OLD KENT ROAD AREA ACTION PLAN/ OPPORTUNITY AREA PLANNING FRAMEWORK

INTEGRATED IMPACT ASSESSMENT: SCOPING REPORT

February 2016

CONSULTATION	TIMETABLE
Consultation on Integrated Impact Assessment Scoping Report (this document)	
Evidence gathering and refinement of the baseline information, plans , programmes and strategies, key issues, objectives and IIA framework	**2015-Spring 2016**
Developing and refining options and assessing effects and preparing the Integrated Impact Assessment Report	**Spring 2016**
Consultation on the draft Old Kent Road Area Action Plan Preferred Option and Integrated Impact Assessment	**Summer 2016**
Consideration of responses and developing the draft Old Kent Road Area Action Plan and Integrated Impact Assessment Report	**Autumn 2016**
Consultation on the submission version Old Kent Road Area Action Plan and Integrated Impact Assessment Report	**2017**
Submission of the draft Old Kent Road Area Action Plan Integrated Impact Assessment Report to the Planning Inspectorate	**2017**
Examination in Public	**2018**
Adoption of the Old Kent Road Area Action Plan	**2018**

HOW TO COMMENT ON THIS REPORT
If you have any queries regarding this document please contact Southwark council's planning policy team. Comments can be returned by post or email to: Planning Policy Chief Executive's Department FREEPOST SE1919/14 London, SE1P 5LX Tel: 020 7525 5471 Email: planningpolicy@southwark.gov.uk Consultation on this document begins on 12 February 2016 All comments must be received by **5pm on 18 March 2016**

CONTENTS

1. INTRODUCTION AND SUMMARY

1.1. Summary
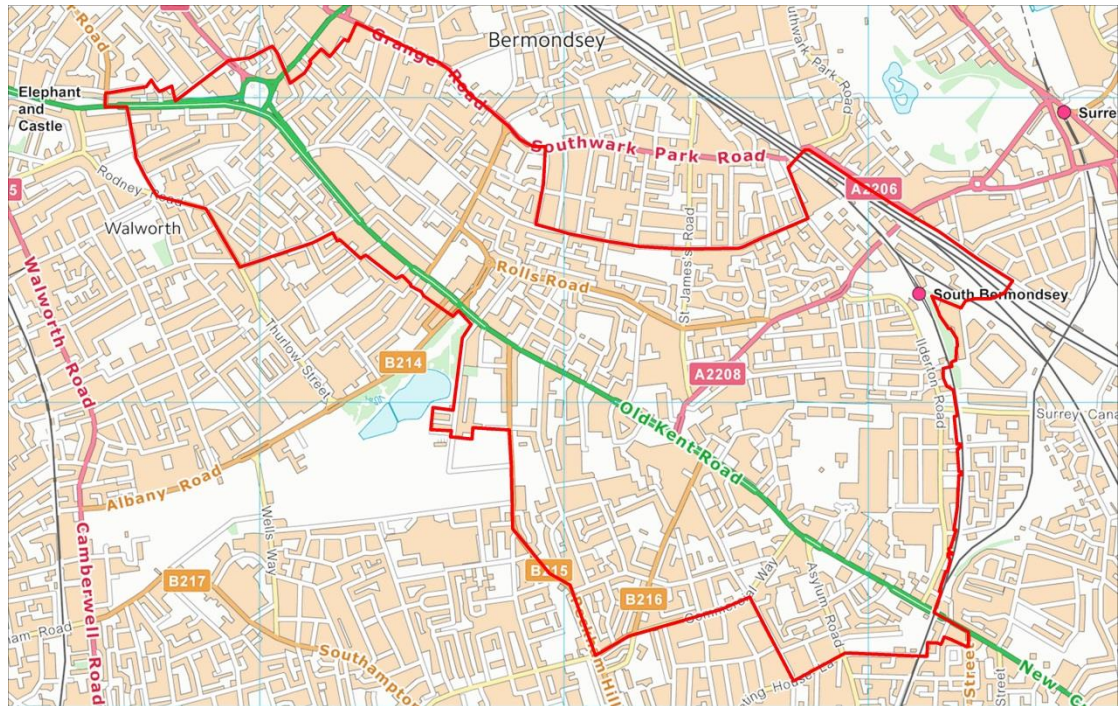
Figure 1.1 Draft Opportunity Area Boundary

1.1.1. This scoping report has been produced as part of the Integrated Impact Assessment (IIA) of the Old Kent Road Area Action Plan (AAP)/Opportunity Area Planning Framework (OAPF). The plan relates to the opportunity area shown in Figure 1.1. The AAP/OAPF for the Old Kent Road will provide a vision and policies to guide development over 20 years and will be used as a focus for investment and to help make decisions on planning applications. IIA is a method of assessing the possible implications, intended and unintended, of the emerging AAP/OAPF policies. It will examine how a proposal may affect the communities in Southwark and how these effects may be distributed amongst different groups within the community. The aim of IIA is to make recommendations to enhance potential positive outcomes and minimise negative impacts of a policy. IIA is most effective when used as early as possible in the development of policies.

1.1.2. Sustainability Appraisals (SA) are a requirement of the Planning and Compulsory Purchase Act (2004) and Strategic Environmental Assessments (SEA) are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). The council has chosen to integrate the Health Impact Assessment (HIA) and Equalities Analysis (EqIA) processes with the overarching SA/SEA process to allow for a single joint appraisal to be carried out. Requirements of the Habitats Assessment Regulations (Habitats Regulation Assessment HRA) will be provided separately.

1.1.3. The scoping report contains baseline information regarding key environmental, social and economic matters relevant in the borough and likely to be effected by the AAP/OAPF. It also includes a review of the relevant plans, strategies and legislation, set out in accordance with their spatial significance and grouped accordingly as International, National, Regional and

Local. The baseline information and the relevant information contained within the relevant documents will be taken into account in the preparation of the next stage of the Old Kent Road AAP/OAPF Preferred Option and its IIA.

1.1.4. The scoping report also establishes a framework for undertaking the IIA, and sets out the sustainability, health and equalities objectives, decision making criteria and potential indicators that will be used to measure the impacts of the AAP/OAPF. The IIA will allow stakeholders to quickly identify positive and negative impacts which otherwise might not come to the attention of those involved with preparation of the policy. This process will also be able to highlight any areas of the emerging AAP/OAPF which may require further exploration. IIA recognises that specific impact assessments still have their place, but has been devised to enable a wide range of stakeholders within and across different organisations and communities to consider various potential impacts of the policy at the same time.

1.1.5. Under the Environmental Assessment of Plans and Programmes Regulations (2004), three statutory consultation bodies with environmental responsibilities must be consulted on the scope and level of detail of the information included in the report:

   1. Historic England;
   2. Environment Agency;
   3. Natural England.

1.1.6. However as this is an IIA with a broader scope than purely environmental issues the council also will consult additional interest groups and bodies with an interest in the issues covered.

1.1.7. The results of the consultation on this scoping report will be used to shape the IIA process, including:
   - The selection of environmental, social, economic, health and equality aspects to be assessed;
   - The identification of IIA objectives;
   - The choice of preferred options to be considered within the Old Kent Road AAP/OAPF.

1.1.8. This scoping report has been published on the council's website on Friday 12 February 2015 for a five-week consultation period. During the consultation period, we strongly encourage comments to be submitted, where you can suggest improvements or point out if there is anything we have missed. We will respond, and publish responses, to the comments received and make amendments to the information if necessary to inform the IIA of the Preferred Options paper for the draft Old Kent Road Area Action Plan.

1.2. Southwark's Planning Policy Context

1.2.1. There are a number of components to the Southwark planning policy context from the national level to locally prepared development plans and planning documents. Numbers 1-7, listed below, together make up Southwark's current planning policy context:

   1) The National Planning Policy Framework (NPPF) – the NPPF was introduced by the government in 2012 and condensed thousands of pages of national planning policy into 52 pages. To aid understanding

and interpretation of the NPPF, the government has also produced topic-based national planning practice guidance (NPPG). However, the guidance does not constitute formal policy, and so does not hold significant weight in the determination of planning applications. The NPPF seeks to establish planning policies applicable to the UK as a whole. Unless otherwise justifiable, all regional and local planning policy must be in general conformity with the NPPF.

2)   The London Plan (2015) – The London Plan contains the regional planning policy for Greater London as a whole. The London Plan considers long-term, large scale, strategic issues as well as more detailed policy suited specifically to London, for example prescribing acceptable levels of density in a London context. The Mayor of London also produces more detailed Supplementary Planning Guidance to aid understanding and interpretation of the planning policies in the London Plan. Unless otherwise justifiable, all London borough local planning policy must be in general conformity with the London Plan.

3)   The "saved" Southwark Plan policies (adopted in 2007): The saved Southwark Plan policies contain detailed development management policies which are used in assessing planning applications.

4)   The Core Strategy (adopted in 2011) is the overarching spatial plan for the borough, and the adopted policies map (2012). This was produced in response to a new system of local plans introduced by national government. The Core Strategy takes a longer-term, more broad and strategic overview than the 2007 Southwark Plan.

5)   Area Action Plans (AAPs) - adopted for Aylesbury, Peckham and Nunhead and Canada Water. These documents contain area-specific planning policy fine-tuned for that specific area.

6)   Other area-based and topic-based Supplementary Planning Documents (SPDs). These do not constitute planning policy and their purpose is to aid understanding and provide a more detailed interpretation of and guidance to local Southwark planning policy.

7)   Southwark has several neighbourhood forums either established or currently in the process of establishing with the objective of designating a neighbourhood area, for which a group of people can come together and write their own development plan for. Again, this must be in general conformity with the local, regional and national planning policy. So far no neighbourhood plans have been produced or adopted in Southwark.

8)   Local Development Scheme: This sets out a timetable for the preparation and adoption of the Local Planning Authorities various planning policy documents (such as those listed above). This schedule takes into account the different stages of plan preparation including evidence base gathering or background studies, various consultation phases and, where relevant, any public hearings that the council will need to go through before getting the policies adopted. This is updated every year.

New Southwark Plan

1.2.2. The New Southwark Plan (NSP) will replace the saved Southwark Plan and the Core Strategy and contains strategic and detailed policies in one whole document. The planning policies, as proposed in the New Southwark Plan, will have significant implications for the social, economic and environmental well-being and resilience of the borough and its residents.

1.2.3. The NSP will emerge as a result of a series of consultations which will be carried out over the next few years to meet the requirements of the Town and Country Planning (Local planning) (England) Regulations 2012 (The Regulations) as well as the guidance set out in Southwark's Statement of Community Involvement (SCI).

1.2.4. An informal first stage of the preparation of the NSP, the Issues and Options paper, was consulted on until 6 March 2015. Comments received at this stage were taken into account in the preparation of the Preferred Option version of the NSP. The NSP Preferred Option has been published for public consultation from 26 October 2015 to 12 February 2016. The Preferred Option sets out an emerging strategy for regeneration in Southwark including detailed development management policies. The NSP sets out the Council's approach to planning to deliver the Council's Fairer Future promises, updating the strategy and area visions in the Core Strategy (2011).

Old Kent Road Area Action Plan/Opportunity Area Planning Framework

1.2.5. The AAP/OAPF will be prepared in stages. Consultation is currently at the issues and options informal stage. This has been taking place throughout 2015 and 2016. The council has been holding a series of workshops and other events designed to generate ideas on all relevant themes including the overall vision, design and building heights, the mix of activities and uses, routes and public transport and green infrastructure. The outcomes of consultation will inform the preferred options AAP/OAPF, to be published for consultation in spring 2016.

1.2.6. The final AAP/OAPF will be prepared for consultation in 2017 and then submitted to the Secretary of State for an examination-in-public held by an independent planning inspector.

1.3. The move towards Integrated Impact Assessment

1.3.1. During the preparation of local plans, the council is required by UK law to assess the sustainability impacts of its planning policies through a Sustainability Appraisal (SA). This is a requirement under section 19 (5) of the Planning and Compulsory Purchase Act ('the Act'). SA is an integral part of good plan making and should not be seen as a separate activity. Its purpose is to promote sustainable development by integrating sustainability considerations into plans. By testing each plan policy against sustainability objectives, the SA process assesses and reports the likely significant effects of the plan policies and the opportunities for improving social, environmental and economic conditions by implementing the plan.

1.3.2. SAs are also required to satisfy the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. SEA is transposed into UK legislation through the Environment

Assessment of Plans and Programmes Regulations 2004. SEA is focused primarily on environmental effects, whereas SA goes further by examining all the sustainability related effects of plans, whether they are social, environmental or economic. The process for undertaking a SA is conducted in accordance with the requirements of the SEA Directive.

1.3.3. The council is also required by UK law to pay due regard to advancing equality, fostering good relations and eliminating discrimination for people sharing certain protected characteristics, as set out in the Public Sector Equalities Duty (2011) (under section 149 of the Equalities Act 2010). The council carries out Equalities Analysis (EqIA) of its plans, decisions and programmes to consider the potential impact (positive and negative) of proposals on the key 'protected characteristics' in the Equality Act 2010 and on Human Rights.

1.3.4. Health Impact Assessment (HIA) is a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of these effects within the population. In this context health can be defined as both physical and mental health and well-being. HIA also considers the potential effects on the determinants of health such as life circumstances and lifestyles. HIA is still a relatively new concept and as yet there is no one standard method for conducting HIAs. However it should involve all relevant stakeholders and use a range of methods to gather data as evidence. While a HIA is not required by law it is considered good practice, particularly since responsibility in managing the health of populations was transferred form national government to local authorities following the Health and Social Care Act 2012.

1.3.5. Crucially, assessing policies from these different perspectives - that is 1) a sustainability perspective (including environmental, social and economic sustainability), 2) an equalities perspective and 3) a health perspective - will enable a considered and holistic approach to assessing the proposed policies in the AAP/OAPF in an integrated way.

1.3.6. There are overlaps in the methods and outputs of the above documents and therefore an approach which fuses the statutory requirements of the SA, SEA, EqA and HIA into a single integrated impact assessment will be used to assess the impact of the AAP/OAPF.

1.4. Process

1.4.1. The National Planning Practice Guidance (NPPG) sets out the key stages and tasks for the SA process and their relationship with the Local Plan process, which are illustrated in Figure 1.2. These key stages and tasks are applicable to the IIA process for the Old Kent Road AAP/OAPF. It is important to note that IIA is an iterative and on-going process. Stages and tasks in the IIA process may be revisited and updated or revised as a plan develops, to take account of updated or new evidence as well as consultation responses.

1.4.2. This document reports the scoping stage of the IIA process for the AAP/OAPF. Following this introductory Section 1, this report is structured into six further sections:

- Section 2 and Appendix 1 provides a summary of the key plans, strategies and programmes of relevance to the IIA of the AAP/OAPF;

- Section 3 describes the characteristics of the Old Kent Road area, setting out a summary of the collated baseline information;
- Section 4 sets out the key sustainability, health and equality issues and IIA Framework of Objectives;
- Section 5 sets out proposed approach and method for the IIA; and
- Section 6 provides the structure of the IIA report and next steps for the process.
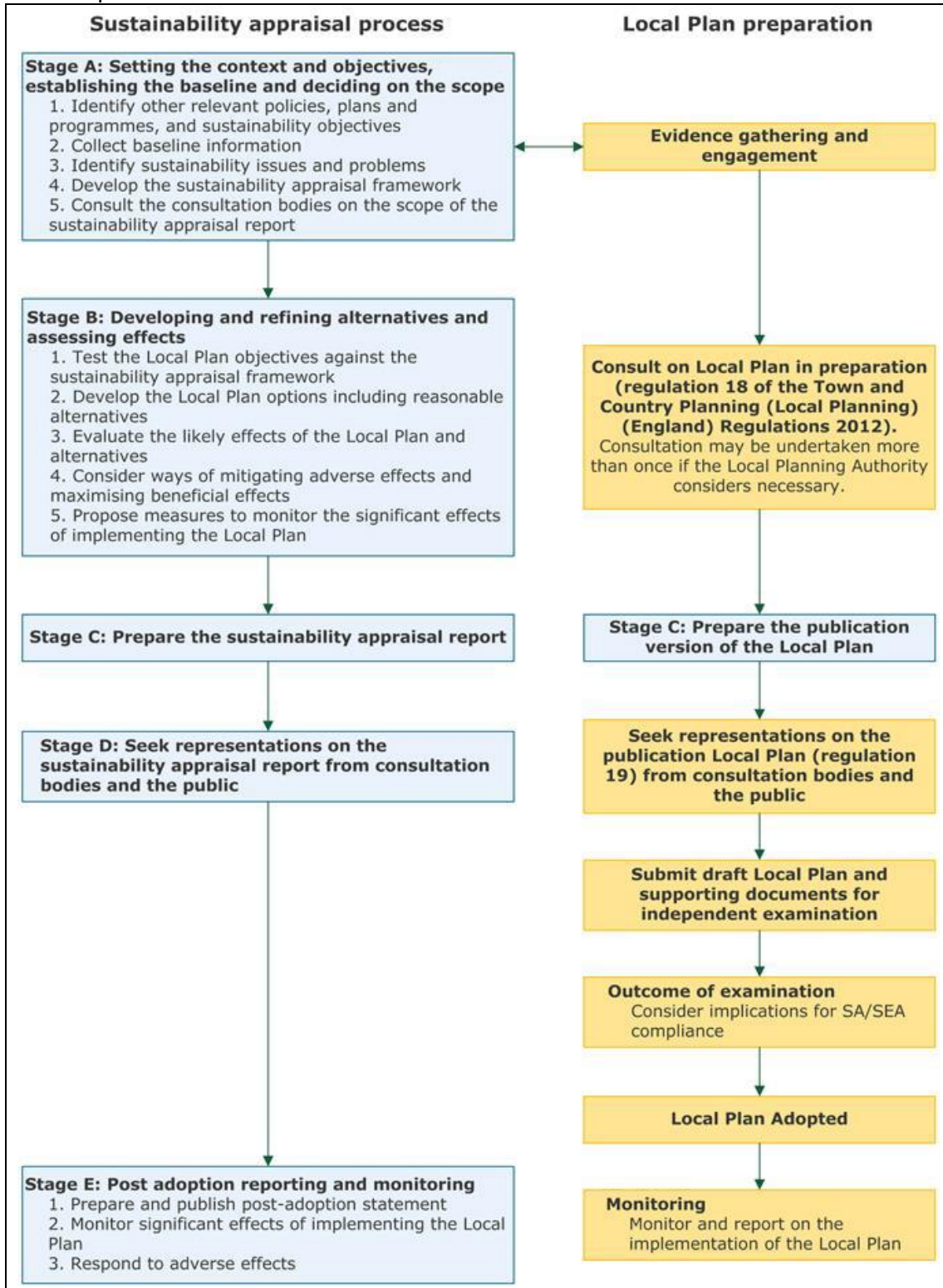
Figure 1.2

Source: National Planning Practice Guidance 2014

2. IDENTIFYING OTHER RELEVANT PLANS, STRATEGIES AND PROGRAMMES

2.1. Introduction

2.1.1. In order to establish a clear and concise scope for the IIA it is necessary to identify and review the relevant polices, plans and programmes that may influence the content of the AAP/OAPF. This process enables potential relationships to be identified that will allow potential synergies to be exploited and any inconsistencies and constraints to be addressed. It will also identify additional objectives and indicators, which will assist in analysing and comparing economic, environmental and social impacts throughout the SA and help in identifying key sustainability issues.

2.1.2. It is important to identify this policy framework at an early stage as a wide range of guidance and initiatives influence the United Kingdom's planning system and the development of planning policy in Southwark

2.1.3. The policy framework is constantly evolving: at a national level, the National Planning Policy Framework and National Planning Practice Guidance are now in place (replacing and simplifying a suite of former national policy and guidance documents); at a regional level, the London Plan and associated Supplementary Planning Guidance are subject to on-going review.

2.1.4. At a local level, planning decisions in Southwark are influenced by a number of statutory plan-making authorities and policy is developed with regard to corporate Council-wide strategies. In addition the evidence base continues to evolve as AAP/OAPF framework documents are prepared.

2.1.5. **Appendix 1** provides an overview of the key international, national, regional and local policies, plans and programmes that will inform the AAP/OAPF and accompanying IIA.

3. BASELINE INFORMATION

3.1. Introduction

3.1.1. The SEA Directive requires the collation of baseline information to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the borough and providing the basis for predicting and monitoring effects of the AAP/OAPF. To make judgements about how the emerging content of the AAP/OAPF will progress or hinder sustainable development, it is essential to understand the economic, environmental and social circumstances in the borough today and their likely evolution in the future. The aim is to collect only relevant and sufficient data on the present and future state of the borough to allow the potential effects of the AAP/OAPF to be adequately predicted.

3.1.2. The SA/ SEA Guidance provided by Government proposes a practical approach to data collection, recognising that information may not yet be available and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. Collection of baseline information should be continuous as the IIA process guides plan making and as new information becomes available.

3.1.3. A summary of the collated baseline information is provided below. The majority of the Old Kent Road opportunity area broadly covers the four wards of Grange, South Bermondsey, East Walworth and Livesey which have been used to gather baseline information. Census statistics for the Old Kent Road area in this section are based on a best fit of lower level super output areas to the proposed opportunity area boundary.

3.2. SOCIAL CONDITIONS

Population

3.2.1. The approximate population of the Old Kent Road area in 2011 was 32,142[1], 11.1% of Southwark's total population of 288,283.

3.2.2. At a borough level the population of Southwark is projected to grow 20% from 306,745 in 2015 to 368,444 in 2036[2]. Some of this population growth will be accommodated in the opportunity area. The scale will be largely determined by the level of development planned for by the AAP/OAPF.

3.2.3. Current projections for the 4 council wards containing the major part of the opportunity area[3] estimate population growth of 15% from 58,732 in 2015 to 67,829 in 2036. This rate of population growth is lower than that expected for the borough and indicates the level which might be expected without the implementation of the AAP/OAPF for the opportunity area.

3.2.4. The average density for the opportunity area is 105.0 persons per hectare[4], which is only marginally lower than the borough (105.5) and inner London

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[1] 2011 Census, Office for National Statistics
[2] GLA 2014 Round SHLAA Based Capped Population Projections, Greater London Authority
[3] GLA 2014 Round Ward-level Capped Borough Preferred Option Population Projections, Greater London Authority [not available online]
[4] 2011 Census, Office for National Statistics

(106.4) averages[5]. Given that the area does not include any significant open undeveloped land, although it does contain uninhabited industrial areas, the average density is not necessarily indicative of the resulting character of residential neighbourhoods within the area.

Age groups

Table 3.1 Proportion of population by broad age band
mid-2012

	0–15 years %	16–64 years %	65+ years %
Old Kent Road	20.5	71.7	7.9
Southwark	18.6	73.6	7.8
London	20.1	68.7	11.3
England	18.9	64.1	16.9

Source: Office for National Statistics[6]

3.2.5. At present the opportunity area has a high proportion of people under retirement age and population growth in recent years has been dominated by a growth in the number of working age people. The proportion of people below working age is slightly greater than the national or borough average but is close to the average for London. This age group saw a 14.4% increase from 2002 to 2012. The proportion of working age people is slightly lower than the borough average, but remains higher than the national or London-wide average and saw an increase of 29.3% from 2002 to 2012.

3.2.6. The proportion of people older than working age is close to the borough average, and is less than half of the national average, following a 10.5% decrease from 2002 to 2012. However at a borough level the 65+ age group is projected to increase from 7.8% to 10.1% by 2031[7] so there is potential for the downward trend in the opportunity area to change as the resident population ages, if older people remain living in the area.

Diversity

Table 3.2 Percentage of population by broad ethnic group
2011

	White %	Mixed/ multiple ethnic groups %	Asian/ Asian British %	Black/ African/ Caribbean/ Black British %	Other ethnic group %
Old Kent Road	46.2	6.5	8.6	34.1	4.5
Southwark	54.2	6.2	9.4	26.9	3.3
London	59.8	5.0	18.5	13.3	3.4
England	85.4	2.3	7.8	3.5	1.0

Source: 2011 Census, Office for National Statistics

3.2.7. The area has a similar profile of broad ethnic groups to the borough overall, with the representation of white ethnic groups significantly lower than the

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[5] Local Profiles, Neighbourhood Statistics, Office for National Statistics
[6] Mid-year Population Estimates, Office for National Statistics
[7] South East London Strategic Housing Market Assessment 2015

national average. Black/ African/ Caribbean/ Black British groups are the second largest broad group in the area and their proportion of the population is greater than the borough and significantly greater than the regional or national average. Similarly, while still the smallest broad group other ethnic groups are represented at 4.5 times the national average. The proportion of Asian/ Asian British groups is around half that of the London average.

