan Sheahan	<p>Section 7 - Sustainability appraisal framework The list below represents the objectives and indicators for biodiversity which the Agency recommends for sustainability appraisals:</p> <p><u>Objectives</u></p> <ul style="list-style-type: none"> • Meet UK Biodiversity Action Plan objectives • Maintain and enhance Biodiversity Action Plan habitats and species in line with targets • Maintain, develop and improve salmon, freshwater fish and eel fisheries in freshwaters. <p><u>Indicators</u></p> <ul style="list-style-type: none"> • Achievement of biodiversity action plan objectives and targets. • Area of land actively managed for nature conservation. • Area or length of fluvial habitat improvement • Ecological and chemical water quality <p><u>Targets</u></p> <ul style="list-style-type: none"> • Create x new areas of Biodiversity Action Plan habitats. • Increase by x the area of land actively managed for conservation. • Maintain or improve ecological and chemical water quality 	This was addressed as part of the sustainability appraisal process for the preferred options. The indicators were amended.
EA	Susan Sheahan	<p>Objective 7 We request that an additional indicator could be included for objective 7 to read '<i>area of land affected by contamination brought back into beneficial use</i>'. This is in accordance with PPS 1, "development plan policies should take account of environmental issues such as the mitigation of the effects of, and adaptation to, climate change through the reduction of greenhouse gas emissions and the use of renewable energy; air quality and pollution; land contamination; the protection of groundwater from contamination; and noise and light pollution".</p> <p>In view of potential land contamination, we advise that before any developments are commenced, detailed desk studies and, where appropriate, site investigations, should be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment.</p>	This was addressed as part of the sustainability appraisal process for the preferred options. The indicator was included.