3.2.8. 43.4% of the area's residents were born outside the UK, above the borough average of 36.5%. 12.0% were born in other European countries. The other largest migrant groups by birth are 12.7% from Central and Western Africa, 4.1% from South America and 3.12% from South and Eastern Africa. The main language for 22.8% of people age 3 years and over is something other than English. This is between the borough average of 19.6% and 25.2% for inner London.[8]

3.2.9. 57.5% of residents in the opportunity area state their religion as Christian faith, closer to the national average of 59% than the borough average of 52.5%. The second most prevalent religion in the area is the Muslim faith at 10.9%, higher than the borough average of 8.5% and the national average of 5.0%. 20.5% of residents stated they had no religion, compares to 26.7% borough-wide and 24.7% nationally.[9]

Deprivation

3.2.10. The Indices of Multiple Deprivation (IMD)[10] combine a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area of roughly 1,500 residents (called Lower Super Output Areas - LSOAs) in England. This allows each area to be ranked relative to one another according to their level of deprivation.

3.2.11. In 2015 Southwark is ranked the 40th most deprived borough of the 326 local authorities in England on average score (i.e. it is in the top 15% most deprived), holding a similar position to 2010 when it was ranked 41st. Deprivation is varied within the opportunity area, with 6 small areas in the 30% most deprived, 8 in the 20% most deprived and 3 in the 10% most deprived. The relative deprivation was very similar in 2010, with one less small area in the 20% most deprived. The concentration of deprivation in the opportunity area and surrounding neighbourhoods is shown on the following map.

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[8] 2011 Census, Office for National Statistics
[9] 2011 Census, Office for National Statistics
[10] English indices of deprivation, Department for Communities and Local Government
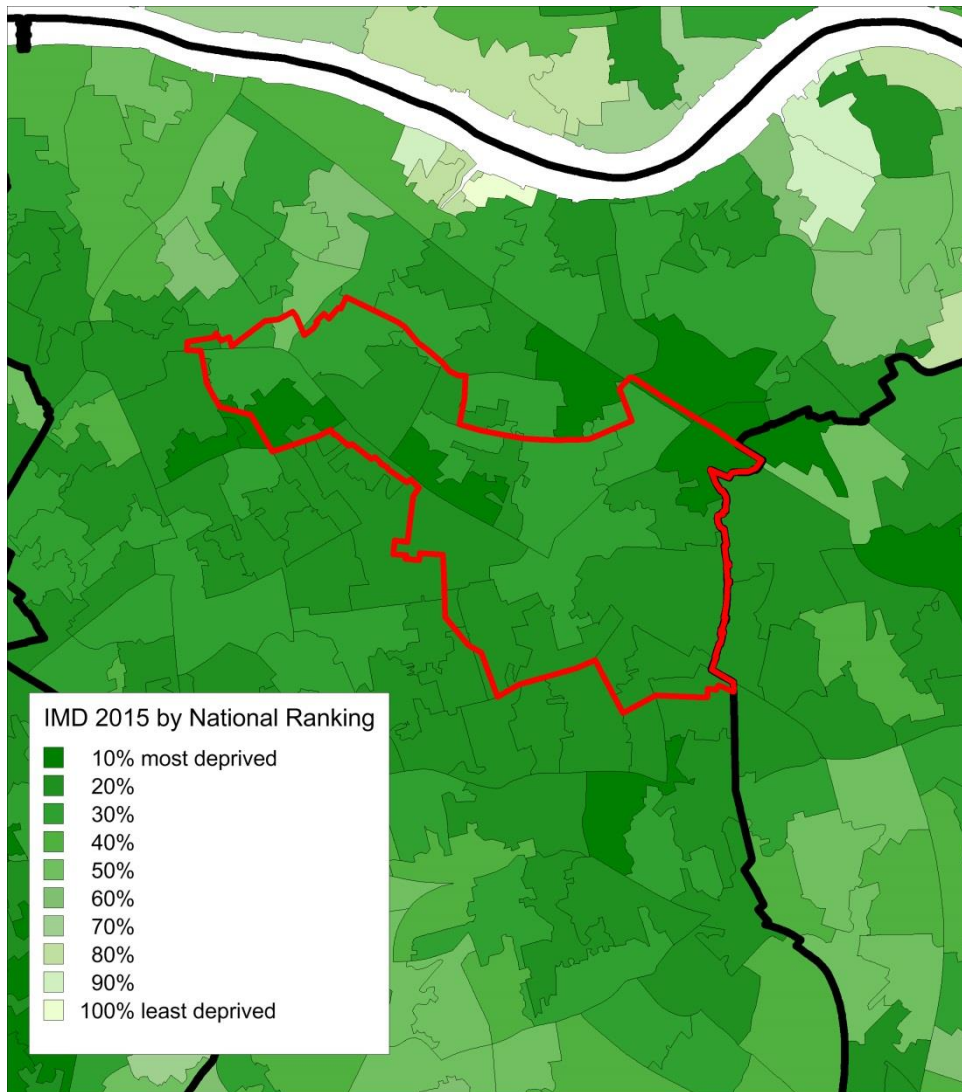
Figure 3.1 Index of Multiple Deprivation 2015

Source: Department for Communities and Local Government

3.2.12. The IMD is grouped into broad indicators, or domains, each of which is compiled from a number of sub-domains, some of which are described in the table below

Table 3.4 Index of Multiple Deprivation

2015, 2010

IMD Domain	Average relative deprivation in England		
	Old Kent Road Opportunity area 2015	Southwark 2015 (rank of average score)	Old Kent Road Opportunity area 2010
Income deprivation (including numbers of adults and children on a range of benefits)	20% most deprived	10% most deprived	20% most deprived
Employment deprivation (including numbers on a range of out of work benefits)	30% most deprived	35% most deprived	30% most deprived
Health and disability (including figures on standardised measures of morbidity, disability and premature death)	40% most deprived	30% most deprived	30% most deprived
Education, skills and training (including a range of school attainment figures for children and young people and those for adults with few/no qualifications)	50% most deprived	25% least deprived	50% most deprived
Barriers to housing and other services (including the accessibility of housing and proximity of key local services)	20% most deprived	10% most deprived	10% most deprived
Crime levels (including figures for recorded crime in four key areas: violence, burglary, theft and criminal damage)	20% most deprived	5% most deprived	15% most deprived
Living Environment (includes separate scores for the quality of indoor living environment and outside living environment)	20% most deprived	5% most deprived	15% most deprived

Source: Department for Communities and Local Government

3.2.13. The domain rankings give a broad indication of the nature of deprivation in the opportunity area. The areas of greatest concern are income, barriers to housing and other services, crime levels and living environment. However, across most of these domains the area's relative performance has improved since 2010 and it is less deprived relatively than the borough average.

3.2.14. Although the area performs worse than the borough average, it does not register as a relatively deprived area in terms of education, skills and training and neither does it show significant levels of deprivation due to health and disability.

Indices of Deprivation Affecting Older People Index (IDAOPI) and
Indices of Deprivation Affecting Children Index (IDACI) 2015

3.2.15. Subsets of the Income Deprivation Domain show the relative proportions of children and older peoples that are income deprived by small area[11].

3.2.16. Southwark ranks 6th (i.e. top 2%) out of 326 local authorities in England for the average score for income deprivation affecting older people and 17th (i.e. top 6%) in England for income deprivation affecting children. The relative level is less severe in the opportunity area but the average rank is still in the top 20% in England for both older people and children, and more acute than income deprivation generally.

Mosaic Household Index

Table 3.5 Propensity of Households towards Mosaic Groups
2014

Aspiring Homemakers	City Prosperity	Family Basics	Municipal Challenge	Rental Hubs	Transient Renters	Urban Cohesion	Vintage Value
0.0%	10.5%	0.7%	63.1%	21.7%	0.2%	2.8%	0.9%

Source: Experian[12]

3.2.17. Segmentation of social groups by demographic, lifestyle and behaviour datasets gives another profile of local socio-economic conditions.

3.2.18. In the opportunity area over half of households are likely to be in the Mosaic Municipal Challenge group. These are typically long-term tenants of social housing of working age without children, facing unemployment or lower incomes and receiving benefits. Crime and the fear of crime are significant issues for these residents. Health issues may include poor diet and lack of exercise.

3.2.19. The second most likely group to be present is Rental Hubs – single private renters without children, often including those in shared accommodation. They are typically aged 18-35 including students and people with higher qualifications early in their careers. They have a low incidence of health issues and need of financial support but are victims of high rates of crime.

3.2.20. The third most likely group to be present is City Prosperity – people in senior well-paid city jobs, typically in their 30s without children. They have high levels of good health but are also victims of high rates of crime.

3.2.21. Some caution should be taken given the intention of the segmentation data to generalise about groups of households. For instance census data indicates a higher than average proportion of children in the area but the common Mosaic groups would suggest the opposite. The profile does however support indications from the IMD that levels of deprivation are reasonably high in the opportunity area and highlights issues of income and crime in particular. There is also some mix of different groups in the area and not all residents will face the same challenges.

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[11] English indices of deprivation, Department for Communities and Local Government
[12] Mosaic Household Index 2014, Experian

Housing

House Prices

3.2.22. London and Southwark's growing population has serious implications for housing. The increased demand for housing has effects on affordability and overcrowding. In October 2015 the average house price in Southwark was £586,106. In the opportunity area, the average house price in 2014 was £422,220. House prices are significantly more in Grange ward compared to the other wards covering the opportunity area due to proximity to the city. This compares favourably with the greater London average of £630,050 (October 2015). Across England as a whole, the average house price was £296,549. This makes the cost of buying a house in the opportunity area at present around 1.4 times more expensive than in the rest of the UK.

3.2.23. Nationally, house prices have risen by 5.6% over one year from October 2014 to October 2015. In Southwark, prices over the same period decreased by 0.3% however the monthly change from September to October 2015 saw a drop in price by 3% (or £19,016) back to close to the 2014 average. Demand for homes in London and a shortage of supply has led to an increase of average price of £211,272 or 50% in the last five years. For a 2 bedroom property in Southwark the average rent was £2,108 per month (October 2015).[13]

3.2.24. The Old Kent Road is characterised by a wide variety of housing types including terraced houses, cul-de-sacs, blocks of flats, maisonettes and some neo-Georgian architecture and mansion houses along the road frontage. Post-war clearances and the drive for redevelopment led to a number of new housing estates built in the 1960's, a substantial amount of pre-war historic housing estates also remain managed by the Peabody Trust and City of London Corporation, alongside newer 1980/90s developments, all of which are well served by schools, places of worship, open spaces and other community uses.[14]

3.2.25. Some examples of pre and post war housing estates include:

- Tustin Estate, built in the late 1960s. Located on the corner of Ilderton Road and Old Kent Road
- Manor Grove. Designed by George Finch, London County Council architect in 1959, built c1961
- Kent House, built in 1935 and has been fully refurbished in recent years
- Waleran, Dover and Kingsley buildings which make up the Bricklayers Arms Estate were built in 1884 by the Improved Industrial Dwellings Company, and bought by Peabody in 1964
- Avondale Square Estate. The three 20-storey tower block buildings and other blocks built as part of the Corporation of London's Avondale Square estate development were opened on 26 October 1962 under the names West, Centre and East Point

3.2.26. Southwark Council is one of the largest landlords in the UK, being responsible for 39,780 dwellings within its boundaries. This equates to 32% of the total number of homes in the borough. This is a significantly higher proportion than

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[13] Housing Market Trends Bulletin, South East London Housing Partnership 2015/16
[14] Old Kent Road Employment Study 2016, GLA/Southwark Council

Greater London as a whole, where 12.2% of the total housing stock is owned and managed by local authorities.

3.2.27. In 2011, 30.6% of the 39,780 council homes in Southwark fell below the government's "decent homes standard." This is equates to 12,173 dwellings. Again this is significantly higher than the London-wide figure of 22.4% of council homes falling below the "decent homes standard".

3.2.28. Housing provided by registered social landlords (RSLs), such as Housing Associations, make up 12.5% of the borough's housing stock, at 15,530 dwellings. This is roughly inline with the London-wide figure of 11.4% of the city's housing stock.[15]

3.2.29. In the opportunity area, 58% of the housing stock is social rented, 17% of properties are privately owned, and 21% are privately rented. Flats are the dominant housing typology in the Old Kent Road, comprising 80% of the area's stock.[16]

New build homes (Use Class C3) in Southwark

3.2.30. The London Plan (2015) sets Southwark a target of 2,736 net new homes every year up to 2025 to make a total London Plan target of 27,362 new homes between 2015 and 2025. This includes new-build, conventional, self contained homes as well as non-conventional, non-self contained homes such as hostels, HMOs, care homes and student housing. For some boroughs, the Mayor expects empty homes brought back into use to count towards meeting their target. In prescribing his targets, the Mayor did not expect Southwark to deliver any new homes from bringing empty units back into use. However Southwark has consistently delivered new homes this way each year regardless. During each year since 2004/05, Southwark has bought an average of 157 empty homes back into use.[17]

3.2.31. Southwark is currently delivering around 1,700 new homes per annum with around 700 of these being affordable homes. This is consistently one of the highest levels of delivery of new homes within London and nationwide. The delivery of new homes is expected to come forward predominantly in Southwark's regeneration areas, identified in the New Southwark Plan (Preferred Option) of which the Old Kent Road forms an important part. The opportunity area is expected to bring forward up to 20,000 new homes up to 2036 to help meet these ambitious targets.

3.2.32. In the period March 2013 to March 2014 223 net new homes were completed in the opportunity area or within close proximity to the boundary, 67 of which were new affordable homes.[18] Some mixed use development can already be seen replacing industrial or commercial land within the area. For example, a scheme completed in 2014 at 430-432 Old Kent Road saw the demolition of a former car garage and redevelopment including 64 new homes (22 of which were affordable homes), along with 417 sqm of commercial floorspace with high street frontage.

[15] Local Profiles, Neighbourhood Statistics, ONS:
http://www.neighbourhood.statistics.gov.uk/dissemination/Info.do?page=analysisandguidance/analysisar
ticles/local-authority-profiles.htm
[16] London Borough Profiles, GLA: http://data.london.gov.uk/dataset/london-borough-profiles
[17] Southwark Council Housing Department
[18] London Development Database

Affordable housing and family-sized housing

3.2.33. Southwark's housing needs were most recently assessed in the South East London Strategic Housing Market Assessment (SHMA) 2014, which looked at the South East London sub-region as a whole. The SHMA 2014 recognised that the largest demand for housing in Southwark is for family and affordable housing, particularly social rented housing. In 2013, the average house price in Southwark was 12.8 times the average full-time worker's earnings. This is higher than the London average of 11.8 times earnings.

3.2.34. Southwark has over 18,400 overcrowded households, representing over 15% of the borough's households. Almost 3% of these households fell into the "severely over crowed" capacity, being two or more bedrooms short of need. In 2013 there were 761 households classed as homeless and in temporary accommodation. The SHMA estimates an additional 2,232 households will have affordable housing need in the future. This is from newly formed households unable to buy on the open market as well as existing households falling into need due to changing circumstances. Southwark also has a backlog of over 19,000 households with an unmet need for affordable housing, with over 16,000 of these being overcrowded households. Overcrowding is known to have a negative effect, particularly with children, on physical health and mental well-being.[19]

3.2.35. The SHMA surmises that to meet the existing and future affordable housing need Southwark needs to deliver around 800 affordable units per year. 67% of this figure would meet needs through being intermediate housing. According to the SHMA, the largest demand is for three and four bed units in the social and affordable rented sector. There is no additional requirement for one-bed units in the social and affordable rented sector. In the intermediate sector the greatest demand is for two-bedroom units.

3.2.36. Since 2011/12, the yearly average number of affordable homes completed in Southwark was 496. This is 62% of the estimated need as identified in the SHMA. 496 new build affordable conventional homes equates to 39% of all new conventional homes built each year. Of this 39%, 26% have been for social rent. Since 2011/12, 35% of all new build affordable units in Southwark were family sized (three-bedrooms or more), at 515 family-sized affordable units of 1488 affordable units. 897 family sized units (market and affordable) have been delivered as part of the total 3808 units delivered since 2011/12, representing 24%.[20]

Housing to meet specific-needs

3.2.37. Southwark is projected to have a 63% increase in the number of people aged 65+ between 2012 and 2032. There is also a 73% projected increase in the number of people aged 85+. Southwark has a below average supply of specialised elderly accommodation (compared with the average for South East London). 33% of elderly households in the borough are owner occupiers while 61% are in the social rented sector. Southwark has fewer elderly people with mobility issues than other South East London boroughs (with around 4,200) however this group is expected to increase by 17% between 2012 and 2020.

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[19] Chance of a Life Time: The Impact of Bad Housing on Children's Lives, Shelter:
https://england.shelter.org.uk/__data/assets/pdf_file/0016/39202/Chance_of_a_Lifetime.pdf
[20] London Development Database

3.2.38. Over the same period, the number of working age people with serious physical disability is expected to increase by 23% from 3,600 to almost 4,450. Current unmet need for wheelchair housing stands at close to 550 households.

3.2.39. Of the 4,300 students living in halls of residence in South East London, more than half were in Southwark.[21] Over the past 10 years, close to 1,800 student rooms have been delivered in Southwark each year, with over 1000 of these completed since 2011/12.[22]

3.2.40. Together with Lewisham, Southwark has the most ethnically diverse population in the South East London sub-region. The borough has a significant number of African households. Compared to the population as a whole, a very high proportion of Black households (70%) are housed in the social/affordable rented sector and a small proportion of this group (17%) is in owner-occupation. A greater proportion of White households in Southwark are in the 64+ age group compared to the other ethnic groups in the borough.[23]

Social Infrastructure
Education, Skills and Training

3.2.41. In Southwark the proportion of the population without qualifications fell from 23.0% in 2005 to 8.1% in 2014. This level has converged with the London-wide average which fell from a lower rate but by less from 14.3% to 7.9%.[24] In 2011 in the opportunity area the proportion of the adult population without qualifications was 21.1%[25], although it is not known whether this has improved as with the trend in the wider borough and London.

3.2.42. At the borough level the percentage of pupils achieving 5+ A*-C grade GCSEs in 2013/14 was 61.4%, similar to the London average of 61.8%. In 2013/14 a slightly higher proportion of 65.7% of pupils living in the opportunity area achieved these grades.[26]

3.2.43. In 2014, the proportion of 16 to 18 year-olds NEET (not in education, employment or training) in Southwark was 2.0%, lower than the 3.4% London average[27].

School Redevelopment and Expansion

3.2.44. The progress towards planning for primary and secondary school places was reported to Southwark's cabinet in 21 July 2015[28]. By September 2015, Southwark will have added close to 3000 additional primary school places since 2009, and this is expected to be over 4000 places by 2018. Work has also been carried out with secondary education providers to identify capacity for expansion.

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[21] SE London SHMA, 2014
[22] London Development Database
[23] SE London SHMA, 2014
[24] Annual Population Survey, Office for National Statistics
[25] 2011 Census, Office for National Statistics
[26] GCSE and Equivalent Results for Young People by Gender, Referenced by Location of Pupil Residence, Neighbourhood Statistics, Department for Education [LSOA data taken where available]
[27] Participation in education, training and employment, age 16 to 18, Department for Education
[28] http://moderngov.southwark.gov.uk/documents/s55562/Report%20Primary%20and%20secondary%20 school%20place%20planning%20strategy%20and%20Appendices%201-3.pdf

3.2.45. Primary demand continues to increase in the north of the borough. The opportunity area overlaps with 3 of the 5 pupil place planning areas for primary education provision in Southwark. Despite the planned expansions and new non-state schools there will be unmet need across the 3 planning areas for an additional 1 form of entry by September 2020. Cabinet resolved to consult on the expansion of Rotherhithe Primary School to meet this need and further options for expansions of Church of England schools and academies may exist.

3.2.46. Projections for secondary schools predict a borough-wide shortfall from 2019-20 onwards, with another secondary school needed by 2022-23 (6 forms of entry demand overall). Limitations of projecting secondary school demand are noted in the report and demand will be kept under review.

3.2.47. In summary education performance across the borough and within the opportunity area is comparatively good. On the other hand, expansion in school places is only expected to keep up with increasing demand and additional places may be needed beyond the current pupil place planning horizon.

Health Baseline

3.2.48. The Southwark Health and Wellbeing Strategy 2015-2020[29] (Southwark Health and Wellbeing Board) draws out key health facts from the Joint Strategic Needs Assessment process:

- Male Life expectancy is 78.2 years compared to 78.5 years in England.
- Female Life expectancy is 83.4 years compared to 82.5 years in England.
- Infant mortality rate (death in babies under 1 year) has decreased year on year and but is 6.17 per 1000 live births compared to 4.29 in England.
- Lifestyle risk factors such as alcohol/substance misuse, smoking, unhealthy diet (e.g. child obesity) and unprotected sex continue to be major risks to good health in the population.
- As a consequence, there is higher incidence of emergency hospital admissions due to alcohol related conditions, high rates of teenage pregnancy and HIV, high rate of premature deaths from cancer and cardio-vascular diseases and high prevalence of mental illness in the local population.
- Coronary heart disease, malignant neoplasms (cancers) and respiratory diseases remain the top three causes of death in the population.
- Disease prevalence models have shown that there are high numbers of undetected cases of diabetes, hypertension and heart disease in Southwark population. Early detection and treatment is beneficial for patient's health outcomes as well as cost of treatment to the NHS.
- Socio-economic challenges such as unemployment and poor housing result in a relatively higher rate of child poverty and social exclusion which subsequently contribute to poor physical and mental health manifesting in health inequalities.

3.2.49. The Joint Strategic Needs Assessment includes profiles of 4 locality areas and the opportunity area overlaps with 3 of these: Bermondsey & Rotherhithe,

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[29] Southwark Health and Wellbeing Strategy 2015-2020, Southwark Health and Wellbeing Board

Borough & Walworth, and Peckham & Camberwell. The following issues were identified from comparison to national rates (discounting areas already covered in this baseline such as housing and deprivation).

Table 3.6 Joint Strategic Needs Assessment Locality Indicators 2015

Locality Area	Indicators significantly worse than national average
Bermondsey & Rotherhithe	Obese children (reception year) Children with excess weight (reception year) A&E attendance in under 5s Emergency hospital admissions for all causes, CHD, stroke and COPD Incidence of lung cancer Emergency hospital admissions for hip fracture Deaths from all causes under 75 Deaths from respiratory diseases, all ages
Borough & Walworth	Low birth weight births Obese children (reception year) Children with excess weight (reception year) Obese children (year 6) Children with excess weight (year 6) A&E attendances in under 5s Emergency hospital admissions for all causes, stroke, and COPD Incidence of lung cancer Hospital stays for alcohol related harm Deaths from all causes under 65 and under 75 Deaths from cancer under 75 and all ages Deaths from circulatory disease under 75
Peckham & Camberwell	Low birth weight births General health Obese children (reception year) Children with excess weight (reception year) Obese children (year 6) Children with excess weight (year 6) A&E attendance in under 5s Obese adults Emergency hospital admissions for all causes, stroke and COPD Incidence of lung and prostate cancers Hospital stays for alcohol related harm Deaths from all causes, all ages, under 65 and under 75 Deaths from cancer all ages and under 75 Deaths from circulatory disease all ages and under 75 Deaths from coronary heart disease under 75 Deaths from respiratory disease all ages

Source: Southwark Health and Wellbeing Board[30]

3.2.50. In the opportunity area 5.5% of people reported that they were in bad or very bad health in 2011, the same as the national average of 5.5% but slightly above the 4.9% average for London. 15.4% of people had a limiting long term

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[30]Joint Strategic Needs Assessment Locality Spine Charts, Southwark Health and Wellbeing Board

illness or disability, between the national average of 17.6% and average for areas in London of 14.2%.[31]

Health Floor Space

3.2.51. Between 2005 and 2015 there was a single planning permission implemented for the loss or gain of health floor space in the 4 wards containing the majority of the opportunity area[32:]

- 1,254 m2 of space was provided on Bermondsey Spa Site A for a dentist, pharmacy and health centre.

Community Uses

3.2.52. Growth in homes and jobs also generates a need for other community facilities including nursery and childcare space, premises for faith groups, libraries, museums and cultural spaces etc.

3.2.53. Between 2005 and 2015 there was a net gain of around 3,600m2 of other (class D1) community uses, discounting education facilities in the 5 wards:

- Net gain of 152 m^2 of non-specified or flexible space for community uses at 161-171 Abbey Street, 506-510 Old Kent Road, 685-689 Old Kent Road, Bermondsey Spa Site C5 and Land on the east side of Crosby Row.
- There was the loss of a museum (2,230m^2) at Arches 6-11 Crucifix Lane but a gain of 2,452m^2 art gallery and studio space at 144-152 Bermondsey Street and at Rich Industrial Estate, Crimscott Street.
- New nurseries were completed at South Bermondsey Children's Centre (1,052m^2) and as part of a 860m^2 expansion at Eveline Lowe Primary School (50 places). 1,014m^2 of nursery space was lost however at Lindley Estate, Former Whitstable Day Nursery, Stevens Street and Former Limpstone Day Nursery, Lindley Estate.
- There was a loss of 822m^2 in space for worship at Saint Augustine's Church, Lynton Road but a gain of 3,164m^2 at 5 Congreve Street and Ruby House, Ruby Street.

3.2.54. 7% (55) of the non residential organisations in the Old Kent Road area are places of worship, primarily churches and also mosques. These faith spaces occupy 41,000 m2 of floor space (4% of the total in the area). The majority of these places of worship are found in industrial areas, sometimes clustered in particular areas such as the Gas Works and Hatcham Road.[33] This suggests that the opportunity area is meeting demands for a high number of distinct faith spaces.

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[31] 2011 Census, Office for National Statistics
[32] London Development Database, Greater London Authority
[33] Old Kent Road Employment Study 2016: GLA/Southwark Council

3.3. ECONOMIC CONDITIONS

ECONOMIC CONDITIONS

Jobs and Businesses

3.3.1. Old Kent Road is home to 9 industrial estates/areas, 3 retail parks and 2 high street locations. The southernmost end of Old Kent Road is one of the only remaining Strategic Industrial Locations (SIL) in inner London. The designation wraps around the superstores and retail parks which are located on the south side of Old Kent Road and is comprised of a mix of standalone warehouses, industrial estates and dense industrial buildings housing a myriad of uses. A second part of the SIL runs across a number of sites, including the Six Bridges Trading Estate on Marlborough Grove, the expansive gasworks and recycling facility, and including dense post-war warehouses along Ilderton Road. A third part of the SIL contains the railways arches and industrial estates located around South Bermondsey up to Spa Road, as well as the Jarrow Road Trading Estate and industrial estates off Almond Road. The Mandela Way Industrial Estate and its surrounds are classified as a Preferred Industrial Location (PIL) at the local level. The New Southwark Plan Preferred Options proposes to review the industrial designations and reclassify them as 'mixed use neighbourhoods' (Policy DM26).

3.3.2. In 2015, Old Kent Road was home to 748 businesses and 9,500 jobs over 1,026,300 sqm of floorspace. In the Old Kent Road area, 66% of businesses employ less than 10 people and 77% are independent businesses with single sites. The proportion of jobs relative to employment floorspace is generally less due to the nature of large scale industrial and retail parks. For example, the area has 119 jobs per 10,000 sqm of industrial floorspace, 47 jobs per 10,000 sqm of retail park floorspace and 220 jobs per 10,000 sqm of high street floorspace. Only 12% of the jobs within the area are on high streets, whilst 25% of jobs are in logistics and storage. The sectors which are the most intensive by floorspace include wholesale and storage (26%), services (26%) and utilities and car repair (20%). However this is not necessarily reflected in the proportion of employees to floorspace ratio. 25% of the businesses on Old Kent Road are in the service sector, 9% in business manufacture, 13% in the retail sector and 13% are cafes or restaurants. 7% of the businesses on Old Kent Road are faith premises, equating to over 50 of the total number of businesses.[34]

3.3.3. Interviews, surveys and workshops have been carried out as part of ongoing consultation on the Old Kent Road AAP/OAPF with individual businesses. There was a general consensus amongst participants that the Old Kent Road operates well at the moment as a business area. It offers a unique reservoir of activity for London, and has businesses that are there for a reason. It is the closest industrial land to central London, and generally has good transport links. Some problems with the existing infrastructure in the area cited were traffic congestion, parking issues, the general amenity of the area, lack of fibre optic broadband, and crime and safety.

3.3.4. Throughout the consultation it was evident that redevelopment would be welcome in part. However, there are already pressures as organisations are being priced out, or wishing to expand but not able to. For some, particularly

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[34] Old Kent Road Employment Study 2016: GLA/Southwark Council

retail outlets, residential growth is seen as a business opportunity providing more customers and local staff, as well as the potential of public realm improvements which would benefit public facing businesses. Feedback from the business sector in relation to mixed use development was that depending on the nature of the business, a degree of separation would be required from residential development to avoid incompatibility in neighbouring uses, and to provide good access for servicing. In addition it was clear new space would need to be provided at reasonable rates and suitable and flexible to suit the type of end user envisaged to be successful.

Economic Activity/Inactivity

3.3.5.   Compared to Southwark and other London boroughs, the Old Kent Road area has lower rates of full-time employment and self-employment, and a slightly higher proportion of students or economically inactive adults (see Figure 3.2).
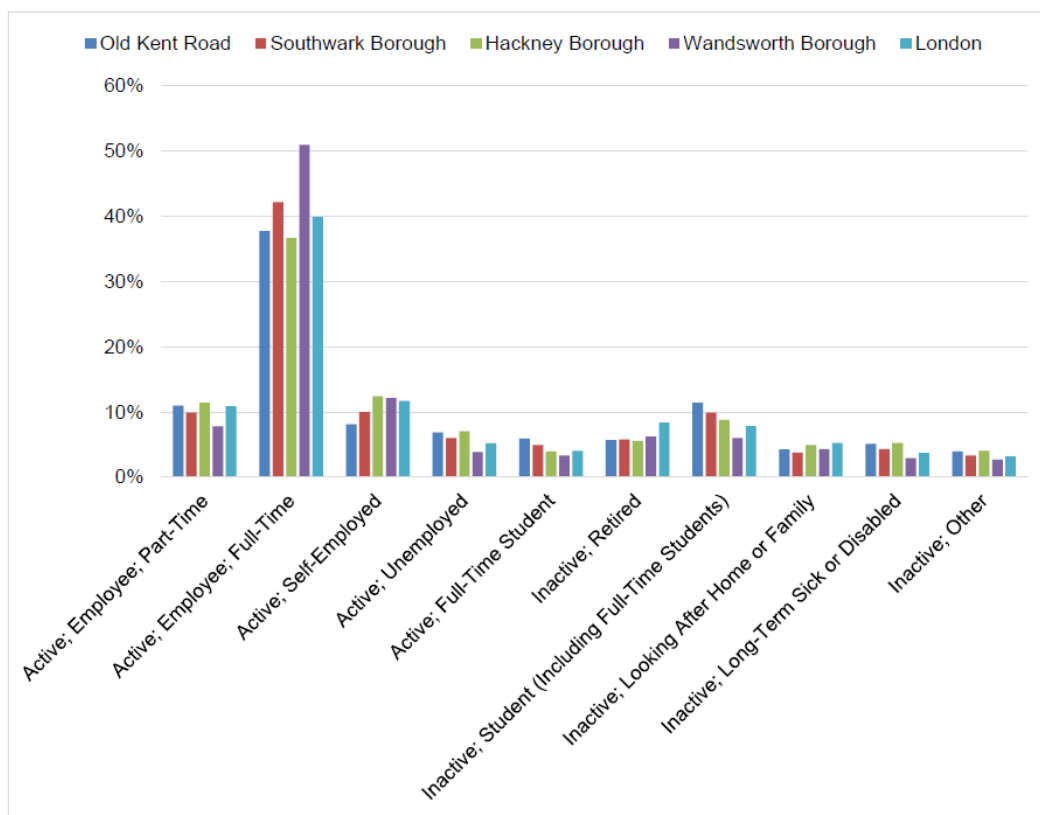
Figure 3.2: Economic Activity

Source: Census 2011 (Socio-economic profile of the OKR opportunity area, CAG Consultants, 2015)

3.3.6.   The largest sector of employment in Southwark is "professional occupations." This amounts to 30% of all jobs in the borough. This is 6% higher than London as a whole and 10% higher than Great Britain as a whole. This is followed by "associate technical and professional", at 21% and "managers, directors and senior official," making up 11% of employment in the borough. Figure 3.3 demonstrates the Old Kent Road has a higher proportion of employees within the lower skilled occupations than residents elsewhere in Southwark. OKR has more residents employed in accommodation/food services and support services, and fewer in professional/scientific/ technical, ICT, finance and property services than Southwark as a whole.
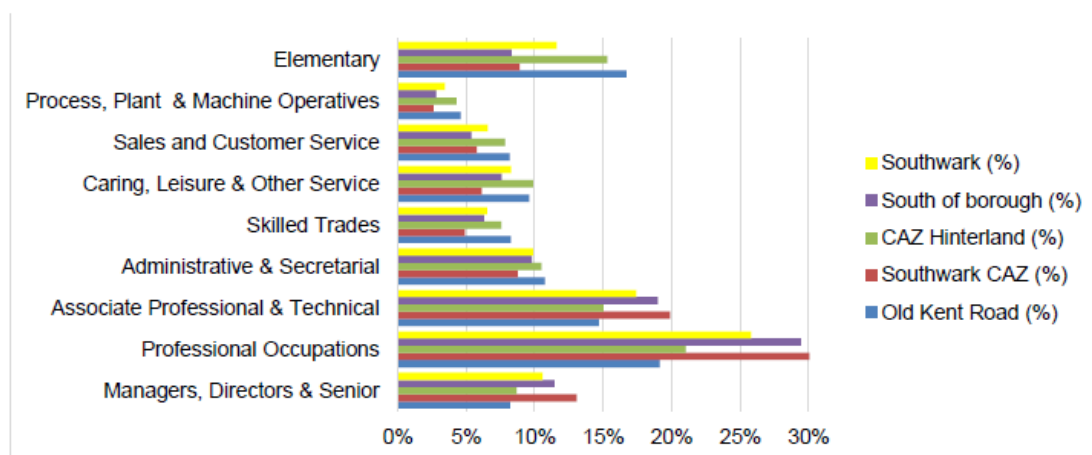
Figure 3.3: Employment Sectors

Source: Census 2011 (Socio-economic profile of the OKR opportunity area, CAG Consultants, 2015)

3.3.7. 31% of people aged 16-64 are economically inactive in the Old Kent Road area, accounting for 5,638 people. This compares closely with the London rate of also around 22%. The largest sections of the borough's population that are economically inactive are 2106 students, making up 37%. 1073 people are retired, making up 19% of the population.[35]

3.3.8. In the opportunity area, 16.4% of 16-64 year olds are claiming key out-of–work benefits; this is more than the Southwark average of 13.1%. 4% are claiming Job Seekers Allowance, slightly more than Southwark as a whole at 3.4%. The highest claim is for housing benefit at 18%, again higher than the Southwark average of 14.9%.[36] Compared with the London-wide figures, Southwark is higher by at most 2%. The figures for UK as a whole are generally higher than London and in some cases Southwark also.[37]

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[35] 2011 Census, ONS
[36] London Borough Profiles, GLA: http://data.london.gov.uk/dataset/london-borough-profiles
[37] Nomis Labour Market Statistics, Local Authority Profile:
https://www.nomisweb.co.uk/reports/lmp/la/1946157256/report.aspx

Supply and demand for office space (Use Class B1) in Southwark

3.3.9. The most recent completed Employment Land Review was carried out in 2010. Over the course of 2015 and 2016 the council has been carrying out a new Employment Land Review and the report on this will be published separately as part of the evidence base that underpins the AAP/OAPF. The 2010 ELR distinguished between two distinct office markets: SE1 and local. The SE1 market, extending within the Central Activities Zone (CAZ) within Borough, Bankside and London Bridge and the northern area of Elephant and Castle is considered the prime office location in the borough. This is due in part to the proximity to other large corporations and high accessibility by public transport This section of central London, outside of the wider West End, in the City of Westminster and the London Borough of Camden, combined with the financial centre of the City of London, is often known as the City Fringe.

3.3.10. The second, "local" market attracts small-to-medium sized businesses generally seeking more affordable office stock. The businesses that require such space typically provide services to other local businesses such as information technology companies, creative industries, public sector organisations and professional services.

3.3.11. The 2010 ELR estimated need for between 394,000sqm and 477,000sqm of office floorspace to serve the SE1 market over the period 2009 and 2026 and 25,000sqm to 30,000sqm to serve the local office market.

3.3.12. More recently, the London Office Policy Review 2014 (LOPR) suggested a guideline figure of 400,000 sqm in Southwark over the period 2011-36. These estimates will be assessed again through the 2015/2016 ELR.

3.3.13. Over the period 2000 to 2012 the borough's office space grew from 1,033,000 sqm to 1,270,000 sqm. There has been minimal new office development outside the SE1 South Bank area since 2005, and a net loss of space everywhere except SE15 which saw a marginal net gain. Further, most of the new office development outside the South Bank, such as it is, consists of converted residential stock and premises above retail property. New development for small offices struggles to compete with strong and rising residential land values. Net figures for B1 office floorspace show an overall loss in the past three years. There has been an overall loss of over 15,000 sqm of B1 office floorspace in Southwark between 2011/12 to 2013/14[38].

3.3.14. The analysis of the local market in the 2010 ELR suggested that SMEs generally require flexible space and incubator units capable of possible expansion with premises with good visibility from the road, DDA compliance and good accessibility. The ELR identifies that the majority of SMEs are searching for premises between 200m and 500m49. There is currently a mismatch between supply and demand in the local office market, whereby the relatively low quality/older supply is not suited to the characteristics of demand i.e. good-quality modern units. This mismatch is set to continue owing to the lack of suitable developments in the pipeline and problems converting existing stock to higher grade provision.

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[38] London Development Database

3.3.15. With SMEs making up over 99% of businesses in Southwark, the council is conscious that a steady supply of flexible, modern office space under 500 sqm is required to meet demand. Policies emerging in the New Southwark Plan require consideration of managed workspace and flexible smaller units in new developments which will accommodate this growing trend. This is particularly pertinent in the Old Kent Road area where industrial land, creative industries and flexible commercial space operate in the area. The potential redevelopment of the Rich Estate on Crimscott Street is an example of how mixed use communities can be created with the incorporation of useable commercial space within residential development and avoiding the displacement of existing creative and commercial uses. Also of note is The Biscuit Factory, Tower Bridge Business Park on Clements Road which includes a Workspace Group-run managed business centre which offers 'affordable' and flexible small offices and studios to more than 100 occupiers and is operating successfully.

Industrial/Warehouse and Distribution (Use Class B2 and B8)

3.3.16. Clusters of industrial and warehousing areas are focused around the major transport infrastructure in the borough. This includes the Old Kent Road (A2) in the north of the borough, leading from New Cross to Elephant and Castle, and the North Kent rail freight line (South East Bermondsey). Other established industrial areas include the Rotherhithe Road and Lovegrove Estates, Glengall Road and Mandela Way distribution/warehousing centre. There are also older self-contained clusters in the south of the borough such as Parkhouse Street.

3.3.17. The existing industrial estates include the Mandela Way distribution/warehousing centre, which serves large scale users with the advantage of good accessibility via the A2 and the Rich Estate located to the north. Glengall Road Business Centre accommodates modern light industrial units. The Verney Road area (including the gas works and waste management facility), the Lovegrove Street Estate and Six Bridges Trading Estate include a mix of industrial and warehousing stock, with some cheaper rents. The Hatcham Road area accommodates smaller warehouses, artistic and commercial space to the south of the area. Vacancy rates are generally low in the area; however the existing stock is generally aging and becoming poorer in condition.[39] In the future, the release of railway arch land may provide further opportunities for accommodating flexible business space at low specification and more affordable options for SME businesses.

3.3.18. The ELR confirms that the local market supply of industrial and warehouse property in the borough has been declining in recent years as land has been lost to other uses. This has occurred where there has been a lack of demand for sites/premises, mostly for B2 (industry), where they are outside the main employment areas. Despite the supply of industrial and manufacturing premises declining, there is still demand for new high specification B8 (warehousing and distribution) premises. The decline in B2 premises is linked to economic change and the trend of disappearing manufacturing companies from inner London. The increase in demand for B8 stock can be partly linked to the increase in the central London office market and its supply needs.

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[39] Old Kent Road Employment Study 2016: GLA/Southwark Council

3.3.19. The 2014 Southwark Industrial and Warehousing Land Study acknowledges that there are structural changes to Southwark's industrial employment and use of industrial land. For example, the study found that the use of industrial sites in Southwark is diversifying, with a decline in the traditional manufacturing sector and (relatively) higher-value activities, which have a higher employment density and are focused on serving central London, are taking their place. Businesses, primarily smaller, productive businesses are moving from other parts of London into Southwark, with certain clusters forming in certain areas. Technology, such as computer aided design and manufacturing is having a "democratising" effect, supporting a new generation of "makers." The study concludes that the presence of industrial land capacity should be seen as a significant positive in attracting this sector, which is seen to be a key component of London's future knowledge based economy. However, it is also acknowledged that the right type of industrial/employment floor space to meet the needs of this sector is in short supply in London, especially in locations with good accessibility.[40]

3.3.20. In 2006 the borough had approximately 389,000sqm of B2 floor space, with the majority located in the Old Kent Road and South East Bermondsey PILs. In the same year Southwark contained approximately 602,000sqm of B8 floor space. In 2008 this reduced to 357,000sqm of B2 and 594,000sqm of B8.[57] The ELR estimates that Southwark can afford to release between 16.7ha and 23.7ha of industrial and warehousing land between 2011 and 2026. Between 2006 and 2010, the borough had already experienced a net loss of 24.9 hectares of B2/B8 land. The 2011-2031 quantum of industrial land release recommended for Southwark set out in the Mayor's Land for Industry and Transport SPG (2012) amounts to a further 25 ha over this period.[41]

Industrial/Warehouse and Distribution development

3.3.21. Between 2011/12 and 2013/14 Southwark saw a net increase of 190 sqm of B2 floor space. Between 2004/05 and 2013/14 only one year (2006-07) saw a net loss of B2 floor space of close to 2000 sqm. 2009/10 and 2012/13 both saw net increases of over 1,400sqm and 190 sqm, respectively. No other years since 2004/05 saw a net change in B2 floor space provision.[42]

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[40] Industrial and Warehousing Land Study 2014, GVA:
http://www.southwark.gov.uk/downloads/download/3908/industry_and_warehousing_land_study_2014
[41] Land for Industry and Transport SPG: https://www.london.gov.uk/priorities/planning/publications/land-for-industry-and-transport-spg
[42] London Development Database

3.3.22. B8 (warehousing and distribution) floor space has seen significant losses over the past three financial years, with close to 29,000 sqm lost through redevelopment. This equates to 2.9ha and is below the suggested guideline release rate of between 1.1 ha and 1.5 ha per year. Southwark still protects this type of employment space through planning policy in the PILs. The majority of developments resulting in a B8 loss were outside of PILs. These developments included the creation of a mix of uses. This has included new provision of retail, offices, gallery space and/or homes. 15 of the 30 of the developments with a loss of B8 floor space completed in the past three financial years have been in the SE1 area. This includes development around Long Lane and Bermondsey Street, and change of use in some of the many railway arches and industrial estates.[43]

3.3.23. Around the opportunity area there will be increasing demand for office space (given growth in professional and technical sectors) and for flexible, good quality light industrial or hybrid space to serve the growing CAZ service economy.[44] This is a growing trend in the 'industrial' sector, where new space is required to a higher specification, with flexible space and office content, often also allowing for computer aided design manufacturing.

3.3.24. The 2010 ELR identifies that whilst industrial space is generally declining, the level of demand remains strong. The decline in B2 premises is linked to economic change and the trend of disappearing manufacturing companies from inner London. The on-going demand reflective of the changing nature of industrial activity away from the traditional manufacturing and heavy based industry towards distribution and sectors servicing the central London economy (e.g. building services, catering, cleaning). These sectors are popular in the Old Kent Road and the space is more generally reflected of this change from the traditional industrial sector.[45]

Retail and commercial floorspace

3.3.25. Old Kent Road has a total of 31,600 sqm of retail floor space, including 11,800 sqm of convenience goods floorspace and 19,800 sqm of comparison goods floorspace. Additionally the area accommodates 2,000 sqm of floorspace in the food and beverage sector.[46] Old Kent Road contains a number of retail parks and retail warehouses with associated car parking (accommodating stores such as Toys R Us, B&Q and Argos). The larger "superstore" supermarkets (over 2,500 sqm of retail floorspace) include Tesco and Asda, along with both Aldi and Lidl stores representing the discount food sector. Results of the household survey undertaken as part of the Southwark Retail Study (2015) suggest the Old Kent Road is one of the dominant destinations in the borough for comparison shopping. Retail units along the Old Kent Road account for just under 19% of the comparison sales floorspace.

3.3.26. Old Kent Road is situated between the three major town centres at Southwark which are partially defined by the existing amount of retail floor space. These include Peckham (50,000 sqm), Elephant and Castle/Walworth Road (35,000 sqm) and Canada Water (30,000 sqm). The district centres of Borough/Bankside/London Bridge are located to the far north west of the Old

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[43] London Development Database
[44] Industry and Warehousing Land Study (2014) GVA:
http://www.southwark.gov.uk/downloads/download/3908/industry_and_warehousing_land_study_2014
[45] Old Kent Road Employment Study 2016: GLA/Southwark Council
[46] Southwark Retail Study, 2015, NLP

Kent Road and the local centre of the Blue in Bermondsey situated to the north east. Presently the area does not contain any designations for town centres however there are two protected shopping frontages around the East Street/Old Kent Road junction and the Peckham Park Road/Old Kent Road junction. The New Southwark Plan (currently at Preferred Options stage) also proposes a new local town centre to the north of Old Kent Road around the existing retail area.

3.3.27. Old Kent Road is also a major comparison goods shopping destination in the borough, including a range of predominantly bulky goods retail units.

Retail spending patterns and forecasts

3.3.28. Across the borough, 48% of residents do their main food shopping by car, compared with 32% for non-food shopping. This is relatively low when compared with other parts of London. The Old Kent Road in particular is well served by superstores with car parking however high street comparison shopping is limited. The bulky goods retail warehouse sector that is prevalent on Old Kent Road has seen limited growth in recent years as following general trend across the country.

Future retail expenditure and floor space demand

3.3.29. There is over 50,000 sqm of floorspace projected to be required across the borough up to 2031 comprising a majority of comparison goods floorspace (34,000 sqm), accompanied by a proportion of convenience goods floorspace (7,500 sqm) and the food and beverage sector (9,300 sqm). 44% of this projected floorspace is expected to be delivered in the Southwark North East zone 2 which includes significant regeneration and retail space to be provided at Canada Water.[47]

3.3.30. The Old Kent Road has significant potential to accommodate a growth in population and an accompanying requirement for new town centres and a significant quantum of new retail space. Depending on the area's population in 2031, the area could accommodate convenience and comparison goods space in addition to units in Class A3, A4 and A5 uses. In addition to the local centre at the northern end of Old Kent Road, there is the potential for a new town centre in the south of the area, centred around existing retail areas and the potential for new underground rail stations or hubs of new development.

Food/Beverage and Other Town Centre Uses

3.3.31. The food and beverage sector is growing in the UK with a significant increase in the number of national multiple chains catering for speedy-eating, on-the-go food, and casual, leisure dining and drinking. The current UK average for Goad town centres indicates that 14.7% of units are in Class A3/A5 (restaurants, café and takeaway) and 2.9% of units are Class A4 (public houses/bars).

3.3.32. In Southwark, there is currently a more balanced mix of commercial uses within the designated town centres. Peckham has the highest proportion of A1 retail and services (71%) with a low proportion of drinking establishments (1.3%). 66% of units in Elephant and Castle/Walworth Road are A1. There is

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[47] Southwark Retail Study, 2015, NLP

a smaller proportion of A1 units in Canada Water town centre (at 57%). The district town centres have a higher proportion of units in A3/A4/A5 units, totalling 34.4%, whilst local centres total 23%.

3.3.33. Presently, the Old Kent Road and areas of existing retail around Peckham Park Road and East Street deliver 42.3% of A1 retail, 9.5% of A2 (financial and professional services), 13% of A3 (cafes and restaurants), 1.4% of A4 (drinking establishments) and 6% of A5 (hot food takeaways). The remaining 27.8% of units were identified as within other uses such as offices or residential, vacant or sui generis uses.[48]

3.3.34. It is estimated that Southwark will need an additional 9,300 sqm (gross) of food and beverage floor space by 2031 to meet demand. Depending on the future population of the area and its potential designation within the town centre hierarchy, the Old Kent Road also has the potential to increase its food and beverage offering.