2. Preferred Options SA Report (2007)

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
Government Office for London	SE London Plans and Casework 9 th Floor Riverwalk House 157-161 Millbank London SW1 4RR	Little or no reference to the evidence base in the SA.	The next round of the SA included greater links to the evidence base.
Natural England (NE)	David Hammond London Region Area Management Team London Regional Office 20 th Floor Portland House Stag Place London SW1E 5RS	All of the proposed Sustainability Appraisal Objectives can be broadly supported and in particular the following: <u>Objective 5</u> "To maintain and enhance open space, biodiversity, flora and fauna". <u>Objective 7</u> "To reduce car travel and improve accessibility by sustainable modes of transport" <u>Objective 10</u> "To maintain and enhance landscapes and townscapes", this is supported where this relates to public/open/green spaces within the Borough, and not just built environment.	Comments noted. No action required.
NE	David Hammond	The Council has recognised the issue and problem with respect to protecting and improving biodiversity and natural habitats within the Borough along with the issues and problems of open space and recreational facilities provision and this is welcomed and commended (p. 21 to 23).	Comments noted. No action required.
NE	David Hammond	Appendix A: The Policies, Plans and Programmes are appropriate for this document.	Comments noted. No action required.
NE	David Hammond	Appendix D: Proposed Monitoring Framework seems appropriate and in line with other Borough approaches. In respect of Objective 5 " <i>To maintain and enhance biodiversity, fauna and flora</i> ", which also relates to open spaces within the Borough and Objective 10 " <i>To maintain and enhance landscapes</i> ", the Council may wish to give the following considerations for monitoring that are quantifiable and measurable: <ul style="list-style-type: none"> • Number of Council owned Green/Open sites with an agreed management plan in place • Number of Parks achieving Green Flag status and the percentage that is fully accessible. 	The green flag monitoring indicator was included as part of the SA.
NE	David Hammond	Appendix E – Appropriate Assessment The nearest European site is approximately 15km away, the Council have felt it is not applicable to proceed to Stages 2 and 3 of the Appropriate Assessment and in this instance Natural England would agree with this approach.	Comments noted. No action required.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
The Brockley Cross Action Group (BCAG)	Chris Woods Trustee The Brockley Cross Action Group	The principal mention of Brockley is the hope that " <i>Sites in other areas showed most positive effects for options on limited development. Sites around the train stations in Forest Hill and Brockley will benefit socially and economically with mixed use and housing developments due to the forthcoming east London railway project which will bring the tube line through these centres.</i> " Page 35 there is no action plan in this document to improve the public realm i.e. it is external agencies that might produce changes however this will only affect development sites and not locally important streetscapes. As Brockley is on the edge of sustainability with the third highest levels of social deprivation, we would expect more strategic actions to be mentioned to facilitate improvements.	The Brockley Cross Urban Design Framework included an analysis of the area and provided a series of actions. This would also be pursued through a range of other documents including the Local Implementation Plan (LIP).
BCAG	Chris Woods	Timber Yard Site (p. 268 – 270 and p. 522) is potentially the only site locally that could improve the dire state of Brockley Cross where people cannot cross local roads in safety 'where it would be unsafe to install crossings because they would be unsafe' - Lewisham Highways comment at a recent public meeting. Using S106 planning obligations to provide only social housing and community use will do nothing to improve the sustainability of the area. More potential social deprivation will not improve an area that already suffers from council neglect.	Funding for such works may be available through the Local Implementation Plan (LIP).
BCAG	Chris Woods	Vesta Road Site (p.301 and p.562) analysis is only internally referenced for the contribution to facets of its own sustainability rather than its contribution to the area. i.e. maintaining it as public open space would have a positive impact on human health of the area and aid in social exclusion for the area whereas housing would have a detrimental effect on these two aspects. A very high percentage of people locally live in rented accommodation whether Lewisham, RSL or privately supplied. Many of these people do not have access to garden space. This area has a lack of public open space and must rely on private open space for it's green lungs. Private open space in this area has already been eroded.	Brockley Nature Reserve, Vesta Road is open every second Saturday of the month from 12pm to 5pm. Although limited opening hours it is a valued open space resource for wildlife. Its function as a nature reserve was deemed more important because of limited access but nevertheless it performs an important function in relation to sustainability of the area by providing space and break in the urban fabric.
Local residents	10 local residents from Forest Hill sent similar representations	Site 20 – Rear of Christian Fellowship Centre, Honor Oak Road, SE23 The site should be preserved as open space pending an assessment as to whether it is a Site of Nature Conservation Importance and form part of the Green Corridor as it has considerable conservation and biodiversity value, not residential development. The Council suggested that the site should not be preserved as open space because there is no public access at the present time. However, in this respect Site 20 is no different from Site 5 (Land between Railway and Baring Road), Site 10 (Land at Clyde Street), Site 16 (De Frene Allotments), Site 19 (Honor Oak Covered Reservoir), Site 31 (Nature Reserve corner of Vesta Road Brockley), Site 32D (Downham Playing Fields) and Site 34 (Sedgehill	The site is in private ownership and has been the subject of a planning application and appeals. The use of the site for residential has been established. The environmental assessment of the site will occur as part of the planning application process. The site includes garages and is not entirely 'open' in nature.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
		<p>School). The Council's preferred option for all of these sites is to preserve the existing open space.</p> <p>It is striking that of all of the sites listed in the preferred options documents which are currently green open space. Site 20 is the only site where the Council's preferred option is not to preserve the site as open space. This decision appears to be perverse given the high environmental quality of Site 20.</p> <p>There is no indication in the Council's consultation documents that it has undertaken a recent and thorough environmental assessment of Site 20. The potential loss of habitat for endangered and protected species - Stan Beetles and Pipistrelle, birds and butterflies would be against the Council's position in protecting biodiversity under the Natural Environment and Rural Communities Act 2006 and the UK Biodiversity Action Plan.</p> <p>The proposed development of Site 20 will have issues in flooding and surface water runoff, light and noise pollution and threat to trees and affect the current special local character and historic and natural environment. It will also have implication in increasing use of cars instead of public transport as it takes over 15 minutes walk from Forest Hill and Honor Oak Park Stations.</p>	
<p>RPS Planning on behalf of Big Yellow Self Storage Company Limited</p>	<p>Jeremy Elsom Senior Director 1st Floor West Cottons Centre Cottons Lane London SE1 2QG</p>	<p>Appendix C: Site 4 – Former United Dairies Site, Baring Road</p> <p>We object to the allocation of the site for 100% housing, as the Preferred Option, within the SA. The SA fails to justify the decision to allocate the site as 100% housing, given its conclusions that a mixed development would provide the most benefits.</p> <p>The SA for the Preferred Option concludes that a residential development is likely to have a positive effect on the townscape, although this can also be achieved with mixed use development. The appeal proposal for this site proposes a self storage warehouse with residential 'wrapped around' to provide a positive response to the townscape of the two main roads the site abuts, Baring Road and St. Mildred's Road. It also states that there will also be economic benefits arising from construction jobs and demand for local goods from residential development, although these benefits would also arise from a mixed use development.</p> <p>It is considered that the Local Authority has not properly considered the benefits arising from the mixed use development of this site or justified why the findings of the SA have not been taken into account in deciding the Preferred Option, in accordance with Government guidance. It is considered that this has the potential to seriously affect the soundness of the Plan at Submission Stage.</p> <p>It is requested that the Site Allocations SA is amended so that the Preferred Option for the site is mixed employment and housing, with the flexibility to go a residential use if there is no demand for employment or it would be</p>	<p>The SA is one means of appraising the options and alternatives for site allocations.</p>

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
		impractical to provide. If this is not accepted, then the Preferred Option should at least justify why the findings of the SA that a mixed development would provide the most benefits has not been taken into account when determining the Preferred Option.	