Development of Commercial (Use Class A1, A2, A3, A4, A5) Floor Space

3.3.35. There has been relatively little development in recent years in terms of new retail floorspace in the opportunity area as many of the retail parks and supermarkets are well established. In the high street retail areas, the shops and services serve a local need where clusters of shops are already established.

Hotels and Serviced Apartments

3.3.36. With London being one of the most visited cities in the world, a significant part of its economy and employment capacity is defined by the tourism sector. To maintain this important part of the city's economy, it is essential that there are enough hotel rooms to meet demand. It is estimated that there were 112,300 serviced rooms in London in 2010.[49] The GLA's Hotel Demand Study (2006) showed that Southwark could expect to deliver 2,500 new hotel rooms between 2007 and 2026.[50] Between 2007/08 and 2013/14, 1,956 new hotel rooms (including serviced apartments) were delivered in the borough[51], accounting for 78% of the estimated 20 year requirement in 7 years. An updated review on the supply and demand for hotel rooms has revised potential demand in Southwark's down to 1,800 rooms between 2013 and 2036. This equates to an average of 138 rooms per year.

3.3.37. During 2013/14, two new hotels/serviced apartment complexes and two hotel expansions were competed, delivering a total of 172 rooms. Between 2011/12 and 2013/14, 7 new hotels/serviced apartment complexes were completed, and three existing hotels were expanded, bringing the total amount of rooms to 1,162. The overwhelming majority of these have been in the SE1 area. The Old Kent Road currently only has one hotel (the Eurotraveller budget hotel). However it has the potential to deliver new hotel space particularly as a result of the potential extension to the Bakerloo Line.

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[48] Old Kent Road Employment Study 2016: GLA/Southwark Council
[49] Understanding the Demand for and Supply of Visitor Accommodation in London to 2036, GLA: https://www.london.gov.uk/priorities/business-economy/publications/gla-economics/understanding-the-demand-for-and-supply-of-visitor-accommodation
[50] Hotel Demand Study, GLA: http://legacy.london.gov.uk/mayor/planning/docs/hotel-demand-study.pdf
[51] London Development Database

Commercial Leisure Uses

3.3.38. Commercial leisure uses (also known as Use Class D2 – "assembly and leisure") includes cinemas, theatres, bowling, bingo halls, health and fitness clubs. There is a high concentration of such uses in the north of the borough, particularly in a larger scale in Canada Water as part of the Surrey Quays Leisure Park. These types of uses and facilities can greatly enhance the liveability of a place and are an important part of the borough's cultural and entertainment and leisure offering.

3.3.39. The Old Kent Road is host to a number of smaller, creative spaces including artists studios and exhibition space however residents would need to travel outside the area to visit the theatres, cinemas and other large leisure venues.

3.3.40. Southwark's three cinemas are located at Surrey Quays Leisure Park, Peckham Multiplex and Short Wave in Bermondsey Square. There are currently three cinemas with planning permission in the borough in Dulwich in the south, at Canada Water and as part of the redevelopment of the former Castle Industrial Estate on New Kent Road. There are two bingo halls, in Elephant and Castle and Surrey Quays.

3.3.41. Health and fitness clubs have expanded rapidly as public awareness about personal fitness has increased. The provision of health and fitness facilities can be, amongst other factors, a key determinant in increasing the opportunity to improve health and well-being through regular exercise. Southwark is well served by health and fitness facilities evenly throughout the whole of the borough. In total there are 11 private health clubs alongside 8 Southwark Council operated leisure centres. The new Castle leisure centre at Elephant and Castle is currently being redeveloped and will open in spring 2015. Camberwell leisure centre was recently refurbished to provide improved facilities including a youth centre area. The nearest local authority owned sports centres to OKR are the Camberwell Leisure Centre, the Seven Islands Leisure Centre and the Peckham Pulse Healthy Living Centre. There are a few private health clubs around the Old Kent Road area itself, the only one on the road is the Miami Health Club.

3.3.42. There has been little other large Class D2 development along the Old Kent Road in recent years with the exception of the reprovision of a community centre as a result of redevelopment at Avondale Square.[52]

3.4. ENVIRONMENT CONDITIONS

Climate change and Carbon Dioxide

3.4.1. Available scientific evidence supports the current understanding that global warming causes climate change. If global emissions of greenhouse gases due to human activity continue at today's levels, then average global temperatures could rise by 4°C by as early as 2060 and up to 6°C by the end of this century[i]. This has an adverse impact on weather patterns (including rainfall intensities and frequencies), and effort needs to be made to address this.

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[52] London Development Database (records schemes of over 1,000 sqm of floorspace unless information entered otherwise).

3.4.2. Carbon is emitted when fossil fuels are burnt. The table below gives a breakdown of where Carbon emissions come from in the borough.

Table 3.7

Built Environment	84%	Transport	16%
Work places	54%	Cars and motorcycles	8%
Homes	30%	Freight	4%
		Public transport	3%
		Taxis	1%

Source: Southwark Energy and Carbon Reduction Strategy 2011

3.4.3. In 2006, Southwark adopted a climate change strategy that aimed to reduce CO2 emissions across the borough by 80% by 2050 and to pursue a decentralised energy strategy for the borough. Since then, climate change has risen considerably up the political agenda. In 2008, the government set legally binding reduction targets (34% by 2020 and 80% by 2050 on 1990 levels) and a new set of policies and financial mechanisms have been developed to effect the change required. However, since 2006 the economic downturn occurred and little movement has been recorded in the level of borough emissions. The council target set in 2006 was highly ambitious and based on optimistic assessments of the various energy reductions scenarios in existence at the time, and the capacity of the council and partners to deliver. Whilst the 2006 target remains the Council's long term goal, a set of interim targets were agreed by the Council in 2011, which reflect the current financial climate and give a clearer view of the energy reduction measures that are implementable in the medium term.

3.4.4. The proposed new targets are set out in the right hand column of the table below;

Table 3.8 CO$_2$ Baseline data
2003, 2005, 2008/9

	Baseline (tCO$_2$)	Current (tCO$_2$)	Original target	Percentage Reduction to date	**New proposed target**
Council – operational estate and schools (2008/9 baseline)	41, 036	37, 441	N/a	8.4%	**26.6% reduction by 2016**
Council Housing (2005 baseline)	202,800	187,850	N/a	6.7%	**15% by 2022**
Borough (2003 baseline)	1, 690 000	1, 671,020	80% reduction by 2050	1.1%	**22.4% reduction by 2020**

Source: Southwark Energy and Carbon Reduction Strategy 2011

3.4.5. Progress against carbon reduction targets over time is not currently available at the scale of the opportunity area. However, a snapshot comparison with other areas of energy consumption (except transport) driving CO2 emissions is shown in the table below. The opportunity area outperforms the borough, regional and national averages for consumption by meter point. Non-domestic energy consumption is significantly lower in the area. In the absence of

current initiatives specific to this area this is likely to reflect the nature of local business premises and activities.

Table 3.9 Energy consumption
2013

	Mean domestic electicity consumption / kWh per meter	Mean non-domestic electicity consumption / kWh per meter	Mean domestic gas consumption / kWh per meter	Mean non-domestic gas consumption / kWh per meter
OKR Opportunity area	3,321	17,478	9,122	476,554
Southwark	3,465	68,631	10,364	674,715
London	3,809	68,998	13,647	491,159
England	3,963	74,037	13,660	642,539

Source: Department for Energy and Climate Change[53]

3.4.6. The Mayor supports the greater use of renewable and low carbon generation technologies, and has set a target for London to generate 25 per cent of its heat and power requirements through the use of local, decentralised energy (DE) systems by 2025. DE generates power at point of use, making more efficient use of primary energy by utilising generated heat that would otherwise be wasted in large-scale thermal power generation plants. The scale of opportunity can vary from Combing Heat and Power (CHP) systems on specific development sites, through town centre wide district energy projects.

3.4.7. All new major developments are expected to meet the targets set out below. These targets are expressed as minimum improvements over the Target Emission Rate (TER) outlined in the national Building Regulations leading to zero carbon residential buildings from 2016 and zero carbon non-domestic buildings from 2019.

Residential buildings:

Year	Improvement on 2010 Building Regulations
2013 – 2016	40 per cent
2016 – 2031	Zero carbon

Non-domestic buildings:

Year	Improvement on 2010 Building Regulations
2013 – 2016	40 per cent
2016 – 2019	As per building regulations requirements
2019 – 2031	Zero carbon

3.4.8. The Mayor has outlined in the Climate Change Mitigation and Energy Strategy projections for the installation of different renewable energy technologies to increase London's generation of both electricity and heat from such sources up to 2031. The Government has adopted a UK wide target for 15 per cent of total energy to be generated by renewable sources by 2020, and these projections represent London's contribution to this 2020 target and beyond. In Southwark, there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20 per cent through the use of on-site renewable energy generation wherever feasible.

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[53] Sub-national energy consumption statistics, Department for Energy and Climate Change [opportunity area domestic averages taken from best fit LSOAs and non-domestic from MSOAs containing the opportunity area]

Development proposals should seek to utilise renewable energy technologies such as: biomass heating; cooling and electricity; renewable energy from waste; photovoltaics; solar water heating; wind and heat pumps.

3.4.9. National Grid's high voltage electricity overhead transmission lines / underground cables within Southwark's administrative area form an essential part of the electricity transmission network in England and Wales including a 275kV underground cable from Newcross substation (on the Old Kent Road) in Southwark to Wimbledon substation in Wandsworth as well as existing gas olders on the same site on the Old Kent Road.

3.4.10. London's transport-related CO2 emissions are predicted to fall by 16% by 2025, despite projected population and employment growth in excess of 10%. Drivers of this reduction include the on-going long-term trend of vehicle fuel efficiency improvements driven by EU legislation, regional measures to drive modal shift, the decarbonisation of grid electricity and related incentives for electric vehicles and UK policy to increase the share of bio-fuel in transport fuel from 5 to 10% in the lead up to the 2020 renewables target. The council already has a comprehensive focus on encouraging modal shift. This includes managing demand via car clubs, investing in cycling and walking infrastructure, cycle parking and working with public transport providers; encouraging sustainable travel choices through school and workplace travel plans and encouraging smarter driving to reduce emissions and improve air quality.

Water Resources and quality

3.4.11. London's consumption of water already outstrips available supplies in dry years and ensuring a sustainable and secure water supply has to be an urgent priority. Some steps have already been taken. To remain sustainable London needs to reduce the level of water consumption per person. Currently the average Londoner consumes 164 litres/day (l/d) around 20 l/d, above the national average of 150 l/d. Projections for population growth in London and in the wider south-east will mean that new strategic water resources will be required. The need for this is exacerbated by the climate change predictions of more sporadic and intense rainfall and a higher likelihood of droughts, as well as the need to protect the water environment following Water Framework Directive requirements.

3.4.12. Thames Water currently supplies water to Southwark. Thirty-five per cent of the water Thames water supplies is pumped from natural underground reservoirs called aquifers. The other 65 per cent is pumped from rivers. However, the vast majority of river water is supplied from aquifers, making groundwater the most important source of water.

3.4.13. Currently, all mains water is treated to drinking standard. This is an expensive and energy intensive process, particularly considering that at least 40% of water consumed in homes and workplaces does not need to be of drinkable quality (for example water used for flushing toilets, washing laundry and watering parks and gardens). The current policy target for major housing development is to achieve a potable water use target of 105 litres per person per day.

3.4.14. The council is committed to implementing initiatives to reduce water demand which would include implementing methods for efficiently using local

groundwater resources where possible for non-potable uses across the borough.

3.4.15. Influencing consumer behaviour is recognised as being vital to the success of an integrated water management programme and in this regard the Council are working closely with the GLA, the Environment Agency, Thames Water and its community to promote water saving schemes and education programmes. In addition, initiatives to eliminate leakage associated with aged pipe work are planned. There will also need to be significant investment in new potable and non-potable water distribution mains.

Waste management

3.4.16. Government has set targets for local authorities to increase recycling rates and reduce the amount of waste going to landfill. The Mayor has also set waste targets for boroughs through the London Plan including the need to allocate enough land to process at least 243,000 tonnes (municipal as well as commercial) of waste by 2016, at least 275,000 tonnes by 2021 and at least 343,000 tonnes of waste by 2031. This will help meet the London-wide target of processing at least 85% of the city's waste within London by 2020.

3.4.17. Southwark's Waste Management Strategy, 2003-2021 sets out the council's proposals for moving Southwark towards more sustainable waste management. The key features include:

- A reduction in the amount of municipal solid waste generated in Southwark to below 3% by 2005, and below 2% by 2010. In real terms, due to population growth the absolute amount of waste will rise but the strategy aims to deliver a decrease in the actual rate of growth.

- Achievement of 30% recycling and composting standards for household waste by 2010-11 and 40% by 2015-16 and 50% standards by 2020-21

- Recovery of value from 45% of municipal solid waste by 2010-11, 67% by 2015-16 and 75% by 2020-21.

Table 3.10 Current Waste Management Performance
2010-2013

	2010/11	2011/12	2012/13
Total household waste collected (tonnes)	110,236	106,121	111,081
Recycling and composting rate (%)	25.14%	27.43%	30.41%
Amount of municipal waste diverted from landfill	63.34%	79.65%	69.49%

3.4.18. To help deliver the council's strategic goals, a 25 year PFI contract was entered into in 2008 between the council and Veolia Environmental Services. Under the terms of the integrated contract, Veolia undertake all our waste and recycling collection, treatment and disposal operations.

3.4.19. An integrated waste management facility is located in the opportunity area, and is being operated by Veolia. It is currently providing the required

improvement in waste infrastructure identified by the council in its strategy. It is made up of several different facilities, including: Mechanical Biological Treatment Plant to treat residual waste; Materials Recovery Facility to sort commingled recyclables; Reuse and Recycling Centre for residents to deposit a wide range of items of household waste and recycling; Waste transfer station; Recycling Discovery Centre (Education Centre). The facility will help to meet Southwark's waste apportionment targets whilst it is in operation by processing 88,350 tonnes of waste per annum with the potential to treat further waste by converting it into biomass fuel. Redevelopment of the facility would require re-provision of the same waste management services on another site within London.

Flood Risk

3.4.20. The primary sources of flood risk in the borough are surface water, groundwater, tidal, failure of water mains and sewers. Historically, there have been some recorded tidal flooding incidents from the River Thames dating as far back as 1828 to vulnerable communities.

3.4.21. The majority of the opportunity area is within the Thames flood plain, within the indicative flood zone 3, which has the highest level of risk. However, it should be noted that all of the land in the borough is defended by the Thames Barrier and defences so that the risk from tidal flooding is a residual risk.

3.4.22. There is little opportunity to direct development to areas of low flood risk (flood zone 1) so new development will need to be directed to sites where the risk of flooding is appropriate to the "vulnerability" of the land use proposed.

3.4.23. The Thames Catchment Flood Management Plan and Thames Estuary 2100 Project will help manage flood risk from the Thames over then next 50 to 100 years. Whilst the Thames Barrier and flood walls along the riverside provide a degree of protection, consideration needs to be given to their potential failure or inability to contain very high floods as a result of climate change.

3.4.24. The council is commissioning an updated Strategic Flood Risk Assessment to reassess the risk to the borough from all sources of flooding and to assess the impact new development.

Local Flood Risk

3.4.25. Climate change can affect local flood risk in several ways. Impacts will depend on local conditions and vulnerability. More intense rainfall causes more surface runoff, increasing localised flooding and erosion. In turn, this may increase pressure on drains, sewers and water quality. As London has become densely populated, green spaces such as gardens and parks act as sponges for rainwater but in very heavy rain these can quickly become saturated creating a 'run off' of excess water.

3.4.26. The Council has undertaken a Surface Water Management Plan for the whole borough which includes consideration of flooding from sewers, drains, groundwater and runoff from land, small watercourses and ditches that occurs as a result of heavy rainfall.

3.4.27. The southeastern end of the opportunity area is located in the East Southwark Critical Drainage Area. Surface water in the area generally flows from south to north and follows the old watercourse of the River Peck. A substantial amount

of ponding occurs in the Brimmington Park area near the Gas Holder Station, and also around Commercial Way, Naylor Road, Asylum Road and Clifton Avenue. The railway embankment worsens flooding in some areas. Pluvial modelling indicates an area of deeper ponding to the south of Old Kent Road, identified as a Local Flood Risk Zone. Surface water from Peckham Rye flows north along the course of the 'lost' River Peck, to this area, with depths of flooding up to 1m for the 1 in 100 year levels of rainfall.

3.4.28. Southwark Council is responsible for managing the risk of flooding from surface and ground water in the borough. Thames Water is responsible for maintaining the sewer network across London. Together the Council and Thames Water are working in partnership, with the support of the Environment Agency.

3.4.29. The Southwark Local Flood Risk Management Strategy was adopted by the Council on 18 August 2015. The strategy details how the council will manage the risk of flooding arising from surface water, groundwater and ordinary water courses across the borough consistent with the Flood and Water Management Act 2010 and the National Flood Risk Management Strategy. It will ensure that flooding risks are well managed in a coordinated way to balance the needs of communities, the economy and the environment.

Sewerage

3.4.30. The volume and frequency of untreated sewage overflowing into the River Thames is unacceptable and contravenes the European Urban Wastewater Treatment Directive. Thames Water has a programme to replace old Victorian Water mains and they are planning to build the Thames Tideway Tunnel, a 25 km tunnel which would run underneath London which will help to reduce the amount of sewerage overflowing into the river. The proposed route for the main tunnel will follow the route of the River Thames from Acton to Limehouse, where it then continues north-east to Abbey Mills Pumping Station near Stratford. There it will be connected to the Lee Tunnel, which will transfer the sewage to Beckton Sewage Treatment Works. A total of 24 sites in London are required to construct and operate the project.

3.4.31. The tunnel would be connected to approximately 34 'combined sewer overflows' (CSOs) which currently release raw sewage into the Thames after heavy rain fall. The proposed tunnel would intercept these sewage discharges and transfer them to the Beckton Sewage Treatment Works. The aim is to improve water quality in the Thames. The CSOs will still be needed after the Thames Tideway Tunnel has been built to direct flows to the River Thames in exceptional circumstances when the new tunnel system is full. This is only expected to occur very occasionally.

Air Quality

3.4.32. The opportunity area has particularly high levels of air pollution, mainly caused by traffic. It lies within an Air Quality Management Area (AQMA) and contains an Air Quality Focus Area (AQFA), one of the areas worst affected by air quality[54]. The map below indicates the varying levels of air pollution across the opportunity area, with the concentration of one pollutant - NO_2.

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[54] Southwark Air quality Improvement Strategy (2012-2017) and Action Plan
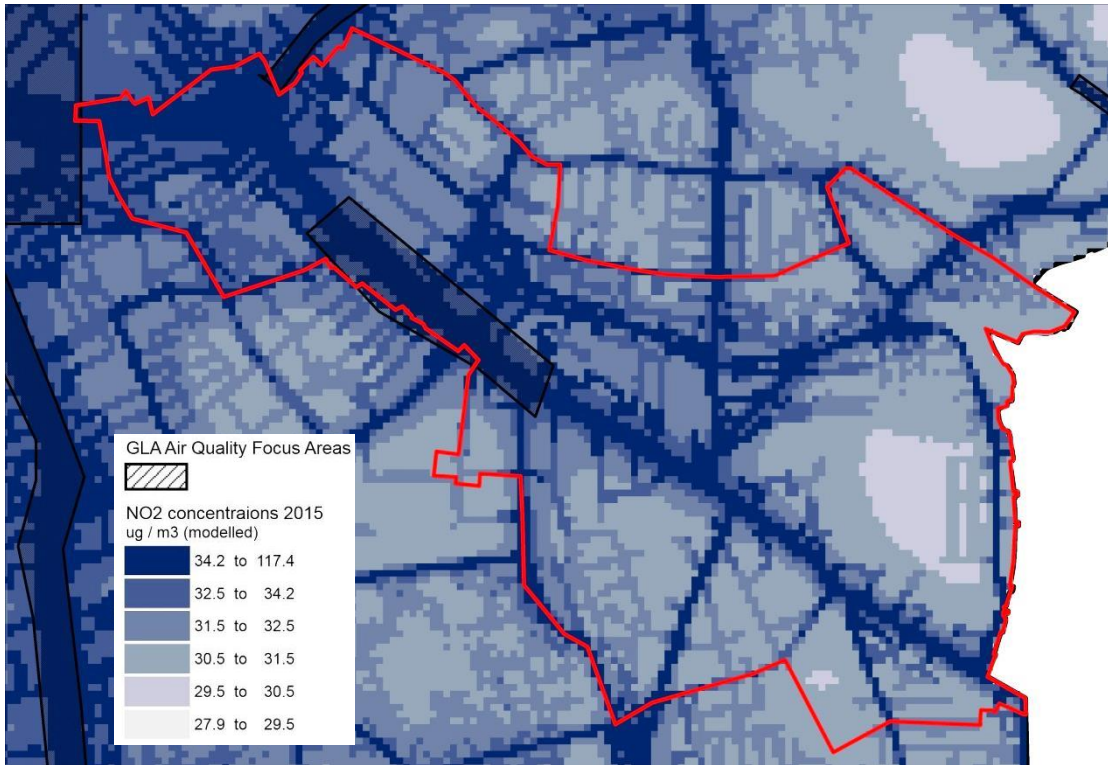
Figure 3.4 NO$_2$ Concentrations 2015
Source: GLA[55]

3.4.33. The New Southwark Plan proposes revised AQFA boundaries, based on a more nuanced approached to how existing AQFAs would affect possible development sites. This is shown in the map below for the opportunity area.
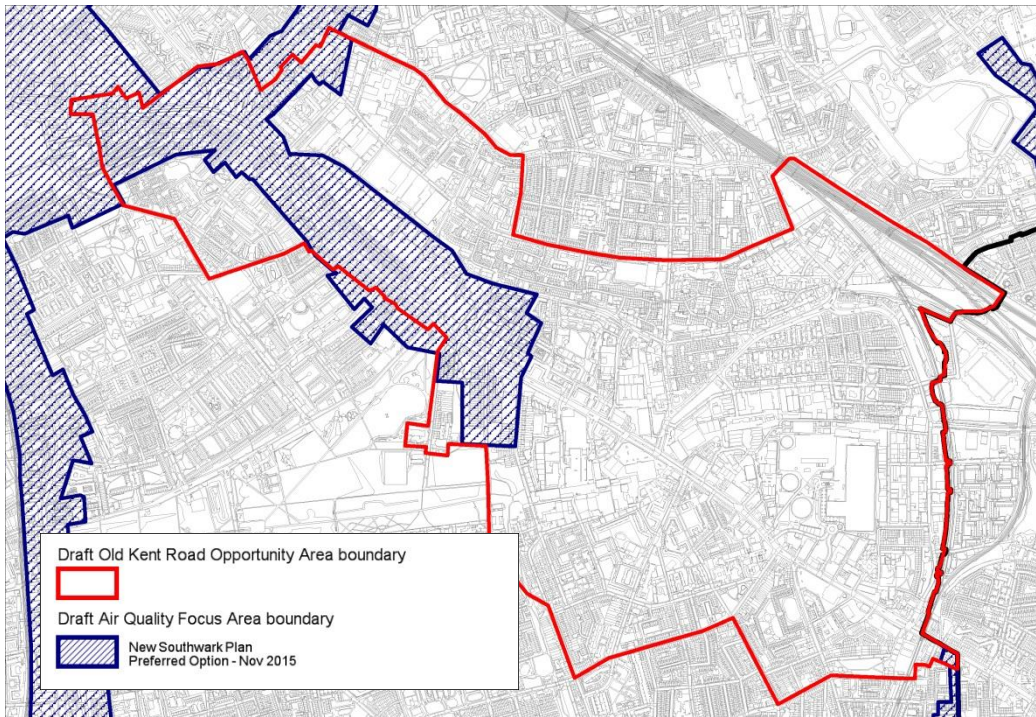
Figure 3.5 Draft Air Quality Focus Area

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[55] Air Quality Focus Areas; London Atmospheric Emissions Inventory 2008 Concentration Maps, obtained from GLA under the Open Government Licence v3

3.4.34. The most significant local pollutants, NO_x and PM10, are mainly associated with vehicular emissions, especially those of buses, lorries, coaches and taxis. It is envisaged that these pollutants will reduce significantly over the next 15 years, through initiatives such as the London Low Emission Zone which covers the opportunity area, limiting access to heavy vehicles that can demonstrate compliance with strict emissions criteria and technological advances in reducing exhaust emissions.

3.4.35. The establishment of an Air Quality Strategy and Improvement Plan (AQSIP) for Southwark has been undertaken. Southwark is required to periodically review and assess the effectiveness of the AQSIP. The latest progress report indicates that concentrations within the AQMA continue to exceed the objectives for Nitrogen Dioxide and Particulate Matter (PM10) at roadside locations. The opportunity area contains one of the Council's monitoring stations on the Old Kent Road, which indicated rising annual mean NO_2 concentrations from 2011 to 2013 and that there are potential exceedences of the NO_2 hourly mean AQS objective. The 24-hourly mean objective for Particulate Matter (PM10) was also exceeded but the current trend is unclear. The report also identifies that new development in the opportunity area will require further consideration in the next round of Updating and Screening Assessment. [56]

3.4.36. Concentrations are not simply a function of the level of traffic but determined to a significant degree by congestion. The greatest traffic flows in Southwark are on the A2 towards Walworth Road east and south of the Elephant and Castle respectively. Although concentrations are high the along these roads, concentrations along roads with fewer vehicles are comparable, due to increased congestion.[57]

3.4.37. The Mayor has also published a Transport Emissions road map which focuses on how to reduce emissions from ground based transport in London. The Mayor will introduce an Ultra Low Emission Zone (ULEZ) in Central London. The ULEZ will cover the Congestion Charging Zone and come into effect from 2020. The ULEZ will set an emissions requirement for all types of vehicles entering central London with charges for noncompliance, discouraging all but the cleanest vehicles. The Mayor's Transport Emissions road map has identified an opportunity to apply the principles of the ULEZ in other areas of London. This could be in the form of Low Emission Neighbourhoods (LENs), which would be targeted in local hotspot areas of poor air quality.

Noise

3.4.38. Environmental Noise arising from transport and industry is an inevitable consequence of a vibrant urban society. Noise is subjective and different people react to it in different ways and what can cause annoyance to some people maybe barely noticeable for others. As the noise level increases it can interrupt conversation and disturb sleep. In general, noise can be classified into fairly broad categories; occupational noise, which is experienced at work, neighbour and neighbourhood noise, and environmental (ambient) noise.

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[56] 2013 Air Quality Progress Report for London Borough of Southwark
[57] Southwark Air quality Improvement Strategy (2012-2017) and Action Plan
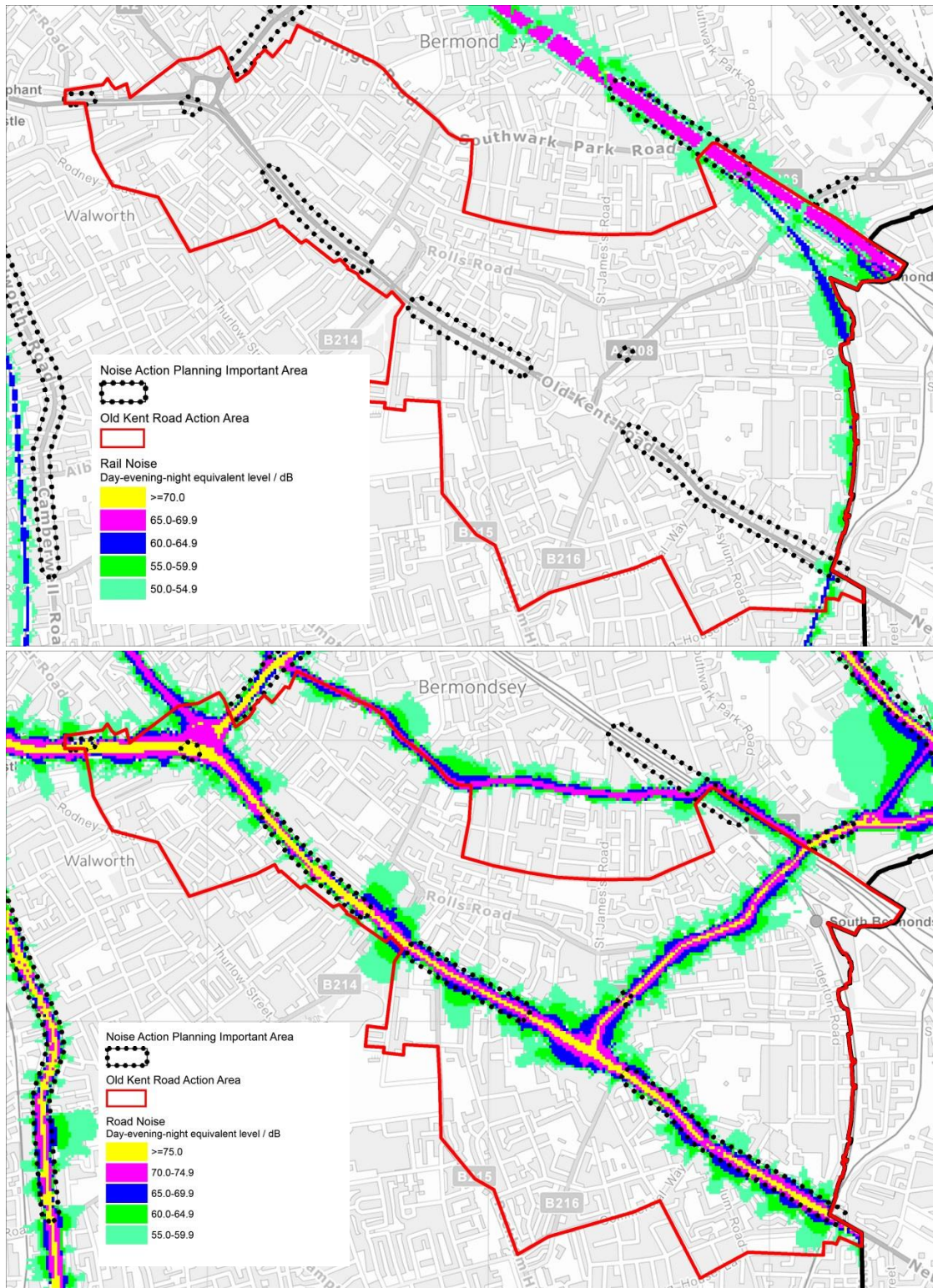
Figure 3.6 Rail and Road Noise 2012
Source: DEFRA[58]

3.4.39. The government published Noise Action Plans for agglomerations (large urban areas), major roads, and major railways in England in 2014, to meet the terms of the Environmental Noise (England) Regulations 2006, as amended, which transpose the Environmental Noise Directive (END). The purpose of Noise Action Plans is to assist in the management of environmental noise and

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[58] Noise data obtained from DEFRA under the Open Government Licence v3

its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008. These Action Plans include details of the process for identifying important areas (noise 'hotspots') and an approach for identifying and managing quiet areas in agglomerations.

3.4.40. Managing noise includes improving and enhancing the acoustic environment and promoting appropriate soundscapes. Noise management includes promoting good acoustic design of buildings whenever opportunities arise. It will include traditional and innovative noise reduction measures in otherwise unacceptable situations.

3.4.41. The following maps show the noise levels associated with road and rail in the opportunity area and the localised areas where it is important to manage noise impacts.

Soil and contaminated land

3.4.42. Contamination of land may threaten public health and safety, the natural environment, the built environment and economic activities, through its impacts on the users of the land, and on neighbouring users. The presence of contamination can affect or restrict the beneficial use of land, although development presents an opportunity to deal with it. Land contamination, or the possibility of it, is therefore a material planning consideration in the preparation of development plan documents and in taking decisions on individual planning applications.

3.4.43. "Contaminated Land" is defined in the Environmental Protection Act (1990) (with amendments made in the Environment Act 1995 (Part 2A) and the Radioactive Contaminated Land (Modification of Enactments)(England) Regulations 2006) as: "Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in on or under the land, that: Significant harm is being caused or there is a significant possibility of such harm being caused; or Pollution of controlled waters is being, or is likely to be caused"

3.4.44. The real or perceived costs of treatment/remediation can act as significant barriers to successful development, particularly if the contamination issues and their solutions are not identified early and integrated into the scheme for development of the site. Where land is affected by contamination, development can provide an opportunity to address the problem for the benefit of the wider community and bring the land back into beneficial use.

3.4.45. In practice, most sites with a previous potentially contaminating history are remediated to a condition suitable for use under the planning regime rather than the Part 2A legislation. Part 2A legislation would not normally be applied to sites remediated as suitable for use under the planning process.

3.4.46. The redevelopment of previously developed sites is central to the achievement of the Government's objective of ensuring sustainable development. Such development minimises the need to develop 'greenfield' land.

Open Space

3.4.47. Southwark is a borough that has a wealth of open space of different types including woodland, parks, community farms, Thames-side paths, and sports pitches. The survey of open spaces we prepared for our Open Space Strategy (2013) identified 215 open spaces in the borough which together comprise some 605.5 hectares of land, around 21% of the total land area in the borough. Around 58% are publically accessible. The opportunity area is mainly located in the Bermondsey & Old Kent Road sub-area, where only 2.5% of the land area is open space, of which 78.5% is publically accessible.[59]

3.4.48. The following table illustrates the projected levels of different types of open space provision in the sub-area compared to the borough average. The downward trend in provision relates to a growing population and restricted opportunities for new open space. Provision across the different typologies within the sub-area is below average for Southwark.

Table 3.11 Open Space Supply per Population
2011

	Parks / ha per 1,000 population		Natural Green Space / ha per 1,000 population		Allotments and Community Gardens / ha per 1,000 population		Outdoor Sports Facilities / ha per 1,000 population	
	2011	2026	2011	2026	2011	2026	2011	2026
Bermondsey & Old Kent Road	0.25	0.2	0.36	0.29	0.03	0.03	-	-
Southwark	0.91	0.76	1.79	1.51	0.06	0.05	0.6	0.5

Source: Southwark Open Space Strategy Evidence Base, 2012

3.4.49. The Open Space Strategy takes account of needs and surveys of the quality and value of open spaces and sets local standards for Southwark up to 2026. In addition each sub-area has its own profile and strategy. In Bermondsey & Old Kent Road, the Old Kent Road is identified as a severance barrier to access to open space. The area is characterised by small parks, a large population and a dense built environment but with large open spaces on its borders at Southwark Park and Burgess Park. Over 83% of homes are estimated to have no access to private open space. The proposals for the area are to introduce natural green space to existing open spaces; improve access to Burgess Park, Southwark Park and the Thames Path; look for opportunities to increase park provision; and to enhance existing open spaces, shown on the following plan.

3.4.50. The Preferred Option version of the New Southwark Plan October 2015 proposes the allocation of an additional 2.46 ha as sites of importance for nature conservation in the Bermondsey & Old Kent Road sub-area, increasing the supply of recognised and protected natural green space. A 0.05 ha community garden is also proposed for allocation as protected open space, which was not included in the Open Space Strategy evidence.

3.4.51. The Open Space Strategy identified at least 797 people on the waiting list for allotment spaces in the borough. At most sites, the waiting list is up to 10

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[59] Southwark Open Space Strategy Evidence Base, 2012

years, although there may be a limited number of sites where waiting lists are around 1-2 years.
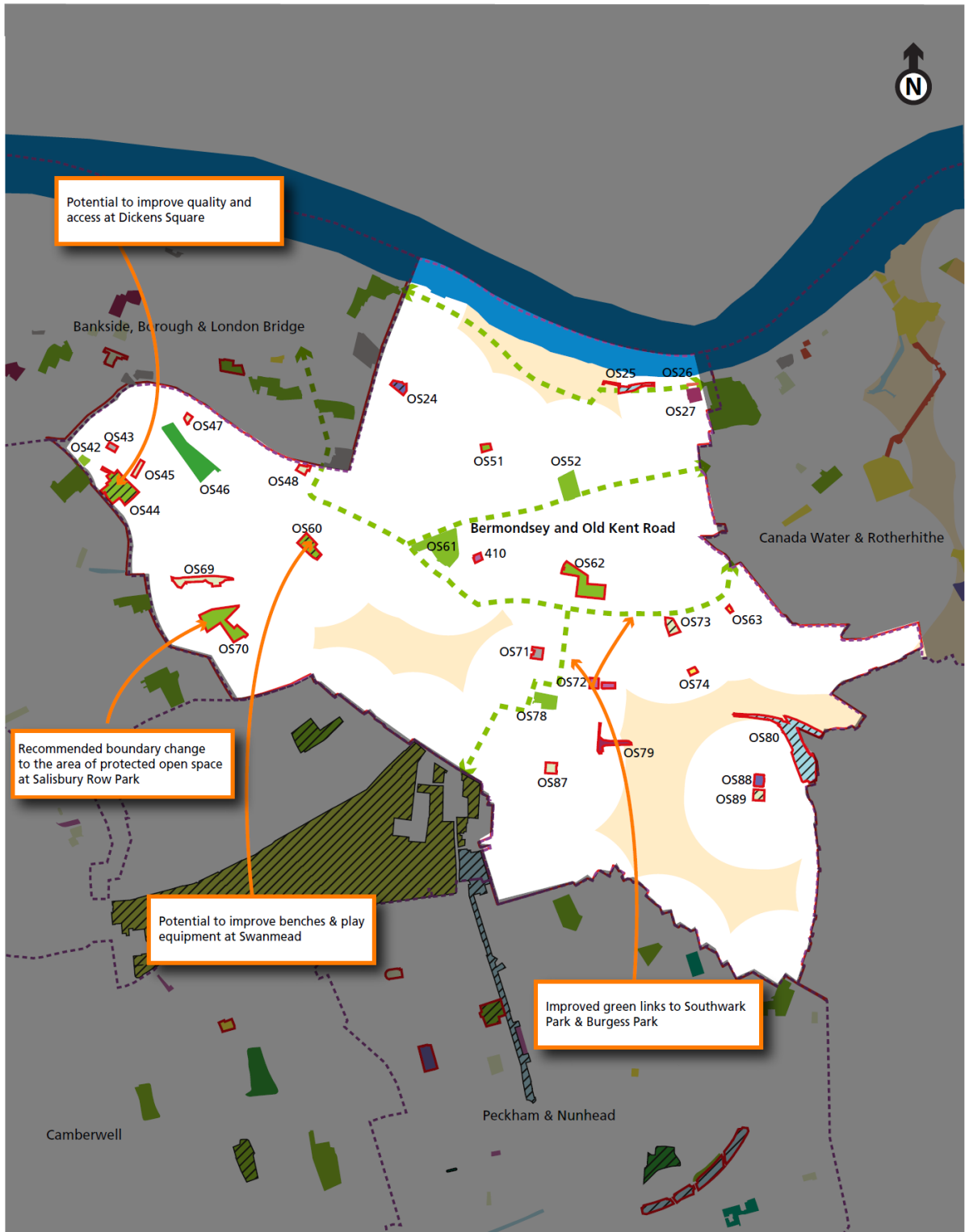
Figure 3.7 Bermondsey & Old Kent Road sub-area open space strategy
Source: Southwark Open Space Strategy 2013

3.4.52. There is a clear need for additional food-growing space to meet unmet demand. Allotments in their traditional sense represent space for food growing which are essentially restricted to single ownership. To meet the significant levels of unmet demand in the borough there will be a need to

identify alternative methods to allotment provision, including shared community gardens.

Play facilities

3.4.53. Open space provides an important role in serving children's play needs. It is widely acknowledged that the importance of children's play extends far beyond the activity itself. Play contributes towards child development through the development of a wide range of physical, social and emotional skills and abilities as well as having a positive impact on children's health.

3.4.54. The Open Space Strategy Evidence Base identified open spaces with dedicated play provision in the Bermondsey & Old Kent Road sub-area: 4 doorstep playable spaces, 7 local equipped areas for play and 2 neighbourhood equipped areas for play. The increase in population expected over the coming years will put pressure on the supply of children's play space and it will be important to ensure that adequate provision for play space is made with new developments. Open space at Swanmead has the potential for improvements to play equipment.

Biodiversity

3.4.55. Southwark has many natural green spaces and sites of importance for nature conservation. The pressure on natural green space within the vicinity of the opportunity area is shown in the open space supply data above. Large sites of importance for nature conservation adjoin the opportunity area at Burgess Park and along the Surrey Canal. Habitat loss is a major concern in the borough, with the constant demand for new homes and other buildings resulting in sites being lost to development. In addition, local wildlife is still under threat.

3.4.56. Southwark's Biodiversity Action Plan 2013-2019 aims to provide a comprehensive overview of the biodiversity in Southwark and a clear direction in ensuring it is conserved, managed and enhanced. Birds, stag beetles, bats and amphibians are particularly at risk in Southwark. Many species of plants and animals are protected under European and national laws, including the Habitats Regulations 1994 and The Wildlife and Countryside Act 1981. The action plan is designed to be a valuable toolkit that provides a unified strategic framework for managing the borough's natural resources.

Quality in Design and Conservation of Historic Environment

3.4.57. The Old Kent Road is one of Southwark's distinct, vibrant and connective places that comprises of an array of unique architecture and public realm located in the north of the borough. The road itself has a long history, a roman road and medieval route to Canterbury. Development of the road followed periods of industrialisation, commerce and housing growth, through to 20th century wartime bombardment and reconstruction. Parts of the road maintain high street character, and there are pockets of green spaces, civic and educational uses. The area is largely characterised by large industrial and commercial units, retail parks and car parking with poor urban grain. However there are pockets of conservation areas and finer urban grain around commercial units to the south and residential development throughout the area.

3.4.58. The connectivity to Bermondsey, Elephant and Castle, Walworth, Camberwell and Peckham are enabled by the Old Kent Road, characterised by lower scale development, with a mixture of Victorian and Edwardian terraces, broken up by post-war estates, town centres and some newer housing developments.

3.4.59. Throughout the Old Kent Road there are some attractive and historic buildings and sites that reflect Southwark's rich history adding to the unique character and identity of the opportunity area. The following three conservation areas fall wholly within the opportunity area:

CA16 Page's Walk: Designated 30 June 1985

3.4.60. Page's Walk Conservation Area consists of a row of 19th century dwellings that backs onto an industrial area divided by Mandela Way, overlooked by Guinness Square housing estate and the former Page's Walk.

CA23 Glengall Road: Designated 9 July 1971, Extended October 1978 and September 30 1991

3.4.61. The Glengall Road Conservation Area is located to the south of the Old Kent Road, approximately 350 metres south east of the entrance to Burgess Park. Glengall Road was built in the 1840s, comprising of mainly properties. Despite the demolition and comprehensive redevelopment of the surrounding streets in the 1960s and 1970s the properties remains remarkably intact and continue to contribute to the conservation areas distinctive 19th century character. To the west and south are the irregular edges of Burgess Park and to the east and north are warehouses, light industry, builder's yards and garages. The boundaries of the conservation area are therefore well defined and emphasis the special character of the area when compared to its hinterland.

CA26 Caroline Gardens: Designated 27 September 1968

3.4.62. The Caroline Gardens Conservation Area is situated in North Peckham, on the west side of Asylum Road. Asylum Road leads off the southern side of the Old Kent Road and forms the eastern boundary of the Conservation Area. The southern and western boundaries respectively are formed by the rear of properties facing onto Studholme Street and Naylor Road. These are relatively quiet residential streets in comparison to the Old Kent Road (A2), which provides one of the main routes through South East London. The Conservation Area boundary is tightly drawn around the complete almshouse development, which is physically defined, by its enclosing railings and walls.

3.4.63. The area is relatively flat, with a gentle slope towards Asylum Road from the Old Kent Road. The grounds in which the almshouse buildings are situated are gently undulating. In the original laying out of the development the central gardens were sunken with steps leading up to the pathways in front of the buildings. Over time the ground has been raised but not evenly throughout the site and there is still a visible height difference between buildings and garden.

3.4.64. A further five conservation areas encroach the boundary of the Old Kent Road;

- CA7 Bermondsey Street: Designated 3 January 1973, Extended 23 October 1991, 13 December 1993 and 11 January 2010
- CA17 Thorburn Square: Designated 30 January 1991
- CA21 Coberg Road: Designated 5 February 1980, Extended 22 September 1987
- CA22 Trafalgar Avenue: Designated 5 February 1980, Extended 30 September 1991.
- CA43 Peckham Hill Street Designated 18 October 2011

3.4.65. The approximate distribution of all the conservation areas combined amount to just 3.96% of the opportunity area.

3.4.66. Furthermore, there are also six listed buildings five which are Grade II with St Augustine's Church on Lynton Road listed as a Grade II*

3.4.67. Key listed buildings include:

- Licensed Victuallers Asylum
- Clifton Crescent
- 155 Old Kent Road (the White House)
- Old Fire Station
- 108-124 Peckham Park Road

3.4.68. The Old Kent Road Archaeological Priority Zone designation (3A), Bermondsey Lake APZ (2A) and the London to Lewis Road APZ (8A) covers almost the full extent of the opportunity area which may have an immediate impact to major schemes which require deep excavation.

3.4.69. Protecting and enhancing the character and historic value of places are important issues to be considered in the future growth and redevelopment of Old Kent Road. Well designed buildings and spaces will help improve people's quality of life and make places more attractive. This can also help attract businesses to the area. It is important that the design of a development is carefully thought through and takes into consideration of how all elements of advancement is part of a wider place and how a place's uniqueness and historic value can be used to stimulate regeneration and improvements.

Transport

3.4.70. The Old Kent Road provides good road and public transport access to the Central Activities Zone (CAZ), facilitating pedestrian, cycling and public transport, where the present bus routes that travel along the Old Kent Road include the numbers 21, 42, 53, 63, 78, 168, 172, 381, P13, N21, N53 and the N381. Old Kent Road is well served by the London underground at Elephant and Castle which services the Bakerloo and Northern line in addition to the over-ground at South Bermondsey and potentially a proposed new station for the East London line at Surrey Canal Road. In 2014 Transport for London (TFL) consulted on options for an extension to the Bakerloo Line Extension. In January 2016 it was announced that the preferred option for the route is from Elephant and Castle to Lewisham via the Old Kent Road. If a decision is made to progress the scheme, TFL anticipate construction could commence around 2023.

3.4.71. The Old Kent Road forms part of TFL highway network (TLRN). The most recent monitoring and transport movement In 2011 Southwark adopted its Transport Plan.

3.4.72. Around 60% of all collisions in Southwark occur on the busier roads like Borough High Street and the Old Kent Road. In the most recent 3 year period 47% of all collisions in Southwark occurred on the TLRN. Therefore TFL must also play a key role within Southwark to reduce the occurrence of these collisions.

3.4.73. In 2011 Southwark adopted its Transport Plan. The most recent monitoring of the transport plan in 2012/13 shows that around 582,000 trips are made every day in the borough. Of people living in the borough, the main method of transport is walking. The mode share of trips for Southwark residents is:

- Rail – 8%
- Underground/DLR – 8%
- Bus/tram – 24%
- Taxi/other public – 1%
- Car/motorcycle – 23%
- Cycle – 4%
- Walking – 30%

3.4.74. A surface transport study for the Old Kent Road will measure the mode share in the opportunity area.

3.4.75. Since 2006 private motor vehicle trips have been decreasing as a percentage of the total trips and the percentage of trips on rail and the underground/DLR has increased. Percentage trips on foot and by bus have remained fairly stable. Cycling levels in the borough have increased from 3.3% (2008/11 average) to 4.3% (2009/12 average) which equates to an additional 10,200 trips by bike per day.

3.4.76. The number of casualties in which people are killed or seriously injured (KSI) appears to be decreasing and number of slight and all casualties has been stationary in recent years. Casualties are higher than the inner and greater London borough averages. The number of cyclist casualties is increasing in line with the growth in cycling. The numbers of accidents over a period of 36 months to March 2014 on the Old Kent Road are a total of 306 with 1 fatality that took place at the junction of Albany Road and the Old Kent Road.[60]

3.4.77. The PTAL levels shared along the Old Kent Road descend from level 6a and 5 at Bricklayers Arms to level 4 on the rest of the opportunity area.

3.4.78. The objectives of the Southwark Transport Plan include encouraging sustainable travel choices and promoting active lifestyles, increasing the share of walking and cycling trips, reducing the number of causalities and reducing CO_2 emissions from road transport. With an increasing population and workforce in Southwark, it will be important that development contributes towards shaping sustainable travel choices, reducing pollution and improving safety in the future.

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[60] Transport for London

4. SUSTAINABILITY, HEALTH AND EQUALITY ISSUES AND OBJECTIVES

4.1. Key issues

4.1.1. Table 4.1 identifies key sustainability issues that have been identified for the Old Kent Road opportunity area which the New Southwark Plan and the IIA should aim to address. These have been identified through monitoring, engagement with stakeholders, a review of relevant policies, strategies and programmes and existing council evidence base documents, and a survey of baseline data and information about the borough.