3. SA Scoping Report (2010)

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
Natural England (NE)	Isabel Assaly Natural London Adviser 6th Floor Ashdown House 123 Victoria Street London SW1E 6DE	Sustainability Objective 5: To Protect and Enhance the Borough's Open Spaces and Biodiversity We recommend that the objective title should change from the above to: 'To Protect and Enhance the Borough's Open Spaces and Biodiversity and increase opportunities for people to access nature.' We recommend that an additional indicator to this objective be the amount of Green Infrastructure (GI) (delivered through development) that could deliver a net gain for biodiversity and the amount of accessible natural greenspace.	The objective was amended to reflect the representation. The additional indicator was included.
NE	Isabel Assaly	Sustainability Objective 8: To mitigate and adapt to the impact of Climate Change The greening of towns and cities provides a significant contribution to climate change adaptation. The incorporation of sustainable urban drainage, green roofs, street trees and green corridors within the built environment significantly assists flood management and urban cooling – providing a natural resilience to climate change. We therefore recommend that GI is included as an additional indicator to this objective.	The suggested indicator is already included within a range of existing indicators that define GI.
NE	Isabel Assaly	Sustainability Objective 10: To maintain and enhance landscapes and townscapes Provision of BAP habitat and GI through development could be additional indicators for Objective 10.	The additional indicator was included.
Environment Agency (EA)	Charles Muriithi Planning Technical Specialist	The Environment Agency considers that the SA/SEA has sufficient scope and will be comprehensive and robust enough to support the appraisal of the site allocations DPD during the later stages of consultation. The scope of the assessment will be adequate to comply with the requirements of the SEA Regulations. We note that most of our concerns which include open spaces, biodiversity, air quality, climate change and flood risk are well covered in Appendix 3. Lewisham Site Allocations DPD has the potential to trigger significant, long term and irreversible environmental effects in the densely populated urban borough. The effects of the plan may also be felt more widely. We would comment on the following:	Comments noted.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
		<ul style="list-style-type: none"> • Flood Risk • Water resources • Land contamination • Biodiversity 	
EA	Charles Muriithi	<p>Flood Risk</p> <p>The Environment Agency is pleased to see that flood risk is considered in detail as part of this scoping report. Flood risk messages are clear and the SA objectives do include flood risk management to reflect the magnitude of the problem in the borough.</p> <p>We welcome the Scoping Report close reference to the Sustainability Appraisal (incorporating SEA) of the emerging Lewisham Local Development Framework, including the Sustainability Appraisal of the Core Strategy. As highlighted in our previous consultations, it should be understood that flood defences reduce but can not remove the risk of flooding. There remains a residual risk of a breach of the defences or overtopping. Whilst the probability of a failure is low the consequences could be very significant. The residual flood risk needs to be minimised by both ensuring that the defences are robust and retaining good access to them from the landward side to achieve rapid works mobilisation in the event of a failure. The defences may need to be raised in the future to take account of the effects of climate change.</p> <p>The Council should ensure that development does not take place on or over the defences or that could adversely affect their structural integrity and stability, or reduce the standard of the flood defences in any way. It should be stated that the culverting of watercourses and building over culverted watercourses will only be permitted in exceptional circumstances, and where appropriate environmental and where needed flood risk management compensatory works are provided.</p> <p>The SA for the Core Strategy found that one of the key conflicting issues is that the growth areas are largely sited in areas at risk of flooding. The SA states that many of the proposed policies will have negative effects on flood risk. Given this admission, we consider that the scoping report does give flood risk due weight.</p> <p>The borough is at the confluence of tributary rivers with the River Thames and it should therefore pay particular attention to the interaction of fluvial and tidal flood risks. Catford and Lewisham town centres have the River Ravensbourne and its tributaries running through with locally recorded flooding. Lewisham town centre is also substantially within the floodplains of Rivers Ravensbourne and Quaggy.</p>	Comments noted. No action required. Development near flood defences will be assessed in accordance with the Core Strategy and London Plan as well as in consultation with the EA.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
EA	Charles Muriithi	<p><u>Flood Emergency Planning</u></p> <p>While appraising the site allocations DPD, it should be noted that it is not within the normal remit of the Environment Agency to comment on or approve the adequacy of flood emergency and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during an emergency will be limited to delivering flood warnings to occupants/users. Planning Policy Statement 25 (Paragraph G12) and its associated Practice Guide (Paragraphs 7.25 to 7.33) best describe the roles and responsibilities for flood warning and evacuation.</p>	Comments noted. No action required.
EA	Charles Muriithi	<p><u>Sustainable Drainage Systems (SUDS)</u></p> <p>The Flood and Water Management Act 2010, which received Royal Assent on 8 April, will introduce far-reaching requirements for SUDS on future construction work. When the Act takes effect, applicable construction works will not start until drainage systems have been approved by 'Approving Bodies' in line with national standards for SUDS. The existing right to connect surface water drainage systems to public sewers (under Section 106 of the 1991 Water Industry Act) will be restricted to those approved under the new regime, i.e. appropriate SUDS.</p> <p>Approving Bodies (the local planning authorities) will be obliged to adopt all approved drainage systems except those on single properties and public highways. Road drainage will be adopted by Highways Authorities, as now, but design, construction and maintenance must be in line with the new national standards. This will therefore impact on how development in the urban centres will be implemented.</p> <p>The Act applies to any construction work that creates a building or other structure, including <i>“anything that covers land (such as a patio or other surface)”</i>, that will affect the ability of land to absorb rainwater. In other words all new buildings, roads and other paving, whatever the size, type or scale of the project, will be affected – as well as alterations that have drainage implications.</p>	Comments noted. Reference to the Act was included in the DPD.
EA	Charles Muriithi	<p>Water Resources</p> <p>We are pleased to note that quality of water resources is included as a key sustainability appraisal objective relevant to the plan in Appendix 3 and 4 and the council is keen to implement the objectives of the Water Framework Directive (WFD). <i>River Basin Management Plan: Thames River Basin District 2009 – 2015</i> was published in December 2009. It has been prepared under the Water Framework Directive, and is the first of a series of six-year planning cycles.</p> <p>There are 3 rivers in Lewisham (4 river water-bodies) that have been classified under the WFD – the Ravensbourne (Keston to Catford, and</p>	Comments noted. No action required.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
		<p>Catford to Deptford), Quaggy and Pool River. The Ravensbourne and Quaggy have been classified as poor ecological status, and the Pool River has been classified as moderate ecological status. These need to achieve good ecological potential by 2027. A programme of measures to improve the status is being developed.</p> <p>The River Quaggy and River Ravensbourne merge in Lewisham town centre, and these rivers have quite similar catchments. Unusually there are no major point sources of pollution in these urban rivers, and water quality issues (principally related to nutrients) arise from diffuse urban sources such as road runoff and missed connections, where domestic sewerage is wrongly connected to pipes intended for surface water runoff.</p>	
EA	Charles Muriithi	<p><u>Water Quality</u> Maintenance of river water quality could be a constraint to growth. Although this constraint can be removed by engineering solutions where appropriate, growth will in some cases result in failure to meet water quality standards with the consequent impacts on wildlife and recreation. The Flood and Water Management Act 2010 introduces new sewer standards – all sewers will be built to agreed standards in future so that they are adopted and maintained by the relevant sewerage company. There is need to identify locations where there is a risk that sewage treatment works will be unable to treat the sewage from the proposed sites for new housing to the standards required to protect water quality. There is need to identify:</p> <ul style="list-style-type: none"> • Locations where new infrastructure would need to be brought forward to allow for the proposed housing growth • Locations where the environmental capacity would restrict housing growth below that proposed in the Plan • Areas where further assessment is needed. 	<p>Comments noted. No action required. This is included as part of the Council's Infrastructure Delivery Plan and on-going discussions with Thames Water to ensure water and sewer infrastructure is planned and provided.</p>
EA	Charles Muriithi	<p><u>Water efficiency</u> A reduction in water consumption in new homes has been addressed by CLG through a review of Part G of the Building Regulations (that came into effect in April 2010) and the Code for Sustainable Homes. The Government also allows the planning system to go beyond regulations and mandate water efficiency targets in excess of the Building Regulations, provided there is local need. In addition Part G requirements apply to all domestic refurbishment projects where there is a material change of use and it is compulsory to install a water meter in new homes. New homes built to a 120 litres per head per day, or better, water efficiency standard will have a large positive impact on the supply-demand balance. To successfully proceed with housing growth then water efficiency initiatives are vital to reduce people's daily water use and maintain a supply-demand balance.</p>	<p>Comments noted. No action required. Core Strategy Policy 8 requires all new homes to be built to Code for Sustainable Homes Level 4 which has a water efficiency of 105 l/p/d.</p>