4.1.2. The sustainability issues are set out in the context of a number of themes, in recognition of the over-arching status and the likely format of the emerging AAP/OAPF.

4.1.3. The final AAP/OAPF will include spatial policy (including allocation of sites) and detailed policies for the purposes of development management. As the document advances, a more detailed understanding of sustainability issues will be identified; as such, the IIA accompanying the Preferred Option and Proposed Submission version of the AAP/OAPF will include assessment of policies that seek to address sustainability issues that may not have been identified at this stage.

Table 4.1 : Key environmental, health and equality issues
Revitalised Neighbourhoods
- Addressing relatively high levels of deprivation and low incomes among the existing population of the opportunity area   - Improving access to services and reducing health inequalities   - Reducing unhealthy diet and other lifestyle factors affecting mental and physical illness associated with unemployment and poverty   - Reducing the high levels of crime and fear of crime   - Accommodating a growing population   - Addressing poor parts of the local environment that lead to physical inactivity   - Improving the health of opportunity area residents by promoting healthy lifestyles   - Maintaining local distinctiveness and protecting and enhancing place-making assets
Homes
- Providing everyone with a decent and affordable home to live in to meet housing needs of present and future generations   - Providing and maintaining suitable accommodation for those with specialist need, vulnerable individuals and families.   - Improving existing housing stock and delivering new council housing   - Providing the right mix and balance of housing types, sizes and tenures in areas of the borough   - Optimising the efficient use of land to create mixed use neighbourhoods   - Contributing to delivery of the London Plan housing target by maximising the number of homes which can be provided in the opportunity area

Travel
- Improving the transport network and infrastructure on Old Kent Road   - Improving the legibility and safety of the Old Kent Road including crossing points for pedestrians   - Providing and maintaining sustainable transport choices for all members of the community   - Reducing congestion and pollution and managing traffic flows on the Old Kent Road   - Reducing car parking   - Managing delivery and servicing activities for mixed use development   - Improving accessibility by public transport   - Supporting provision of the Bakerloo Line extension with two new stations on Old Kent Road

Business, Employment and Enterprise
- Addressing employment inequalities and reducing the barriers to employment   - Increasing employment opportunities through training to increase skills   - Accommodating changing demands as a result of changing trends in industrial activity and the modernisation of businesses   - Providing new jobs in the opportunity area as part of mixed use development opportunities   - Providing space for businesses of all sizes to establish and grow   - Considering impacts of regeneration on existing businesses and a need for relocation strategies where appropriate   - Providing the incorporation of space for small and medium sized enterprises and encouraging managed workspace by specialist providers   - Maintaining progress in educational attainment, skills and aspirations of residents

Town Centres
- Ensuring provision of sufficient shopping space to meet needs and seeking to cluster this within existing or new town centres   - Supporting a transition from out-of-town style development based around retail parks to town centre and mixed use development   - Improving retail choice and the balance of retail and other town centre uses   - Supporting local people to make healthier choices   - Attracting and facilitating town centre investment   - Protecting essential shopping services for local communities

Social Infrastructure
- The creation of healthy, cohesive, inclusive and safe environments   - Providing adequate community facilities and infrastructure to meet the needs of a growing population and facilitate social interaction   - Addressing the needs of faith groups and continuing to provide for multiple places of worship in the opportunity area   - Identifying appropriate locations for community facilities

Design, Heritage and Environment
- Ensuring a high quality of design in new developments to ensure accessibility, inclusivity and interaction   - Protecting and enhancing biodiversity and access to the natural environment   - Mental health benefits from access to nature, biodiversity, green space and water   - Addressing existing open space deficiencies and poor access to private open

space; improving the use of open spaces for sport, leisure and environmental purposes
- Increasing green links, for sustainable transport across the area and access to open spaces, improving the public realm and overcoming the severance barrier of the Old Kent Road
- Need to preserve and enhance the historic environment and built heritage including the conservation areas within and around the opportunity area
- Protection of landscape features and designated sites
- Sensitivities around very tall buildings

Sustainability

- Mitigating and adapting to climate change
- Minimising flood risk and improving resilience to flood risk.
- Maintaining improvement in recycling and the management of waste.
- Improving energy efficiency and use of renewables
- Providing opportunities for heat and power networks.
- Addressing poor air quality around the Old Kent Road and decreasing level of emissions from industry, construction and traffic.
- Ensuring sustainable use of water resources
- Ensuring that there is social, physical and green infrastructure capacity for existing and future needs
- Reducing the impact of noise, in particular traffic noise associated with the Old Kent Road
- Ensuring high standards of sustainable design are achieved in the built environment.
- Reducing health risks from toxicity of contaminated land due to past industrial land uses
- Meeting the high demand for food growing as an opportunity for active lifestyles, healthy diet and tackling food poverty

5. DEVELOPING THE INTEGRATED IMPACT ASSESSMENT FRAMEWORK

5.1. Introduction

5.1.1. The likely impacts of the AAP/OAPF will be identified using a set of objectives, which relate to the existing and emerging strategic vision for the opportunity area. The objectives reflect the current social, economic and environmental issues affecting the borough and are linked with the aims of Southwark 2016 (Community Strategy). The objectives will ensure that the AAP/OAPF benefits the environment, economy and the community.

5.1.2. The 17 objectives set out below in Table 5.1 reflect the move towards integration of impact assessments for the AAP/OAPF; objectives and associated criteria questions can be linked to Habitats Regulations Assessment, the Equalities Analysis, and Health Impact Assessment.

5.1.3. As the AAP/OAPF is progressed, the IIA will appraise policy options and site allocations against these objectives. The framework of objectives is set out in table 5.1. For the purposes of the framework, each decision appraised will be either the formation of strategic and development management policies within the AAP/OAPF, or the allocation of sites to a particular land-use or for other forms of spatial protection.

5.2. Integrated Impact Assessment Framework

IIA Incorporates: Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA); Health Impact Assessment (HIA) and Equality Analysis (EqA).

TABLE 5.1		
IIA Objective	**Questions to consider for assessment**	**Potential monitoring indicators**
IIAO1: **To tackle poverty and encourage wealth creation**	Will it improve the range of job opportunities for all local people? Will it help to diversify the economy? Will it increase the numbers of higher paid jobs in the opportunity area? Will it help reduce overall unemployment, particularly long-term unemployment? Will it encourage the retention and /or growth of local employment and training opportunities? Will it assist in providing land and buildings of a type required by businesses, for a range of employment uses? Will it reduce poverty in those communities / equalities groups most affected? Will it improve access to low-cost transport and other facilities? Will it provide for successful neighbourhoods for all? Will it result in a loss of employment land?	Employment land available and take up rates New business formation and Survival a) Rate of Business Formation per 10,000 b) 3 year business survival rate Numbers and % jobs in Southwark by sector Southwark compared to London (broken down by micro, small and medium sized businesses) Vacancy Levels and non-retail uses in town centres Numbers of unemployed/ numbers receiving benefit (by sector) Indices of deprivation 2015: Employment and income domains Children in poverty (under 16s)
IIAO2: **To improve the education and skill of the population**	Will it provide opportunities to improve the skills and qualifications of the population, for young people and adults? Will it help improve employee education/training programmes? Will it help reduce skills shortages? Will it help to reduce the disparity in educational achievement	Indices of deprivation: Education, skills and training domain % of the population with higher education qualifications

TABLE 5.1		
IIA Objective	**Questions to consider for assessment**	**Potential monitoring indicators**
	between different ethnic groups?	% of population with no qualifications (national census) Proportion of resident pupils attending Southwark schools achieving 5+ A-Cs including English and Maths (Department for Education)
IIAO3: **To improve the health of the population**	Will it promote and facilitate healthy living and active lifestyles amongst different groups? Will it improve access to health and social care/treatment for all sectors of the community? Will it maintain, enhance and create green infrastructure assets (e.g. green space, woodlands, recreation and sports facilities and allotments) for recreation, exercise and access to locally produced food. Will it improve the quality of housing for all? Will it improve access to jobs for all and otherwise reduce poverty? Will it encourage a range and mix of land uses that underpin local health; for example, avoiding over concentration of hot food takeaways in one location? Will it help facilitate the supply and availability of locally produced food? Will it help improve mental and emotional health, reducing social exclusion? Will it promote non-polluting forms of transport? Will it reduce exposure to poor air quality across all groups?	Comparative prevalence and change in health risks and causes of poor health or mortality (Joint Strategic Needs Assessment) Indices of deprivation: health deprivation and disability; barriers to housing and services domain; and living environment domains
IIAO4: **To reduce the incidence of crime and the fear of crime**	Will it improve safety and security? Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour? Will it provide for a well maintained and inclusive public realm and other public facilities? Will it encourage an active and connected, strong and cohesive community?	Indices of deprivation: Crime domain Numbers of types of crime per annum (Metropolitan Police) Percentage of residents who feel fairly safe or very safe outside during the day/night (residents survey)

TABLE 5.1		
IIA Objective	**Questions to consider for assessment**	**Potential monitoring indicators**
		Reports of anti-social behaviour (Metropolitan Police)
IIAO5: **To promote social inclusion, equality, diversity and community cohesion**	Will it help support the voluntary and community sectors? Will it support active community engagement? Will it support a diversity of lifestyles and communities? Will it promote accessibility for those people who are elderly or disabled? Will it improve access to low-cost transport and other facilities? Will it help to sustain the provision of community facilities and open space that meet local needs? Will it facilitate connection of existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction? How will different groups of people be affected by the option or policy - including black and minority ethnic communities, women, disabled people, lesbians, gay men, bisexual and transgender people, older people, young people, children and faith groups? Will it benefit the groups listed above?	Breakdown of other indicators in the framework by equality group Homelessness and council housing waiting lists by equality group Health inequalities highlighted in Joint Strategic Needs Assessment
IIAO6: **To reduce contributions to climate change**	Will it reduce CO2 and other greenhouse gas emissions? Will it reduce consumption of energy? Will it use renewable sources of energy? Will it help local people cope with hotter drier summers and warmer wetter winters? Will it mitigate against the urban heat island effect? Will it encourage the re-use of resources? Will it encourage water efficiency and drought resilience? Will it encourage the reuse or improvement of buildings and land that are vacant, under utilised or in disrepair? Will it maintain or enhance biodiversity?	BREAAM and Code for Sustainable Homes Scores of major consents Energy consumption (break down by source/type) (Department for Energy and Climate Change) Environmental performance of opportunity area's housing stock (energy performance certificates)

TABLE 5.1		
IIA Objective	**Questions to consider for assessment**	**Potential monitoring indicators**
IIAO7: **To improve air quality**	Will it improve air quality? Will it help to reduce emissions of PM10, NO2? Will it minimise construction impacts such as dust, noise, vibration and odours? Will it encourage a reduction in amount and length of journeys made by car?	Number of days of high air pollution (Old Kent Road monitoring station) Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air (Old Kent Road monitoring station) Annual average concentrations and number of daily exceedences of PM10 in air (Old Kent Road monitoring station)
IIAO8: **To avoid waste and maximise, reuse or recycle waste arising as a resource**	Will it promote the reduction of waste during construction / operation? Will it minimise the production of household and commercial waste? Will it promote sustainable processing of waste?	Municipal waste land-filled (tonnes) Percentage of municipal waste sent for reuse, recycling and composting (borough waste management performance monitoring)
IIAO9: **To encourage sustainable use of water resources**	Will it result in a net increase in the demand for water, and foul sewage disposal? Will it encourage reuse of water? Will it maximise use of rainwater or other local water supplies? Will it reduce discharges to surface and groundwater?	Estimated water consumption of new development (environmental reports for relevant consents) Surface and ground water run-off rates of new development (drainage reports for relevant consents)
IIAO10: **To maintain and enhance the quality of land and soils**	Will it result in the loss of open land? Will it promote re-use of previously developed land and buildings? Will it use land effectively and efficiently, including mixed use and higher density development? Will it encourage the remediation of land identified as potentially contaminated?	New homes built on previously developed land Number of identified contaminated sites Number of contaminated sites not remediated

TABLE 5.1		
IIA Objective	**Questions to consider for assessment**	**Potential monitoring indicators**
	Will it prevent further contamination of soils? Will it improve soil quality?	
IIAO11: **To protect and enhance quality of landscape and townscape**	Will it conserve and enhance local landscape and townscape character, and visual amenity? Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the townscape character? Will it have a negative impact on important strategic/local views? Will it incorporate sustainable design and construction techniques?	Housing density BREAAM scores of relevant consents Design appraisal of consented development (design review panels and urban design advice)
IIAO12: **To conserve and enhance the historic environment and cultural assets**	Will it protect, maintain and enhance the condition and setting of features and areas of cultural, historical and archaeological heritage in the environment? Will it promote the historic environment and also contribute to better understanding of the historic environment? Will it promote high quality design and sustainable construction methods? Will it respect visual amenity and the spatial diversity of communities? Will it maintain or increase access to leisure, sporting, cultural and arts destinations and facilities? Will it improve leisure, sporting, cultural and arts provision?	Amount of opportunity area covered by Conservation Area or APZ Numbers of heritage assets in the opportunity area on the Historic England buildings at Risk Register Changes in numbers of listed buildings Number of scheduled ancient monuments at risk Number of conservation areas at risk Number of conservation areas with up-to-date appraisal/ management plans
IIAO13: **To protect and improve open spaces, green corridors and biodiversity**	Will it improve the quality and access to open spaces in areas of deficiency? Will it provide a range of play spaces for children and young people? Will it maintain, enhance and create green infrastructure assets and networks (e.g. green space, woodlands, public rights of way,	Change in quantity of open space (ha) Change in sites of importance for nature conservation Open space deficiency

TABLE 5.1		
IIA Objective	**Questions to consider for assessment**	**Potential monitoring indicators**
	open recreation and sports facilities) across the area? Will it help protect and improve biodiversity in the area overall and in particular avoid harm to species and habitats protected by International and UK law? Will it protect and enhance natural habitats and protect priority species? Will it encourage the creation of new habitats, including through the provision of additional open space and green roofs? Will it help achieve the Biodiversity Action Plan (BAP) targets? Will it protect and provide opportunities for creating/ enhancing/improving sites designated for their nature conservation value/geodiversity level (local and national levels?)	Deficiency in access to nature Protected trees lost No. of green roofs/facades
IIAO14: **To reduce vulnerability to flooding**	Will the development be in an area at risk of flooding? Will it minimise the risk of and from flooding to people and property? Will it protect and improve flood defences and allow them to be maintained? Will it promote the use of sustainable urban drainage systems?	Planning permissions granted contrary to Environment Agency advice Number of flooding incidents (including sewer flooding) Condition of any relevant flood defences Flood protection projects delivered as part of consents and otherwise
IIAO15: **To provide everyone with the opportunity to live in a decent home**	Will it improve the supply of housing? Will it contribute towards increasing the range of housing mix, sizes, tenures and affordability, to meet the identified current and future needs of all social groups and local residents, including older households? Will it deliver 'healthy homes'? (e.g. in relation to warmth, overcrowding, noise and mental health?) Will it improve overall design quality, including flexibility of stock to enable it to evolve to meet changing needs?	Amount of homes in the opportunity area Percentage of households living in temporary accommodation Households in housing need Households on the housing register Households unintentionally homeless and in priority need

TABLE 5.1		
IIA Objective	**Questions to consider for assessment**	**Potential monitoring indicators**
		Income to average house price ratio
		No. of families living in overcrowded properties
		Proportion of consents meeting lifetime homes criteria
IIAO16: **To promote sustainable transport and minimise the need to travel by car**	Will it encourage development at locations that enable walking, cycling and/or the use of public transport and connected to local services and facilities? Will it reduce car use? Will it reduce the number and length of journeys undertaken by car? Will it reduce road traffic accidents? Will it improve public transport? Will it promote walking and cycling? Will it allow people with mobility problems or a disability to access buildings and places? Will it improve connections across the area to local services, facilities, places of employment and green infrastructure?	Estimated traffic flows per annum (mil.vehicle km) Transport related CO_2 emissions The number of people killed or seriously injured in road traffic collisions Proportion of personal travel made on each mode of transport overall and by equality group
IIAO17: **To provide the necessary infrastructure to support existing and future development**	Will it provide enough social infrastructure and meet local needs? Will it support opportunities for shared community use and co-location of services? Will it provide enough physical infrastructure? Will it provide enough green infrastructure?	No. and type of existing infrastructure (social, physical and green) Capacity of existing infrastructure (social, physical and green) No. and type of proposed infrastructure (social, physical and green) Capacity of future infrastructure (social, physical and green)

5.3. COMPARISON OF THE IIA OBJECTIVES

5.3.1. As part of the IIA a comparison of the objectives was undertaken to check if the objectives are compatible with one another.

Legend:
- ✔ (green) — Compatible
- 0 (grey) — No significant link
- ? (yellow) — Depends on implementation

	IIAO1	IIAO2	IIAO3	IIAO4	IIAO5	IIAO6	IIAO7	IIAO8	IIAO9	IIAO10	IIAO11	IIAO12	IIAO13	IIAO14	IIAO15	IIAO16
IIAO 2	✔															
IIAO 3	✔	0														
IIAO 4	✔	0	✔													
IIAO 5	✔	✔	✔	✔												
IIAO 6	✔	0	✔	0	0											
IIAO 7	✔	0	✔	0	0	✔										
IIAO 8	✔	0	0	0	0	✔	0									
IIAO 9	✔	0	✔	0	0	✔	0	0								
IIAO 10	✔	0	✔	0	0	0	0	✔	0							
IIAO 11	✔	0	0	0	0	?	0	?	0	0						
IIAO 12	✔	0	0	0	0	?	0	?	0	0	✔					
IIAO 13	✔	0	✔	0	0	✔	✔	0	✔	✔	✔	✔				
IIAO 14	✔	0	✔	0	0	✔	0	0	✔	0	0	0	✔			
IIAO 15	✔	0	✔	0	✔	✔	✔	0	✔	0	✔	✔	✔	✔		
IIAO 16	✔	✔	✔	0	✔	✔	✔	✔	0	0	✔	0	✔	✔	✔	
IIAO 17	✔	0	✔	0	0	✔	✔	0	✔	0	0	0	✔	✔	✔	✔

5.3.2. The compatibility of IIAO 6: To reduce contributions to climate change and IIAO 8: Waste Management with IIAO11: Quality in Design and IIAO12 Conservation of the Historic Environment will depend upon implementation. Careful application of renewable technologies and waste provision will be needed to ensure that quality in design or the setting of historic environment is not compromised.

5.4. Method of Assessment

5.4.1. This section explains the proposed approach and methods for the IIA of the AAP/OAPF.

5.4.2. The IA Framework presented in Table 5.1 will form the basis for appraising reasonable options for policies and for site allocations. The table sets out the criteria that will be used to determine the nature and significance of effects against IIA Objectives, including any assumptions that will be made or uncertainties. This ensures a consistent approach is taken for the appraisal of all reasonable options.

5.4.3. The Sustainability Appraisal (SA) for the Core Strategy used a system of symbols to represent the findings of the SA for different elements of the emerging plan. The IIA of options will adopt the same system of symbols to represent the findings.

Table 5.2

Key		
	✓✓	Major positive
	✓	Minor positive
	xx	Major negative
	x	Minor Negative
	?	Uncertain
	-	No significant Impact

5.4.4. The IIA will be structured under the Objectives in the IIA Framework, which incorporate topics in the SEA Directive. This will provide a framework and structure to evaluate the likely significant effects of the AAP/OAPF policies against these key topics, which will include health and equality. The site allocation options will be grouped together by geographical clusters to ensure that a comparative appraisal of alternatives is carried out. This will also help to ensure that appropriate consideration is given to the potential cumulative effects of site options on areas of the borough. Related policies may also be grouped within topics to understand the reasonable alternatives and their cumulative effects.

5.4.5. The appraisal will be undertaken using professional judgment, supported by the baseline information and wider evidence base. A summary appraisal commentary will be provided to set out any significant effects identified for individual options, along with suggestions for mitigation or enhancement to be made where relevant. The nature of the likely effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) will be described, along with any assumptions or

uncertainties noted. Where necessary, the appraisal commentary will also identify any potential cumulative effects for that option.

5.4.6. IIA is an assessment tool that helps to inform decision-making, it is not the sole basis for a decision. The Council will consider the findings of the IIA alongside the wider evidence base to inform the development of policy as well as help to determine which of the reasonable options should be progressed through the AAP/OAPF. The IIA Report will clearly set out the reasons for the selection or rejection of options in plan-making.

5.5. HEALTH IMPACT ASSESSMENT

5.5.1. For the HIA element of the IIA the impacts on the population groups listed below will be considered, as recommended by Public Health England[61]:

Black and minority ethnic people (incl. gypsy/travellers)
Children and young people
Women
Men
Older people
Disabled people
People with learning difficulties
People with long term illness
People in religious/faith groups
Lesbian, gay, bisexual and transgender people
Communities in areas of disadvantage
People with low income
People who are unemployed
People with mental health problems
People with alcohol and other drug problems
Homeless/street community
Refugees and asylum seekers
People involved in criminal justice system
People who experienced domestic violence
Carers
Residents
Workers
Migrant workers
Visitors

5.6. EQUALITIES ANALYSIS

5.6.1. For the EqIA element of the IIA the impacts on the protected characteristics listed below in Table 5.3 will be considered.

5.6.2. The Equality Act was introduced in October 2010. It replaces and extends all previous equality legislation into one overarching act. The Equality Act 2010 outlines a number of "protected characteristics", which are the groups of people or communities where the government feels that discrimination or unfair treatment could arise. The IIA will consider if there are any unintended consequences for some groups and if the policies will be fully effective for all target groups.

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[61] http://www.nepho.org.uk/topics/Health%20Impact%20Assessment

Table 5.3	
Age	A person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18-30 year olds).
Disability	A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
Gender reassignment	The process of transitioning from one gender to another.
Marriage and civil partnership	In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couple. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
Pregnancy and maternity	Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Race	A group of people defined by their race, colour and nationality (including citizenship) ethnic or national origins.
Religion and belief	Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.
Sex	A man or a woman.
Sexual orientation	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

Definitions are from the Equalities and Human Rights Commission

Southwark Council's approach to equality: delivering a fairer future for all (2011)

5.6.3. This report sets out the overarching equality objectives which are linked to the strategic priorities of the council. The objectives below will be considered in the IIA and are set out below:

- Improve the quality of life for Southwark's people through better access to services and creating sustainable mixed communities with opportunities for local people that come from being in the heart of London.

- Improve social cohesion by promoting positive relationships and a sense of community and belonging, by reducing fear and tensions, and encouraging civic responsibility so that the contributions individuals and groups make to their communities are properly valued.
- Promote people's rights and responsibilities. We will do this by ensuring that the council does all it should in providing leadership and by encouraging its partners to do likewise. We will act to protect the rights of those who live in Southwark by ensuring that abuse; mistreatment or discrimination is identified and dealt with.
- Ensuring we have a workforce that understands and is committed to achieving these goals and retains the confidence of our local communities.

5.7. HABITATS REGULATIONS ASSESSMENT

5.7.1. The Conservation of Habitats and Species Regulations (as amended) (2010) [the Habitats Regulations] require that HRA is applied to all statutory land use plans in England and Wales. The aim of the HRA process is to assess the potential effects arising from a plan against the nature conservation objectives of any site designated for its nature conservation importance.

5.7.2. The objective of the HRA screening process is to determine whether likely significant effects on designated Natura 2000 sites, either alone or in combination may result from the implementation of the AAP/OAPF. 'Likely significant effect' in this context is any effect that may reasonably be predicted as a consequence of the plans that may affect the conservation objectives of the features for which a site was designated.

5.7.3. The information collated in the baseline information and from consultation on the scoping report will be mapped, reviewed and assessed against the draft policies and strategies of the AAP/OAPF to determine whether there is potential for the integrity of these sites to be affected. Site integrity is defined as:
"the coherence of its structure and function across its whole area that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified"

5.7.4. The HRA of the AAP/OAPF will be undertaken alongside the IIA with the findings of the HRA informing the IIA. The methods and findings of the HRA process will be reported separately from the IIA and will be sent to the statutory consultee (Natural England) and placed on consultation for the wider public.

6. REPORTING AND NEXT STEPS

6.1. Evaluating the likely significant effects of the New Southwark Plan

6.1.1. This scoping report and its consultation fulfil the requirements as outlined within the Quality Assurance Checklist presented in Appendix 2. The proposed approach and framework of objectives provides a tool to be consistently applied in the assessment of the AAP/OAPF as it is prepared.