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
EA	Charles Muriithi	<p>Land Contamination</p> <p>We would recommend addition of land quality as a key sustainability objective. Many of the sites identified in the previous consultations – Development Policies and Site Allocations, Preferred Options Report (2007) are brown field sites. Some of these sites are likely through historic and current use to be causing contamination to soil and groundwater. The redevelopment of this land should be in line with PPS23. Since 2000 we have reviewed over 180 planning consultations for Lewisham Council in our role as a consultee in order to protect groundwater and surface watercourses in the borough. Land contamination from historical sources poses a particularly high risk to groundwater used for human consumption in the area of the lower Ravensbourne valley between Lewisham and Deptford. Redevelopment of sites such as the former Seager Distillery within the inner Source Protection Zone for Deptford Pumping Station, pose a much higher risk potentially than those up the valley to the south on the London Clay in Catford or Bell Green, for example. We have also played our part in protecting Deptford Creek from pollution during the redevelopment of sites in this area. Between 2000 and 2008, 84 sites have been investigated as a result of planning applications or voluntary submissions; 18 sites required no further remedial action, 53 had unrecorded remedial status and 2 sites were remediated. There has been great progress in protecting natural assets and cleaning up many of the water environment problems people have created in the past. However, a range of challenges still remain. The key issues include:</p> <ul style="list-style-type: none"> • point source pollution from water industry sewage works; • physical modification of water bodies; • diffuse pollution from agricultural activities; • abstraction; • diffuse pollution from urban sources. <p>The council have a major role in implementing the Thames River Basin Management Plan by influencing businesses, local communities and leisure and tourism sectors. Many of the actions identified in the plan form part of normal council work. The Environment Agency and stakeholders will work with the council to ensure that all relevant actions are identified, prioritised, resourced and implemented.</p>	An additional decision aiding question related to land contamination and land quality was included as part of objective 10 <i>'to maintain and enhance landscapes and townscapes'</i>
EA	Charles Muriithi	<p>Biodiversity</p> <p>Biodiversity issues appear to be mainly focussed around brownfield habitat, stag beetles and black redstarts. Whilst we support this, river restoration and the need to protect and enhance the Borough's rivers is also one of the main issues. We would also add that invasive non-native species are a major concern in the Borough.</p>	The target was included as part of the monitoring framework.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
		<p>The London River Plan and the target for river restoration in London needs to be included in Appendix 3 sustainability objective 6 and other open space and biodiversity sections with regard to river restoration in the borough. This should also include the mapping of sites undertaken in the London Rivers Action Plan and data gathered through WFD. This is particularly relevant for Lewisham given the previous high support of river restoration as well as the presence of a lot of water course length in the borough.</p>	
EA	Charles Muriithi	<p>Additional plans, policies or programmes</p> <ul style="list-style-type: none"> • Environment Agency Adapting to Climate Change strategy • Link to Environment Agency Strategies, Plans and Reports • Environment Agency – Creating a better place Strategy • Thames Catchment Flood Management Plan & TE2100 Plan • Thames River Basin Management Plan (December 2009) • Green roof toolkit • Environment Agency Guide for Developers • Environment Agency State of Environment Report for Lewisham <p>Strategies</p> <ul style="list-style-type: none"> • The voluntary Code of Practice (CoP) (<u>Definition of Waste: Development Industry Code of Practice</u>) • London River Restoration Action Plan (LRRAP) • Guidance on producing Preliminary Flood Risk Assessments • Drain London Project 	<p>The documents were included as part of the next round of the sustainability appraisal process, although not all were considered directly related to the SA itself.</p>
EA	Charles Muriithi	<p>Baseline Data The Environment Agency holds information on the following issues:</p> <p>General</p> <ul style="list-style-type: none"> • Regional state of the environment reports • Local state of the environment reports • EA public face regional boundaries • EA public face area boundaries • River Basin Management Plans <p>Flora & Fauna</p> <ul style="list-style-type: none"> • BAP Habitat & Species Data where EA are the lead • Fisheries Survey data • Invasive species • Localised ecological surveys • Shellfish <p>Water & Soils <u>Water Quality</u></p> <ul style="list-style-type: none"> • General Quality Assessment – chemical 	<p>Comments noted. The Council assessed the need to include the listed environmental issues as part of the sustainability appraisal process and their appropriateness for the Site Allocations SA and DPD.</p>

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
		<ul style="list-style-type: none"> • General Quality Assessment – biology • Nitrate vulnerable zones • Groundwater vulnerability (drift) • Groundwater vulnerability • Individual source protection zones • Source protection locations • Source protection zones • Pollution incidents from NIRS database (1999-2001) • Pollution incidents from NIRS2 database (2001-present) • Oslo & Paris commission monitoring sites • Dangerous substances – list 1 • Dangerous substances – list 2 • Bathing waters <p>Water Resources</p> <ul style="list-style-type: none"> • Abstraction licence polygon dataset • Abstraction licence line dataset • Abstraction licence point dataset • Consents to discharge extracted from WIMS database • River quality objective layer • Catchment Abstraction Management Strategies <p>Flood Risk</p> <ul style="list-style-type: none"> • Flood zone 2 • Flood zone 3 • Historic flood map • Shoreline management plans • Catchment flood management plans <p>Soils</p> <ul style="list-style-type: none"> • Known historic landfill sites <p>Air</p> <ul style="list-style-type: none"> • Permitted emissions from certain processes <p>Material Assets</p> <ul style="list-style-type: none"> • Current EA permitted landfills • All known historic waste sites (excluding landfill) • Waste management facilities extracted from Regis • Active Radioactive Substances Act sites • Active EPR sites • Waste returns (extracted from RATS) 	

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
Transport for London (TfL)	Stephen Agyeman-Kuma Assistant Planner (East Team) Land Use Planning Borough Partnerships 8th Floor Windsor House 50 Victoria Street London SW1H 0TL	Other plans, programmes or strategies Although TfL supports your intention to consider the London Plan, further consideration of the Mayor's objectives and London-wide targets as expressed in <i>Mayor's Transport Strategy (May 2010)</i> is recommended. This is particularly relevant as the currently adopted Lewisham LIP (2007) (which is to be used to inform the SA according to your report) was before the adoption of the <i>Mayor's Transport Strategy (May 2010)</i> .	The document were includes as part of the next round of the sustainability appraisal process.
TfL	Stephen Agyeman-Kuma	Baseline data TfL advises that consideration is given to TfL's <i>Travel in London – Report 2 2010</i>) which sets out key trends and developments relating to travel in Greater London; at some sections it provides borough-wide data based on 2008 data. It also helpfully considers research on the <i>East sub-region</i> where Lewisham is contained, hence providing a sub-regional context to recent transport trends.	The document were included as part of the next round of the sustainability appraisal process and SAs for forthcoming DPDs.
Thames Water (TW)	Carmelle Bell Planning Administrator Property Services Clearwater Court Ground Floor East Vastern Road Reading Berkshire RG1 8DB	SA Objective: Water and sewerage infrastructure The list of sustainability objectives should make reference to the provision of water and sewerage infrastructure to service development as new development need to be coordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. In relation to redevelopment it is essential that capacity exists to serve any net increase in demand as a result of the development. Where new infrastructure is required it is essential that this is in place ahead of development. This is essential to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low pressure water supply problems. It is also important that the satisfactory provision of water and sewerage infrastructure forms and integral part of the sustainability appraisal. Indicator: Number of developments approved against the recommendation of the statutory water/sewerage undertaker on low pressure / flooding grounds. Sustainability Objective: Flood Risk When reviewing development and flood risk it is important to recognise that water and/or sewerage infrastructure may be required to be developed in flood risk areas. By their very nature water and sewage treatment works are located close or adjacent to rivers (to abstract water for treatment and supply or to discharge treated effluent). It is likely that these existing works will need to be upgraded or extended to provide the increase in treatment capacity required to service new development. Flood risk sustainability objectives	The suggested objective was considered better placed in the DPD itself rather than as a sustainability appraisal objective. This consideration is reflected in the London Plan which forms part of the borough's development plan. The impact of sewer flooding is covered in PPS25 and as part of Core Strategy Policy 10.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
		should therefore accept that water and sewerage infrastructure development may be necessary in flood risk areas. Flood risk sustainability objectives should make reference to 'sewer flooding' as identified in Annex C of PPS25 and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure is not in place ahead of development.	