6.1.2. The structure of the IIA Report which will be prepared alongside the draft AAP/OAPF will accord with the structure set out in Government guidance as detailed in table 6.1 below:

Table 6.1	
Structure of Report	**Information to Include**
Non-technical summary	• Summary of the process • Summary of the likely significant effects of the plan • Statement on the difference the process has made to date • How to comment on the report
Methodology used	• Approach adopted in the IIA • When was the IIA carried out • Who carried out the IIA • Who was consulted, when and how • Difficulties encountered in compiling information or carrying out the assessment
Background	• Purpose of the IIA report • Objectives of the AAP/OAPF • Compliance with the SEA Directive, Equality Act 2010 and Planning Regulations
IIA objectives, baseline and context (found in the Scoping Report)	• Links to other international, national, regional and local plans and programmes, and relevant objectives including how these have been taken into account • Description of baseline characteristics and predicted future baseline • Key issues and problems • Limitations of the data, assumptions made etc. • The IIA framework - objectives and indicators
Plan options and alternatives	• Main strategic alternatives considered and how they were identified • Comparison of the significant sustainability effects of the alternatives • How key issues were considered in choosing the preferred strategic

	alternatives
	• Other alternatives considered and why they were rejected
	• Any proposed mitigation measures
Plan policy options	• Significant sustainability effects of the policies and proposals
	• How sustainability problems were considered in developing the policies and proposals
	• Proposed mitigation measures
	• Uncertainties and risks
Implementation	• Links to other tiers of plans and programmes and the project level (environmental impact assessment, design guidance etc.)
	• Proposals for monitoring

6.2. NEXT STEPS

6.2.1. The next stage will be the generation of preferred options paper for the draft AAP/OAPF, based on the key issues identified during the scoping stage and the consultation on the Old Kent Road AAP/OAPF preparation and consultation throughout 2015/2016. These preferred options will then be assessed against the IAA framework as set out in Chapter 7. The most sustainable options will form the basis of the draft AAP/OAPF, which will be assessed in detail through the IIA.

6.2.2. There will be a five week consultation period for this scoping report up until Friday 18 March 2015. Amendments will be made to this report to incorporate stakeholder feedback where appropriate.

In responding to this consultation, please consider the following:

Have the key issues for environment, health and equality been identified?

Is the scope of the Integrated Impact Assessment considered to be adequate?

Are the Integrated Impact Assessment objectives and indicators considered to be appropriate?

Do you have access to any further baseline data or information that should be included within the baseline in Section 3 and Appendix 1?

APPENDIX 1

RELEVANT PLANS, STRATEGIES AND PROGRAMMES

Global

Plan, Strategy or Programme	Summary of objectives and targets
WHO Age-friendly Cities Guide (2007)	The WHO Age-friendly Cities Guide highlights eight domains that cities and communities can address to better adapt their structures and services to the needs of older people: the built environment, transport, housing, social participation, respect and social inclusion, civic participation and employment, communication, and community support and health services.

European

Plan, Strategy or Programme	Summary of objectives and targets
EU Biodiversity Strategy to 2020 (2012)	The European Commission adopted an ambitious new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020. There are six main targets, and 20 actions to help Europe reach its goal. Biodiversity loss is an enormous challenge in the EU, with around one in four species currently threatened with extinction and 88% of fish stocks over-exploited or significantly depleted. The six targets cover: • Full implementation of EU nature legislation to protect biodiversity • Better protection for ecosystems, and more use of green infrastructure • More sustainable agriculture and forestry • Better management of fish stocks • Tighter controls on invasive alien species • A bigger EU contribution to averting global biodiversity loss The new Biodiversity Strategy follows on from the 2006 Biodiversity Action Plan.
EU Biodiversity Action Plan (2006) and 2010 Assessment	The EU Biodiversity Action Plan addresses the challenge of integrating biodiversity concerns into other policy sectors in a unified way. It specifies a comprehensive plan of priority actions and outlines the responsibility of community institutions and Member Sates in relation to each. It also contains indicators to monitor progress and a timetable for evaluations. The European Commission has undertaken to provide annual reporting on progress in delivery of the Biodiversity Action Plan. A baseline report was prepared in 2010 to take stock of the 2006 Biodiversity Action Plan and assess the impact it has had on Europe's biodiversity. The report produced by the European Environment Agency, provides the latest facts and figures on the state and trends of different biodiversity and ecosystems components in the EU.
European Landscape Convention (ratified by the UK Government in 2006)	The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape, and is dedicated exclusively to the protection, management and planning of all landscapes in Europe. The ELC was signed by the UK government on 24 February 2006, ratified on the 21 November 2006, and became binding on 1 March 2007. The convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies

Plan, Strategy or Programme	Summary of objectives and targets
EU Sustainable Development Strategy 2002 (revised 2006) (reviewed 2009)	The overall aim of the EU Sustainable Development Strategy is to identify and develop action to enable the EU to achieve a continuous long-term improvement of quality of life through the creation of sustainable communities able to manage and use resources efficiently, able to tap the ecological and social innovation potential of the economy and in the end able to ensure prosperity, environmental protection and social cohesion
EU Directives	
Air Quality Directive 2008/50/EC	This Directive is on ambient air quality and cleaner air for Europe and includes the following key elements: • The merging of most of existing legislation into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives* • New air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives – exposure concentration obligation and exposure reduction target • The possibility to discount natural sources of pollution when assessing compliance against limit values • The possibility for time extensions of three years (PM10) or up to five years (NO2, benzene) for complying with limit values, based on conditions and the assessment by the European Commission. *Framework Directive 96/62/EC, 1-3 daughter Directives 1999/30/EC, 2000/69/EC, 2002/3/EC, and Decision on Exchange of Information 97/101/EC.*
Assessment and Management of Environmental Noise (END Directive 2002/49/EC)	The Environmental Noise Directive or END concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals, complementing existing EU legislation which sets standards for noise emissions from specific sources. The Directive requires: • the determination of exposure to environmental noise, through noise mapping • provision of information on environmental noise and its effects on the public • adoption of action plans, based upon noise mapping results, which should be designed to manage noise issues and effects, including noise reduction if necessary • preservation by the member states of environmental noise quality where it is good. The Directive requires mapping and action planning in relation to noise from major roads, major railways, major airports and in agglomerations (large urban areas).
Conservation on Natural Habitats and of Wild Fauna and Flora (Directive 92/43/EEC)	The main aim of this Directive is to promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements. While the Directive makes a contribution to the general objective of sustainable development; it ensures the conservation of a wide range of rare, threatened or endemic species, including around 450 animals and 500 plants. Some 200 rare and characteristic habitat types are also targeted for conservation in their own right
Conservation of Wild Birds Directive 2009/147/EC	This Directive ensures far-reaching protection for all of Europe's wild birds, identifying 194 species and sub-species among them as particularly threatened and in need of special conservation measures.
Energy Performance of Buildings (EU Directive 2002/91/EC)	The objective of this Directive is to promote the improvement of the energy performance of buildings within the Community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness considering; This Directive lays down requirements as regards : (a) the general framework for the energy performance of buildings; (b) the application of minimum requirements on the energy performance of new buildings; (c) the application of minimum requirements on the energy performance of large existing buildings that are subject to major renovation; (d) energy certification of buildings; and (e) regular inspection of boilers and of air-conditioning systems in buildings and in addition an assessment of the heating installations in which boilers are more than 15 years old.

Plan, Strategy or Programme	Summary of objectives and targets
Environmental Impact Assessment (EIA) Directive (2014/52/EU)	The newly amended Environmental Impact Assessment (EIA) Directive (2014/52/EU) entered into force on 15 May 2014 to simplify the rules for assessing the potential effects of projects on the environment. It is in line with the drive for smarter regulation, so it reduces the administrative burden. It also improves the level of environmental protection, with a view to making business decisions on public and private investments more sound, more predictable and sustainable in the longer term. It applies to a wide range of defined public and private projects, which are defined in Annexes I and II. All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, the national authorities have to decide whether an EIA is needed. This is done by the "screening procedure", which determines the effects of projects on the basis of thresholds/criteria or a case by case examination.
Floods Directive (EU Directive 2007/60/EC)	This Directive requires Member States to assess if all water course and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. This Directive also reinforces the rights of the public to access this information and to have a say in the planning process.
Groundwater Directive (EU Directive 2006/118/EC)	This Directive establishes specific measures as provided for in Article 17(1) and (2) of Directive 2000/60/EC in order to prevent and control groundwater pollution. These measures include in particular: (a) criteria for the assessment of good groundwater chemical status; and (b) criteria for the identification and reversal of significant and sustained upward trends and for the definition of starting points for trend reversals. This Directive also complements the provisions preventing or limiting inputs of pollutants into groundwater already contained in Directive 2000/60/EC, and aims to prevent the deterioration of the status of all bodies of groundwater.
Landfill Directive 1999/31/EC	The objective of the Directive is to prevent or reduce as far as possible negative effects on the environment from the landfilling of waste, by introducing stringent technical requirements for waste and landfills. 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.
Promotion of the use of Biofuels or other Renewable Fuels for Transport (EU Directive 2003/30/EC)	Objective to promote the use of bio-fuels or other renewable fuels to replace diesel or petrol for transport purposes in each Member State, with a view to contributing to objectives such as meeting climate change commitments, environmentally friendly security of supply and promoting renewable energy sources
Renewable Energy (EU Directive 2009/28/EC)	The Directive on renewable energy sets ambitious targets for all Member States, such that the EU will reach a 20% share of energy from renewable sources by 2020 and a 10% share of energy specifically in the transport sector. It also improves the legal framework for promoting renewable electricity, requires national action plans that establish pathways for the development of renewable energy sources including bio-energy, creates cooperation mechanisms to help achieve the targets cost effectively and establishes the sustainability criteria for bio-fuels.
Strategic Environmental Assessment (SEA Directive 2001/42/EC)	Requires the formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is mandatory for plans/programmes which are: • are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste/ water management, telecommunications, tourism, town & country planning or land use and which set the framework for future development consent of projects listed in the EIA Directive, or • have been determined to require an assessment under the Habitats Directive.
Urban Waste Water Directive (91/271/EEC)	The Council Directive 91/271/EEC concerning urban waste-water treatment was adopted on 21 May 1991. Its objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors (see Annex III of the Directive) and concerns the collection, treatment and discharge of Domestic waste water, Mixture of waste water and Waste water from certain industrial sectors (see Annex III of the Directive)

Plan, Strategy or Programme	Summary of objectives and targets
Waste Framework Directive (2008/98/EC)	To set up a system for the co-ordinated management of waste within the European Community in order to limit waste production. Member states must promote the prevention, recycling and conversion of wastes with a view to their reuse.
Water Framework Directive (EU Directive 2000/60/EC)	The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater. All inland and coastal waters to reach good ecological status by 2015. Indicates the importance of applying and developing SUDS policy.
Industrial Emissions Directive (Directive 2010/75/EU)	This directive commits European Union member states to control and reduce the impact of industrial emissions on the environment.

National

Plan, Strategy or Programme	Summary of objectives and targets
Legislation	
Air Quality Standards Regulations (2010)	These regulations transpose into English law the requirements of Directives 2008/50/EC and 2004/107/EC on ambient air quality
Building Regulations: England and Wales (Part L1A – Conservation of Fuel and Power, 2010 and 2013) and (Part G Sanitation, hot water safety and water efficiency, 2015) and Part H Drainage and waste disposal, 2015)	Part L – Conservation of fuel and power The legal framework and Approved Documents for Part L (Conservation of fuel and power) were last revised by amendments that came into effect in 2013 and 2014. DCLG has published: The 2013 edition of Approved Document L1A, Conservation of fuel and power in new dwellings, is the current edition for use in England. It came into effect on 6 April 2014 and replaces the 2010 edition (incorporating further 2010 amendments). Part G (Sanitation, hot water safety and water efficiency)The 2015 edition contains changes to the water efficiency requirements. In particular, it introduces an optional requirement of 110 litres/person/day where required by planning permission, and an alternative fittings-based approach to demonstrating compliance. It also includes the water-efficiency calculation methodology for new dwellings, approved by the Secretary of State. This edition incorporates previous amendments. It replaces the 2010 edition of Approved Document G, as amended. The changes reflect amendments to regulations 36 and 37 of the Building Regulations 2010 and regulation 20 of the Building (Approved Inspectors) Regulations 2010. There has been no amendment to the requirements in Part G of Schedule 1 to the Building Regulations 2010. Part H (Drainage and waste disposal) The 2015 edition of Approved Document H (Drainage and Waste Disposal) contains changes to guidance on waste disposal. It also incorporates previous amendments. The 2015 edition takes effect on 1 October 2015 for use in England*. The 2002 edition, as amended, will continue to apply to work started before 1 October 2015 or work subject to a building notice, full plans application or initial notice submitted before that date.
Climate Change Act (2008)	The Climate Change Act creates a new approach to managing and responding to climate change in the UK, by: • setting ambitious, legally binding targets • raking powers to help meet those targets • strengthening the institutional framework • enhancing the UK's ability to adapt to the impact of climate change • establishing clear and regular accountability to the UK Parliament and to the devolved legislatures
Community Infrastructure Levy Regulations (2010) (as amended)	The Community Infrastructure Levy (the levy) came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres.

Plan, Strategy or Programme	Summary of objectives and targets
Civil Contingencies Act 2004 (CCA)	Legislation that aims to provide a single framework for civil protection. The Act and accompanying non-legislative measures, delivers a single framework for civil protection in the country. The National Flood and Coast Erosion Management Strategy (July 2011) require communities to prepare flood action plans and link with the Cabinet Office's initiative to develop wider community resilience to threats and hazards. Part 1 of the Act and supporting Regulations and statutory guidance establish a clear set of roles and responsibilities for those involved in emergency preparation and response at the local level. They are required to: • assess the risk of emergencies occurring and use this to inform contingency planning; put in place emergency plans; • put in place Business Continuity Management arrangements;
The CROW Act 2000	An Act to make new provision for public access to the countryside; to amend the law relating to public rights of way; to enable traffic regulation orders to be made for the purpose of conserving an area's natural beauty; to make provision with respect to the driving of mechanically propelled vehicles elsewhere than on roads; to amend the law relating to nature conservation and the protection of wildlife; to make further provision with respect to areas of outstanding natural beauty; and for connected purposes.
Energy Act 2011	The Energy Act provides for some of the key elements of the Coalition's Programme for Government and its first Annual Energy Statement. It is a first step in our legislative programme, and further legislation has been sought to implement, for example, the findings of the Electricity Market Reform Programme. The Act provides for a step change in the provision of energy efficiency measures to homes and businesses, and makes improvements to our framework to enable and secure low-carbon energy supplies and fair competition in the energy markets.
Environmental Assessment of Plans and Programmes regulations 2004	Provides the regulations for the implementation of the Strategic Environmental Assessment Directive (EU/2001/42/EC) for certain plans and programmes that are likely to have significant environmental impacts
Environmental Noise (England) Regulations 2006 (as amended)	The regulations transpose the EU Directive 2002/49/EC that relates to the assessment and management of environmental noise.
Growth and Infrastructure Act 2013	An Act to make provision in connection with facilitating or controlling the following, namely, the provision or use of infrastructure, the carrying-out of development, and the compulsory acquisition of land; to make provision about when rating lists are to be compiled; to make provision about the rights of employees of companies who agree to be employee shareholders; and for connected purposes
Human Rights Act 1998	An Act to give further effect to rights and freedoms guaranteed under the European Convention on Human Rights
Local Democracy, Economic Development and Construction Act 2009	The Act seeks to create greater opportunities for community and individual involvement in local decision-making. It also provides for greater involvement of local authorities in local and regional economic development
Local Government Act 2000	This act received Royal Assent in July 2000 and is made up of three parts: • Part I introduces a new power for local authorities to promote the economic, social or environmental wellbeing of an area. • Part II requires that all local authorities move away from the traditional committee style of decision making in which all members had a formal decision-making role, to one of four executive models. These are; leader or cabinet, mayor or cabinet, mayor or council manager, or alternative arrangements. • Part III introduces a new ethical framework for councils, including a requirement to adopt a code of conduct for members and implement a standards committee. The general functions of the standards committee are to promote and maintain high standards

Plan, Strategy or Programme	Summary of objectives and targets
	of conduct within the local authority, and to assist members of the authority to observe the code of conduct.
Localism Act (2011)	An Act to make provision about the functions and procedures of local and certain other authorities; to make provision about the functions of the Commission for Local Administration in England; to enable the recovery of financial sanctions imposed by the Court of Justice of the European Union on the United Kingdom from local and public authorities; to make provision about local government finance; to make provision about town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects; to make provision about social and other housing; to make provision about regeneration in London; and for connected purposes.
Equality Act (2010)	This act replaced previous anti-discrimination laws with a single act to make the law simpler and to remove inconsistencies. This makes the law easier for people to understand and comply with. The act also strengthened protection in some situations. The act covers nine protected characteristics, which cannot be used as a reason to treat people unfairly. Every person has one or more of the protected characteristics, so the act protects everyone against unfair treatment. The protected characteristics are: - Age - Disability - gender reassignment - marriage and civil partnership - pregnancy and maternity - race - religion or belief - sex - sexual orientation
Flood and Water Management Act (2010)	This Act provides a more comprehensive management of flood risk for people, homes and businesses, protects water supplies to the consumer and helps safeguard community groups from unaffordable rises in surface water drainage charges. The Act introduces into law the concept of flood risk management rather than 'flood defence' and provides the framework for delivery of flood and coastal erosion risk management through national and local risk strategies. The Act establishes a SuDS approving body (SAB). The SAB will have responsibility for the approval of proposed drainage systems in new developments and redevelopments (in accordance with National Standards for Sustainable Drainage). The Act requires Lead Local Flood Authorities (LLFA's) to maintain a register and record important flood risk management strategies and to investigate flooding to determine which authority has responsibility.
London Squares Preservation Act, 1931	This act identifies a London Squares which are to be provided protection from development.
Natural Environment White Paper (2011)	The Natural Environment White Paper recognises that a healthy natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing. It sets out how the value of nature can be mainstreamed across our society by facilitating local action; strengthening the connections between people and nature; creating a green economy and showing leadership in the EU and internationally. It set out 92 specific commitments for action.
Natural Environment and Rural Communities Act (2006)	The Natural Environment and Rural Communities Act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy. The Act was published by

Plan, Strategy or Programme	Summary of objectives and targets
	Parliament and is accompanied by a set of explanatory notes, a Regulatory Impact Assessment and a policy statement.
The Neighbourhood Planning (General) Regulations (2012)	The Regulations set out the procedure for the designation of neighbourhood areas and neighbourhood forums and for the preparation of neighbourhood development plans and neighbourhood development orders (including community right to build orders). A separate instrument will be brought forward in relation to neighbourhood planning referendums.
The Neighbourhood Planning (General) (Amendment) Regulations 2015	These Regulations amend the Neighbourhood Planning (General) Regulations 2012 which made provision for neighbourhood planning as provided in the Localism Act 2011
Planning Act (2008)	The Planning Act 2008 was granted Royal Assent on 26 November 2008. The Act introduced a new stream-lined system for decisions on applications to build nationally significant infrastructure projects (NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).
Planning and Compulsory Purchase Act (2004)	The Act received Royal Assent on 13 May 2004 and the provisions of the Act were introduced through a series of Commencement Orders and Regulations. The Act strengthened the focus on sustainability, transparency, flexibility and speed. The aim of the Act is to give effect to the Government's policy on the reform of the planning system, the principal features of which are set out in the policy statement Sustainable communities: Delivering through planning which was published on 23 July 2002.
Planning and Energy Act (2008)	This Act allows local councils to set targets in their areas for on-site renewable energy, on-site low carbon electricity and energy efficiency standards in addition to national requirements. It requires developers to source at least 10% of any new building's energy from renewable sources.
Planning (Listed Buildings and Conservation Areas) Act (1990)	This Act consolidates certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest.
Pollution Prevention and Control Act 1999	This Act gives the Secretary of State the power to make regulations providing for a new pollution control system to meet the requirements of European Council Directives on Integrated Pollution Prevention and Control and for other measures to prevent and control pollution.
Sustainable Communities Act (2007) (Amendment) Act 2010	The Sustainable Communities Act 2007 provides local authorities and local communities with the opportunity to ask central government to devolve more power to them in order to improve the sustainability of their local area. The amendment improves the process to allow communities a greater say in how their proposed changes can happen
Town and Country Planning Act (1990)	The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales
The Town and Country Planning (Environmental Impact Assessment) Regulations (2011)	These regulations are used to determine whether a planning application will require an Environmental Impact Assessment (EIA). These Regulations replace the Town and Country Planning (Environmental Impact assessment (England and Wales) Regulations 1999 (SI No. 293) ("the 1999 regulations") and subsequent amending instruments. The Town and Country Planning (Environmental impact Assessment) (Mineral Permissions and Amendment) (England) Regulations 2008 remain in force. These Regulations, except for the provisions relating to projects serving national defence purposes, extend to England only. The 1999 Regulations remain in force for Wales.

Plan, Strategy or Programme	Summary of objectives and targets
The Town and Country Planning (Environmental Assessment and Permitted Development) Regulations 1995	These Regulations are concerned with the further implementation in England and Wales of Council Directive 85/337/EEC.
The Town and Country Planning (General Permitted Development) (England) Order 2015	The main purpose of this Order is to grant planning permission for certain classes of development without any requirement for an application to be made under Part III of the Town and Country Planning Act 1990.
The Town and Country Planning (Compensation) (England) Regulations (2012)	The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2012 amends the Town and Country Planning (General Permitted Development) Order 1995 ("GPDO")
The Town and Country Planning (Compensation) (England) (Amendment) Regulations (2014)	The Town and Country Planning (Compensation) (England) Amendment) Regulations 2014 ("the Compensation Regulations") amend the Town and Country Planning (Compensation) (England) Regulations 2013 to limit the circumstances in which compensation is payable in the event that the new permitted development rights are withdrawn.
The Town and Country Planning (Local Planning) (England) Regulations 2012	These regulations amend the Town and Country Planning (Local Development) (England) Regulations 2009, in response to the enactment of the Localism Act 2011
The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2005	These rules outline the procedures to be followed for local inquiries into 1) applications for planning permission or 2) the approval of local planning authorities for major developments deemed to have national or regional importance.
The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992	This Regulation gives further detail to the procedure for appeals against enforced planning obligations.
The Town and Country Planning (Tree Preservation) (England) Regulations 2012	Local planning authorities protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). Provisions are spread across primary and various secondary legislation and different rules apply depending on when the TPO is made.
The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010	This amendment introduces a definition of houses in multiple occupation into the Use Classes Order.
The Town and Country Planning (Use Classes) Order 1987	This Order revokes and replaces the Town and Country Planning Order 1972 as amended by the Town and Country Planning Order 1983.
The Wildlife and Countryside act 1981, as amended	Consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain (NB Council Directive 79/409/EEC has now been replaced by Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (codified version)).