4. Further Options SA (2010)

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
Natural England	David Hammond Planning and Advocacy Adviser Natural England 7 th Floor Hercules House Hercules Road London SE1 7DU	The document covers the areas and issues that Natural England would wish to see considered by such a document, and has identified suitable and appropriate policies, programmes and legislation. The fifteen objectives listed can be broadly supported, and especially Objectives (5) and (8).	Comments noted.
Environment Agency (EA)	Charles Muriithi Planning Technical Specialist	Flood Risk <u>SFRA and Sequential Test</u> We are pleased to note that Lewisham Strategic Flood Risk Assessment (SFRA) and Sequential Test Report have been used to inform the site allocations. As commented before, flood defences reduce but cannot remove the risk of flooding. The area of land within flood zones 2 and 3 is predominantly in the North of the Borough, where the risk is tidal flooding from the Thames. Other areas include the land around the river Ravensbourne and river Pool, extending to the south of the Borough and the Quaggy, extending towards the east of the Borough. About 21,000 properties (16% of all Lewisham properties) at risk of flooding from river and tidal sources, 8 % of them are classified as having a significant likelihood of flooding.	Comments noted. No action required.
EA	Charles Muriithi	<u>Residual Risk</u> There remains a residual risk of a breach of the defences or overtopping. Whilst the probability of a failure is low, the consequences could be very significant. The residual flood risk needs to be minimised by both ensuring that the defences are robust and retaining good access to achieve rapid works mobilisation in the event of a failure. Where there are exceptional circumstances for building in the high flood risk areas, the ongoing cycle of	Comments noted. All development will be in accordance with PPS25 and the Core Strategy which links to the Lewisham SFRA.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
		<p>redevelopment and urban regeneration is the crucial opportunity to reduce the risk. These involve changing the layout and design of development within the floodplain, applying Annex G of PPS25 (managing residual flood risk within redevelopment plans) and link to SFRA and policies within the plan.</p>	
EA	Charles Muriithi	<p><u>Properties at Risk of Flooding</u> In Lewisham, 5,083 properties were registered to receive flood warnings as of June 2010. 4,539 properties of them were identified by the EA as being in areas of flood risk. An increase in residents in flood risk areas will require increased emergency service assistance during cases of flooding and will increase flood risk to property, particularly for the high-density options. Buildings must be located and designed to reduce the flood risk over the lifetime of the development (60 years for commercial and 100 years for residential development). Our involvement during an emergency will be limited to delivering flood warnings to occupants/users. Planning Policy Statement 25 (Para G12) and its associated Practice Guide (Para 7.25 to 7.33) best describe the roles and responsibilities for flood warning and evacuation.</p>	Comments noted. The Council has emergency planning procedures in place.
EA	Charles Muriithi	<p><u>Surface Water Flooding</u> New development will be expected to include a provision for the adequate environmentally acceptable measures to deal with surface water run-off or discharge. Increasing housing will lead to an increase in impermeable areas. Sustainable drainage systems for all new developments will need to be in line with new National Standards to help manage and reduce the flow of surface water into the sewerage system. Surface Water Management Plan (SWMP) or Integrated Urban Drainage Plan (IUDP) would be essential to understand the level and nature of surface water flood risk and define the future approach as little information is available on surface water flood risk. These can guide Lewisham's policy direction in terms of risk or consequence reduction and management. An action plan would be agreed by all local stakeholders with drainage responsibilities, to clarify responsibilities and manage these risks. For flood risk reduction it would be necessary to reduce surface water run-off and have provision of open spaces that can function as flood conveyance and storage for surface water flooding. For reducing the consequences it would be necessary to adapt existing (through retrofitting) and new houses to be more flood resilient. Surface water drainage networks are normally designed to cope with storms of a 1 in 20 year intensity. It is therefore to be expected that events above this intensity will occur from time to time. Many areas with large roof areas, at low points in the drainage network or have suffered blockages in the surface water system may experience surface water flooding. Surface water should generally be</p>	Comments noted. This does not preclude the allocation of a site. All relevant procedures will be followed as part of implementing the DPD when site development occurs.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
		<p>managed at source. Large developments locations offer particular opportunities to make significant changes to surface water management so that it becomes more sustainable. We have the new national surface water data called Flood Map for Surface Water that will help you to review and manage surface water flood risk against:</p> <ul style="list-style-type: none"> • the existing Areas Susceptible to Surface Water Flooding data; • local modelled data; • local historic data; • and local knowledge. <p>The Flood and Water Management Act 2010 sets out the Government's preferred approach to managing surface water drainage. It also advocates local authorities having a lead role. The SFRA recognises that within the urban centres of the Borough, it is inevitable that localised flooding problems arising from under capacity drainage and/or sewer systems will occur. With increasingly intense downpours the risks would increase due to climate change and it is imperative that provisions are made to manage and address this risk.</p>	
EA	Charles Muriithi	<p><u>Environment Agency Plans</u> The Environment Agency has produced plans making recommendations for how flood risk will need to be managed in the future. The Thames Catchment Flood Management Plan (CFMP) focuses on flooding from rivers and the Thames Estuary 2100 (TE2100) Plan looks at the risk of flooding from the sea. We will work with council to implement these plans. The plans can be accessed: http://publications.environment-agency.gov.uk/pdf/GETH1209BQYL-e-e.pdf</p>	Comments noted. No action required.
EA	Charles Muriithi	<p>Waste Management <u>Waste Sites</u> As regulators of the waste industry, we are aware of the impacts that waste sites and waste activities can have to local residents. This should be recognised when considering increasing waste activities in close proximity to residents, or housing developments in close proximity to waste sites. For further information on our involvement with Lewisham's waste sites, please contact Environment Officer Jess Lockett or Environment Management Team Leader Priya Sharma.</p>	Comments noted. No action required.
EA	Charles Muriithi	<p><u>Waste Water</u> We have no objection to any particular sites, but for larger developments the developer should engage with Thames Water at the earliest opportunity to ensure that any waste water infrastructure requirements (such as sewers and sewage treatment works capacity) are identified and provided in a timely manner.</p>	Comments noted. No action required.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
EA	Charles Muriithi	<u>New sewer standards</u> The Flood and Water Management Act 2010 has introduced new sewer standards. All sewers will be built to agreed standards in future so that they are adopted and maintained by the relevant sewerage company.	Comments noted. No action required.
EA	Charles Muriithi	Land Contamination We strongly recommend that if potentially contaminating activities have previously been conducted at a site, such as chemical or fuel storage, manufacturing or other industrial processes, an assessment of risk of potential contamination to controlled waters should be carried out in accordance with PPS 23, Annex 2. This work should also follow 'Environment Agency guidance on requirements for land contamination reports' and the 'Model Procedures for the Management of Contaminated Land' (CLR11). These documents can be down loaded from our website at http://www.environment-agency.gov.uk/subjects/landquality/113813/887579/1101611/?lang=e . If potential for significant contamination is identified, the Environment Agency and the Local Authority Contaminated Land Officer should be consulted for advice prior to work commencing on site. Responsibility for the safe development and secure occupancy of the site rests with the developer/landowner. Should contamination on the site be found to be affecting controlled waters subsequent to the redevelopment, the site may be determined as contaminated land under Part IIA of the Environmental Protection Act 1990 and cost for remedial action sought from the developers.	Land contamination forms part of the planning application process and all procedures will need to be followed in accordance with EA guidance and legislative requirements.
EA	Charles Muriithi	Site Specific Opportunities <u>Site SA 2: Seager Buildings, Brookmill Road, Deptford, SE8</u> This site lies alongside the River Ravensbourne. With this development there would possibly be the opportunity to improve access to the watercourse for maintenance reasons. Ravensbourne River Corridor Improvement Plan provides useful guidance and advice on opportunities to enhance the river corridor.	Comments noted. The scheme has received planning permission and river enhancement works formed part of the section 106 for the site. The applicant is currently working with the EA and the Council to deliver the improvements.
EA	Charles Muriithi	<u>Site SA 9:Grinstead Road, SE8</u> There has been extensive consultation out for the site at Grinstead Road which we have responded to formally. This is for a proposed mixed development of 206 residential units and commercial floorspace. Issues for this site are shown within the SFRA and relate to the depth of flood water that would be expected assuming a breach of the Thames tidal defences.	Comment noted. No further action required.
EA	Charles Muriithi	<u>Site SA 10: Sun and Kent Wharf, Creekside and Copperas Street, SE8</u> This site is adjacent to Deptford Creek and the river frontage was previously enhanced through the creation of an intertidal terrace and sand martin bank. These features must be retained and extended in any redevelopment of the site to reflect the high quality of riverside enhancements along the creek.	Information noted and this was reflected in the DPD itself.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
EA	Charles Muriithi	<u>Site SA 11: Thanet Wharf, Copperas Street, Deptford, SE8</u> We support statements to protect and enhance the ecological value of Deptford creek and the riverside environment through the redevelopment of the site.	Comment noted. No further action required.
EA	Charles Muriithi	<u>Site SA 13: 1-7 and 2-14 Creekside, SE8</u> This site bounds Deptford Creek and any redevelopment should treat the creekside and river wall sensitively. The site is heavily constrained by the rail line alongside the creek. We would seek to maintain some riverside enhancements on the site	Comments noted and this was reflected in the DPD itself.
EA	Charles Muriithi	<u>Site SA25: Former Bell Green Gas Works Phases II and III, Perry Hill, Sydenham, SE26</u> This site is adjacent to the River Pool which was previously enhanced through Bell Green. This scheme could be re-visited as part of the redevelopment of the site to further restore and enhance the river, which remains encased in concrete. The river at this location is a meandering concrete channel. There used to be a brick culvert which ran through this site - but this has since been removed. Note that as part of a flood alleviation scheme in the future - there may be works required to adapt the channel.	Comments noted. The scheme has received planning approval and therefore additional works to the river are unlikely to take place in the near future.
EA	Charles Muriithi	<u>Site SA 42:Tigers Head, 350 Bromley Road, Downham, SE6 2RZ</u> Works are currently taking place at this site to construct a 4 storey development. A buffer zone was agreed around the dual culverts that run through the site in order to prevent any damage to the culverts occurring. Schemes such as this should be promoted by Lewisham in instances where deculverting is not an option (although it should remain the priority). This will ensure that the opportunities to deculvert are not compromised in the future.	Comment noted. No further action required.
EA	Charles Muriithi	<u>Site SA 46: Manor Lane Local Employment Location, 203 Manor Lane, SE12 0TX</u> There is a culvert which carries the River Quaggy (Hither Green Branch) located on the western edge of the industrial estate, it appears that the culvert is situated below Manor Lane. Proximity to the culvert is an issue in some cases. The culvert location as shown on maps is sometimes wrong so must be checked. We are aware that in some cases works have been carried out along the river over the last few years that have not received consent from us. We must get the message across regarding consenting and riparian issues and to highlight the issues of building within proximity of culverts. We are aiming to enhance biodiversity and open up culverts where possible. This is hindered by any developments within close proximity. There is also the potential fragility of some of the culverts, the lack of clear information on their integrity and also the possibility/consequence of damage to the culverts causing flooding damage downstream and upstream.	Comment noted. The culvert was included as a site constraint within the SA and the DPD. It will need to be addressed as part of the assessment of any potential redevelopment of the site.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
EA	Charles Muriithi	<u>Site SA 52: Former Watergate School, Church Grove, Ladywell, SE13</u> This site is located adjacent to the River Ravensbourne; the river at this point is a concrete channel. There is a future scheme that would possibly involve wall raising at this location. It would be advantageous for us if an access to the river channel could be provided at this location.	Comment noted. Further consultation with the EA would be required as part of any proposals for the site.
English Heritage (EH)	Samantha Coates Regional Planning Advisor London Region English Heritage 1 Waterhouse Square 138-142 Holborn London	The SA does not adequately consider the breadth of heritage assets of Lewisham in the baseline information. The risks to heritage assets and the historic environment are being underplayed in the assessment of each site within the SA. It is important to ensure the SA is as evidence to the Site Allocations DPD, demonstrates a comprehensive understanding and valuing of the historic environment. This is not the case at present and therefore the soundness of the DPD is questionable.	The Council did not agree with this statement. The SA included a specific objective relating to heritage assets and each site assessment and land use matrix assessed the impact of the options and alternatives on the historic environment and the borough's heritage assets. However, to ensure a robust assessment and baseline, Section 2 of the SA relating to the baseline was expanded to provide detailed information on the borough's historic assets, which was reflected in subsequent sections of the SA.
EH	Samantha Coates	We have published the following guidance that will assist you in understanding the need for the SA to properly anticipate potential impacts of development on Lewisham's heritage assets and wider historic environment. <ul style="list-style-type: none"> • EH Guidance: Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010) • Climate Change and the Historic Environment (2007) • Draft Guidance on Setting (2010) • Understanding Place (2010) • Building in Context (2007) • Seeing History in the View (2010) • Streets for All (2006) 	The listed documents were referred to and used to amend the SA/SEA where appropriate.
EH	Samantha Coates	Section 2: Baseline and context (p.16-33) This section makes no reference to the historic environment. An upfront summary of the borough's assets and wider historic environment should be added in this section given that many included sites have heritage constraints. The baseline information should demonstrate an understanding of the historic environment and its contribution to the social, economic and environmental character of the Borough. This includes identifying the borough's designated heritage assets and broad character of the wider historic environment (as required by PPS 5). We would expect to see inclusion of the Borough's Listed Buildings and Conservation Areas here as well as to other designated heritage assets such as Scheduled Monuments,	Section 2 relating to the baseline was amended and more detailed information relating to the historic environment was included.

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
		<p>Archaeological Priority Areas, Registered Parks and Gardens and if relevant, a reference to the Greenwich World Heritage Site Buffer Zone. Non-designated heritage assets could include buildings, spaces and townscape features that are of local heritage value, such as locally listed buildings and/or areas of local merit. Without this baseline information it is not possible to assess the effectiveness or impact of the Core Strategy upon the historic environment and raises concerns with regards to its compliance with PPS 5 HE 5.1.</p> <p>Up-to-date information on heritage assets at risk can be drawn from English Heritage's Heritage at Risk register. This is available online at http://www.english-heritage.org.uk/server/show/nav.19074. We note that the register currently identifies 7 Listed Buildings and 2 Conservation Areas as being at risk.</p>	
EH	Samantha Coates	<p><u>Section 3.2: Environmental Trends (p.34)</u></p> <p>This section should provide an assessment of the likely implications on the historic environment should the Site Allocations DPD not be implemented. Such impacts could include loss of or damage to heritage assets, loss of historic significance and heritage value within the historic environment, and harm to historic and local character.</p>	This was included as part of Section 3.2.
EH	Samantha Coates	<p><u>Appendix 3: SA framework</u></p> <p>The questions used to guide the SEA in Appendix 3 are inadequate. You may find our guidance 'Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment', available on the HELM website as a useful guide in this respect. Questions that may be useful in guiding the SA process include:</p> <ul style="list-style-type: none"> • Will it preserve or enhance the historic environment • Will it preserve listed buildings and structures and their settings? • Will it preserve and enhance the character and appearance of conservation areas and their setting? • Will it protect historic townscapes? • Will it preserve archaeological remains and their setting? 	The questions were amended to reflect comments made by EH.

5. Proposed Submission SA (2012)

Consultee	Contact Details	Summary of consultation responses	How the comment was dealt with in the SA report
English Heritage	English Heritage 1 Waterhouse Square 138-142 Holborn London	No further comments to make on the Sustainability Appraisal at this stage.	Comments noted – No changes required.
Environment Agency (EA)	Charles Muriithi Planning Technical Specialist	Notes that the findings of the Sustainability Appraisal have been reflected in the document.	Comments noted – No changes required.

APPENDIX 8 Sustainability Appraisal and Strategic Environmental Assessment, Site Allocations Further Options Report, October 2010

Refer to separate report.

APPENDIX 9 Sustainability Appraisal and Strategic Environmental Assessment, Development Policies and Site Allocations Preferred Options Report, April 2007

Refer to separate report.