Plan, Strategy or Programme	Summary of objectives and targets
Planning Framework	
National Planning Policy Framework (NPPF) (2012)	The Government has produced a simple national planning policy framework setting out their priorities for the planning system in England in a single, concise document covering all major forms of development proposals handled by local authorities. All the national planning policies set out in PPSs, MPSs, PPGs and MPGs, have been superseded by the NPPF. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
National Planning Practice Guidance (NPPG) (2014)	On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when this site was launched. For the first time, planning practice guidance is now available entirely online in a usable and accessible way
Government Strategies	
Air Quality Strategy (2007)	The Strategy: sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; identifies potential new national policy measures which modeling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.
Biodiversity – The UK Action Plan (1994)	The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources. The first lists of Priority Species and Habitats were published by Government in 1995 as part of the UK Biodiversity Action Plan (UK BAP). They included over 300 species of which 11 were butterflies and 53 were moths.
Biodiversity and Geological Conservation: Statutory obligations and their impact within the planning system.- Government circular 06/05	This circular provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements the national planning policy in the National Planning Policy Framework and the Planning Practice Guidance.
Conserving Biodiversity – the UK approach (DEFRA 2007)	This statement has been prepared by the UK Biodiversity Standing Committee1 on behalf of the UK Biodiversity Partnership. Its purpose is to set out the vision and approach to conserving biodiversity within the UK's devolved framework for anyone with a policy interest in biodiversity conservation. It sets out an approach to biodiversity conservation that is designed not only to meet the commitment to halt the loss of biodiversity by 2010, but to guide action well into the second decade of the 21st century at a time when the challenges faced by the natural environment are great.
Department of Health Public Health Strategy – healthy lives, healthy people (July 2011)	This policy statement sets out the progress the government has made in developing the new public health system. In doing so the paper sets out how the government expect the reformed public health system to work including: • clarifying the role of local authorities and the Director of Public Health in health improvement, health protection and population healthcare; • proposals for who is responsible for commissioning the different public health services;

Plan, Strategy or Programme	Summary of objectives and targets
	• the mandatory services local authorities will be required to provide; • the grant conditions we expect to place on the local authority public health grant; • establishing Public Health England as an Executive Agency to provide greater operational independence within a structure that is clearly accountable to the Secretary of State for Health; • clear principles for emergency preparedness, resilience and response.
The Sustainable Development Strategy for the NHS, Public Health and Social Care System	This strategy outlines a vision and three goals based on the challenges outlined above to aim for by 2020. It describes the opportunities to reduce our environmental impacts, improve our natural environment, increase readiness for changing times and climates and strengthen social cohesion. It also explores how this can be taken forward as a system and outlines specific areas of focus that can be used to guide action.
Departments of Health and Transport- Active Travel Strategy 2010	The Department of Health and Department for Transport jointly published a new Active Travel Strategy. The strategy highlights plans to put walking and cycling at the heart of local transport and public health strategies over the next decade. The guiding principles for the strategy are that walking and cycling should be everyday ways of getting around – not just for their own sake but also because of what they can do to improve public health, tackle congestion, reduce carbon emissions and improve the local environment
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)	This cross-government strategy is the first step in a sustained programme to support people to maintain a healthy weight. It will be followed by a public annual report that assesses progress, looks at the latest evidence and trends, and makes recommendations for further action.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services and its outcomes and actions	This new, ambitious biodiversity strategy for England builds on the Natural Environment White Paper and provides a comprehensive picture of how we are implementing our international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea
Noise Policy Statement for England (DEFRA 2010)	This statement sets out the long term vision of Government noise policy, which is to promote good health and a good quality of life through the management of noise within the context of Government policy on sustainable development. The policy seeks to make explicit the implicit underlying principles and aims regarding noise management and control that are to be found in existing policy documents, legislation and guidance.
Plan for Growth – (March 2011)	The Government's economic policy objective is to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between industries. The Plan for Growth contains four overarching ambitions that will ensure the progress is made towards achieving this economic objective. The ambitions are: 1. to create the most competitive tax system in the G20; 2. to make the UK one of the best places in Europe to start, finance and grow a business; 3. to encourage investment and exports as a route to a more balanced economy; and 4. to create a more educated workforce that is the most flexible in Europe.
Mainstreaming sustainable development (2011)	This document sets out the Coalition Government's vision for sustainable development and a package of measures to deliver it through the Green Economy, action to tackle climate change, protecting and enhancing the natural environment, and fairness and improving wellbeing, and building a Big Society

Plan, Strategy or Programme	Summary of objectives and targets
Strategic Review of Health Inequalities in England Post 2010 (The Marmot Review)	In November 2008, Professor Sir Michael Marmot was asked by the Secretary of State for Health to chair an independent review to propose the most effective evidence-based strategies for reducing health inequalities in England from 2010. The strategy will include policies and interventions that address the social determinants of health inequalities. The Review had four tasks 1 Identify, for the health inequalities challenge facing England, the evidence most relevant to underpinning future policy and action 2 Show how this evidence could be translated into practice 3 Advise on possible objectives and measures, building on the experience of the current PSA target on infant mortality and life expectancy 4 Publish a report of the Review's work that will contribute to the development of a post- 2010 health inequalities strategy
Construction 2025 (2013)	This Strategy is aimed at providing clarity around the existing policy framework and signalling the future direction of Government policy. It aims to realise the shared vision of sustainable construction by: • Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability; • Setting and committing to higher standards to help achieve sustainability in specific areas; • Making specific commitments by industry and Government to take the sustainable construction agenda forward
Adapting to climate change: national adaptation programme (2013)	The National Adaptation Programme sets out what government, businesses and society are doing to become more climate ready. It contains a register of actions which includes all the actions agreed in the programme so far. It also aligns risks identified in the Climate Change Risk Assessment to actions being undertaken or to be undertaken and the timescales according to each theme.
The Carbon Plan: Delivering our low carbon future (2011)	This plan sets out how the UK will achieve decarbonisation within the framework of our energy policy: to make the transition to a low carbon economy while maintaining energy security, and minimising costs to consumers, particularly those in poorer households.
UK Renewable Energy Strategy (2009)	The Renewable Energy Strategy sets a path towards increasing UK generation of renewable projects. It sets out the actions the Government are taking to ensure the targets of producing 15% of UK energy needs from renewable energy sources by 2020 are met. To achieve this the strategy calls for; • 30% of electricity supply to come from renewable sources, including 2% from micro-generation • 12% of heat supply to come from renewable sources • 10% of transport supply from renewable sources
UK Sustainable Procurement Action Plan (2007)	The Government launched a package of actions to deliver the step change needed to ensure that supply chains and public services will be increasingly low carbon, low waste and water efficient, respect biodiversity and deliver wider sustainable development goals. The Action Plan puts in place clear lines of accountabilities and reporting, and develops plans to raise the standards and status of procurement practice in Government which will strengthen delivery of these targets.
Future Water: The Government's Water Strategy for England (2011)	This includes: sustainable delivery of secure water supplies, an improved and protected water environment, fair, affordable and cost-reflective water charges, reduced water sector greenhouse gas emissions and more sustainable and effective management of surface water.

Plan, Strategy or Programme	Summary of objectives and targets
Waste Management Plan for England (2013)	The waste management plan for England (WMPE) provides an analysis of the current waste management situation in England and fulfils the mandatory requirements of article 28 of the revised Waste Framework Directive (rWFD). The plan does not introduce new policies or change the landscape of how waste is managed in England. Its core aim is to bring current waste management policies under the umbrella of one national plan.
National Flood and Coast Erosion Management Strategy (July 2011)	Objectives are to: • ensure a clear understanding of the risks of flooding and coastal erosion • set out clear and consistent plans for risk management • manage flood and coastal erosion risks in an appropriate way • ensure that emergency plans and responses to flood incidents are effective • help communities to recover more quickly and effectively after incidents.
National Flood Emergency Framework	In planning and preparing for a flooding emergency, the Government's strategic objectives are to: • protect human life and alleviate suffering; and, as far as possible, property and the environment; • support the continuity of everyday activity and the restoration of disrupted services at the earliest opportunity; and • uphold the rule of law and the democratic process.
Prevention is better than cure: the role of waste prevention in moving to a more resource efficient economy. (2013	This document sets out the Waste Prevention Programme for England. It articulates the actions for government and others which together will move us towards reducing waste. The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth.
NHS Five Year Forward View (2014)	The NHS Five Year Forward View was published on 23 October 2014 and sets out a vision for the future of the NHS. It has been developed by the partner organisations that deliver and oversee health and care services including NHS England, Public Health England, Monitor, Health Education England, the Care Quality Commission and the NHS Trust Development Authority. Patient groups, clinicians and independent experts have also provided their advice to create a collective view of how the health service needs to change over the next five years if it is to close the widening gaps in the health of the population, quality of care and the funding of services.
Guidance and Other Reference Documents	
A Practical Guide to the Strategic Environmental Assessment Directive (2005)	Practical guidance, published in September 2005, on applying European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".
BREEAM (Building Research Establishment Environmental Assessment Method) (2008)	BREEAM addresses wide-ranging environmental and sustainability issues and enables developers and designers to prove the environmental credentials of their buildings. It uses a straightforward scoring system that is transparent, easy to understand and supported by evidence-based research; has a positive influence on the design, construction and management of buildings and sets and maintains a robust technical standard with rigorous quality assurance and certification

Plan, Strategy or Programme	Summary of objectives and targets
Environment Agency - Creating a better place. Our corporate strategy (2010-2015)	This strategy sets out the Environment Agency's aims for the period to 2015 and describes the role they will play in being part of the solution to the environmental challenges society faces. It sets out how the EA will continue to review their priorities and ways of working to ensure value for money whilst creating a better place for people and the environment..
Environment Agency – Climate Change, adapting for tomorrow (2009)	This report shows how the Environment Agency are working, often in partnership with others, to help communities and businesses adapt, while still protecting the natural environment.
Environment Agency – Building a better environment. A guide for developers (2006)	This guide provides advice on making sure development contributes to the long-term environmental quality of our country. The guide gives practical advice on each of the environmental issues that may affect a site. This ranges from how you can reduce flood risk through to creating quality green space in your development. It gives pointers for building sustainable, cost-effective homes, helping create an environment in which people will really want to live. It also provides examples of sites where this good practice has already been applied.
Environment Agency State of Environment Report for Southwark (2010)	This report provides a snapshot of the environment in the London Borough of Southwark. It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people's experience of it. The report has been compiled as an extension of the London State of the Environment report to provide a local focus on the boroughs and the health of their environment.
Environment Agency: guidance for developments requiring planning permission and environmental permits 2012	This guidance sets out how the Environment Agency will respond to planning consultations that require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2010 (EPR).
Environment Agency Policy paper: Preliminary flood risk assessments and flood risk areas (2011) and Map of Flood Risk areas in England	The Environment Agency (EA) is responsible for managing flood risk from main rivers, the sea and reservoirs. Lead local flood authorities, unitary authorities or county councils, are responsible for local sources of flood risk, in particular surface water, groundwater and ordinary watercourses. To manage flood risk both EA and lead local flood authorities must follow a 6 year cycle of planning. The current planning cycle runs from 2010 to 2015.
Environment Agency Greenroof Toolkit	Environment Agency on-line toolkit which sets out guidance for site specific opportunities, green roof design and technical assessment The vision is that developers will promote the use of green roofs to: • create a better and more sustainable London • deliver better quality places to live and work • create a low-carbon city • adapt to and mitigate the effects of climate change
Environment Agency: Groundwater Protection: Principles and Practice (GP3)	The GP3 document is a key Environment Agency reference for LPAs, developers and land owners. It sets out our approach to groundwater protection and management and what we want others to do. It covers our high-level approach, the technical background to our work and an introduction to the tools we use. It also describes the legal framework the EA works within and the approaches and positions it takes to regulate and influence certain activities and issues.
Environment Agency: Guiding Principles for	The GPLC documents were developed initially for landowners, developers, advisors and practitioners involved in redevelopment and evaluation of land contamination. These documents refer to relevant UK guidance and highlight specific steps and considerations

Plan, Strategy or Programme	Summary of objectives and targets
Land Contamination (2010)	involved in evaluating risks associated with land and water contamination.
Water for Life (2011) Government White paper	The Water White Paper focuses on the challenges facing the water sector, including maintaining water supplies, keeping bills affordable and reducing regulation. It recognises the need to protect rivers, streams and lakes from pollution and unsustainable abstraction, and acknowledges the critical importance of water supply and sewerage infrastructure.
Forestry Commission – The case for trees (2010)	This document aims to inspire people involved in planning policy and practice to become champions and advocates for trees.
Neighbourhood Planning (2013)	Information on what neighbourhood planning is, why it matters, how it works, and sources of advice and support available for communities.
English Indices of Deprivation 2010	The Index of Multiple Deprivation 2010 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.
Model Procedures for the Management of Contaminated Land- Environment Agency.	The Model Procedures for the Management of Land Contamination, CLR 11, have been developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination. The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.
Natural England: A Natural Development (2009)	The Natural Development Project launched on 3 November 2009 to demonstrate how both large and small scale development can incorporate green infrastructure in practice. Natural England and key players in the development sector formed a partnership to understand how to value, design and create quality green infrastructure. The partnership aims to demonstrate how – at different scales and locations – the contribution of the natural environment in regeneration can move from that of traditional landscaping to one of providing vital spaces for people, wildlife, health, wellbeing, and climate change adaptation. The Natural Development project will provide a focus for our engagement with real sites and enable us to practically demonstrate positive planning with developers. It will work to highlight opportunities and overcome barriers to success and enable sharing of best practice to support the mainstreaming of green infrastructure in development and regeneration. Over the coming months and years the project will collect and share: Case Studies, focusing on a range of sites – initially in the Thames Gateway, and widening out as the project progresses. Commentary on problems, opportunities, and issues for large and small scale developments. Technical information relating to our work with developers across the country.
Biodiversity Planning Toolkit (2011)	The Toolkit provides information on the issues to be considered at the forward planning stage, including gathering a sufficient evidence

Plan, Strategy or Programme	Summary of objectives and targets
	base, biodiversity opportunity mapping, green infrastructure provision, setting spatial biodiversity objectives and targets and identifying potential for biodiversity enhancements.
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	This document contains policies and guidance for the sustainable management of the historic environment.
English Heritage, Guidance on Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010)	This guidance focuses on SEA/SA for development plans, building on existing Government advice, it is equally applicable to the preparation of SEAs for other types of documents, such as Local Transport Plans and Water Resource Management Plans.
Guidance on Tall Buildings CABE and English Heritage (2007)	The aim is to 'ensure that tall buildings are properly planned'. The document is for use as a basis for assessment for specific local projects in local policy and guidance preparation. The most important issues are making sure that tall buildings of high architectural quality, that they have a positive impact on the environment and area, and that they are supported by services, transport etc.
Conservation Bulletin 47: Characterisation, English Heritage (2005)	A bulletin that explores the subject of characterisation and sets out some examples of studies of local character.
Understanding Place: Historic Area Assessments in a Planning and Development Context, English Heritage (2010)	Sets out guidance for undertaking Historic Area Assessments to inform plan making and development management.
Understanding Place Historic Area Assessments: Principles and Practice, English Heritage (2010)	Sets out guidance for how to undertake assessments for historic areas in order to produce a Historic Area Assessment.
Valuing Places: Good Practice in Conservation Areas, English Heritage (2011)	Sets out a series of exemplary case studies for managing change in the historic environment.
The Setting of Heritage Assets, English Heritage (2011)	Sets out guidance for managing change within the settings of heritage assets.
Seeing The History In The View: A Method For Assessing Heritage Significance Within Views, English Heritage (2011)	Sets out a method for understanding and assessing heritage significance of views.
Understanding Place: Character and context in local planning, English Heritage (2011)	Sets out case studies for how historic characterisation can be used to inform plan making and development management decisions.

Plan, Strategy or Programme	Summary of objectives and targets
Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011)	Sets out guidance for managing change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management.
Good Practice for Local Listing Consultation Draft, English Heritage (2011)	Sets out best practice guidance for identifying buildings and structures suitable for local listing and for managing the list.
Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, ICOMOS (2010)	Sets out guidance for producing Heritage Impact Assessments for World Heritage Sites in order to evaluate the impact of potential development on the Outstanding Universal Value. This may also provide a guide for assessing general impact of development on heritage assets and their settings.
National Institute for Health and Clinical Excellence (NICE):Alcohol-use disorders: preventing harmful drinking	The guidance identifies how government policies on alcohol pricing, its availability and how it is marketed could be used to combat such harm. Changes in policy in these areas are likely to be more effective in reducing alcohol-related harm among the population as a whole than actions undertaken by local health professionals.
National Institute for Health and Clinical Excellence (NICE): Prevention of Cardiovascular disease at the population level	The guidance is for government, the NHS, local authorities, industry and all those whose actions influence the population's cardiovascular health (that is, can help keep people's hearts healthy and prevent strokes). The guidance comprises two sets of recommendations aimed at national policy makers and local practitioners respectively. Recommendations 1 to 12 outline a national framework for action. They break new ground for NICE by focusing on legislative, regulatory and voluntary changes – including further development of existing policies. Topics covered include: • How to reduce the nation's consumption of salt, saturated fats and trans fats • How to ensure food marketing and promotions aimed at children and young people do not encourage them to consume high levels of salt, saturated fats and trans fats • Commercial interests • Food product labelling • The European Union's common agricultural policy • Public sector catering guidelines • Advice on take-aways and other food outlets.
National Institute for Health and Clinical Excellence (NICE): Preventing unintentional injuries among children and young people aged under 15: road design and modification	This is one of three pieces of NICE guidance published in November 2010 on how to prevent unintentional injuries among under-15s. A second publication covers unintentional injuries in the home and a third covers strategies, regulation, enforcement, surveillance and workforce development. The guidance covers 20 mph limits, 20mph zones and engineering measures to reduce speed or make routes safer. The recommendations include advice on: • How health professionals and local highways authorities can coordinate work to make the road environment safer. • Introducing engineering measures to reduce vehicle speeds, in line with Department for Transport guidance. • Making routes commonly used by children and young people safer. This includes routes to schools and parks.
National Institute for Health and Clinical Excellence (NICE): Promoting physical activity: active play and sport for pre-school	This guidance is for all those who are involved in promoting physical activity among children and young people, including parents and carers. The NICE recommendations give advice on:

Plan, Strategy or Programme	Summary of objectives and targets
and school-age children and young people in family, pre-school, school and community settings	• how to promote the benefits of physical activity and encourage participation • high level strategic planning • the importance of consultation with children and young people and how to set about it • planning and providing spaces, facilities and opportunities • training people to run programmes and activities • how to promote physically active travel such as cycling and walking.
National Institute for Health and Clinical Excellence (NICE): Promotion and creation of physical environments that support increased levels of physical activity	This guidance offers the first evidence-based recommendations on how to improve the physical environment to encourage physical activity. It is for NHS and other professionals who have responsibility for the built or natural environment. This includes local transport authorities, transport planners, those working in local authorities and the education, community, voluntary and private sectors. The seven recommendations cover strategy, policy and plans, transport, public open spaces, buildings and schools. They include: • Ensure planning applications for new developments always prioritise the need for people (including those whose mobility is impaired) to be physically active as a routine part of their daily life. • Ensure pedestrians, cyclists and users of other modes of transport that involve physical activity are given the highest priority when developing or maintaining streets and roads. • Plan and provide a comprehensive network of routes for walking, cycling and using other modes of transport involving physical activity.
Planning sustainable cities for community food growing (2014)	This guide brings together in one place examples of planning policies around the UK that support community food growing. It is aimed primarily at planning authorities to help them to use food growing as a way of creating healthy communities.
No health without mental health: implementation framework (2012)	The Framework sets out what a range of local organisations can do to implement No Health Without Mental Health, and improve mental health outcomes in their area. It also outlines what work is underway nationally to support this, and how progress will be measured.
Local action on health inequalities: evidence papers (2014)	This research shows the evidence supporting action to reduce health inequalities.
Obesity: working with local communities; NICE guidelines [PH42] (2012)	This guidance aims to support effective, sustainable and community-wide action to prevent obesity. It sets out how local communities, with support from local organisations and networks, can achieve this.
Physical activity: walking and cycling NICE guidelines [PH41] (2012)	This guideline sets out how people can be encouraged to increase the amount they walk or cycle for travel or recreation purposes. This will help meet public health and other goals (for instance, to reduce traffic congestion, air pollution and greenhouse gas emissions).

Regional

Plan, Strategy or Programme	Summary of objectives and targets
Air Quality	
Air Quality Strategy (2010)	This strategy sets out a framework for delivering improvements to London's air quality and includes measures aimed at reducing emissions from transport, homes, offices and new developments, as well as raising awareness of air quality issues. Over the last few years, a number of innovative measures have been introduced to help improve air quality in London. Nevertheless, air pollution remains a problem in the capital, as is clear from the fact that European Union targets for air quality standards that were intended to be met in 2004 and 2005 have still not been achieved.
The control of dust and emissions from construction and demolition - Best Practice Guidance (2014)	The GLA and London Councils have produced 'Best Practice Guidance' to control dust and emissions from construction and demolition. The Guidance will be used to inform the planning process within London boroughs; assisting developers in understanding the methods available to them and what London boroughs might expect. The Guidance will be reviewed regularly, in order to update new best practice in dust and emissions management.
Equality	
Focus on London: The Hidden City (2013)	
A Digital Inclusion Strategy for London (2015)	This strategy outlines why digital exclusion is an issue for London and how the Mayor can work with partners to address the barriers people face to getting online. It provides data on the numbers and groups of people that are digitally excluded. It then explains the cost of digital exclusion to the individual, society and the economy. The Mayor is keen to use his office to work with partners to ensure as many Londoners who want to get online, have the opportunity to do so.
Equal Life Chances for All (2015)	The Equal Life Chances for All framework 2014 highlights the Mayor's commitment to tackling inequality; improving life chances, and removing barriers that prevent people from reaching their full potential. The GLA will ensure that equality is mainstreamed into everything the organisation does, including how it obtains goods and services.
Mayors Annual Equality Report 2013/2014	The Mayor's Annual Equality Report 2013/2014 highlights the progress made during the financial year April 2013 to March 2014 towards achieving the GLA's revised equality objectives. It also gives the latest figures and trends for the indicators of progress.
Equal Life Chances for All – Measures Report (2011)	The Equal Life Chances for all Measures report sets out the most recent trends on measures of the delivery of policies and programmes directly under the control of the Mayor and his partners as well as statistical measures outside the Mayor's direct influence.
Poverty in London: 2012/13	The number of Londoners living in poverty has seen little change over the last few years and remains at around 2.2 million people, or 28 per cent of all those living in the region, averaged over three years 2010/11-2012/13. Around 300,000 children in Inner London are living in poverty, with a further 400,000 in Outer London. The Inner London child poverty rate remains significantly higher than for any other region, at 45 per cent. Inner London also stands out as having exceptionally high rates of material deprivation among pensioners – more than double the rate for any other region with almost one in four unable to have or take part in the social norms for that population group for reasons of poverty, health or isolation.
A Fairer London: The 2014 Living Wage in London	This is the tenth London Living Wage report from the GLA, and calculates the wage for 2014 at £9.15 per hour (a 4.0 per cent increase on the 2013 wage). In the Mayor's '2020 Vision' for London he pledged to make the Living Wage the norm across the capital. There are now over 400 accredited London Living Wage employers plus a number who have chosen not to be accredited. Accredited Living Wage

Plan, Strategy or Programme	Summary of objectives and targets
	employers alone have now provided over 20,000 London workers the benefits of the Living Wage since 2011.
Accessible London: Achieving an Inclusive Environment SPG (2014)	This SPG provides guidance on the implementation of **London Plan Policy 7.2 An inclusive environment** and of other policies in the Plan with specific reference to inclusive design. It also provides guidance on Lifetime Neighbourhoods to support London Plan **Policy 7.1 Building London's neighbourhoods and communities.** One of the Mayor's aims for London is that everyone, whether resident, visitor or worker, is able to participate and enjoy all that the city has to offer. To help achieve this aim the London Plan 2011 includes a number of policies which promote an inclusive environment to help ensure that all of London's diverse communities can contribute to London's growing economy and enjoy a high quality of life.
Violence Against Women and Girls Strategy 2013-2017	This strategy covers the following forms of violence against women and girls:

• Domestic violence and abuse • Female Genital Mutilation (FGM) • Forced marriage • 'Honour'-based violence • Prostitution and trafficking • Sexual violence including rape • Sexual exploitation • Sexual harassment • Stalking • Faith-based abuse.

This strategy is focused on the needs of women and girls and is a deliberate response to the disproportionate impact of VAWG crimes on women and girls. |
Police and Crime Plan 2013	The Police and Crime Plan 2013-2016 outlines the Mayor's mission, priorities and objectives for tackling crime and making London safer.
2013 Round Ethnic Group Population Projections	The White population of Greater London is projected to be fairly stable at about 4.9 million over the next decade and increase very slightly thereafter, reaching 5.1 million in 2041. The BAME population of Greater London is projected to increase from 3.3 million in 2011 to 5.2 million in 2041. By the Census year 2011 the Black African population (576 thousand) had surpassed the Indian population (545 thousand) to become the biggest individual BAME ethnic group in Greater London
Hate Crime Reduction Strategy (20xx)	The strategy sets out plans to boost confidence across all communities in reporting hate crime, develop ways to prevent offences and reduce repeat victimisation and outlines how agencies can work together to ensure swift and sure justice for victims. Hate crime is defined as any criminal offence which is perceived, by the victim or any other person, to be motivated by a hostility or prejudice based on a personal characteristic, specifically race, religion/ faith, sexual orientation, disability and transgender identity.
London Enriched (2009) and update (2013)	London Enriched is the Mayors refugee integration strategy, setting out a vision for refugee integration in the capital, focusing on the right of refugees to live in dignity and security, sharing with other Londoners the same life chances and opportunities to contribute.
An evidence base on migration and integration in London (2010)	The report begins with a literature and demographic review presenting a picture of migration in London and the key issues around migrant integration. This draws together the state of the academic and policy literature with as recent as possible primary data provided by the GLA and UK Border Agency and original data analysis conducted by COMPAS. The work was conducted over two months in Spring 2010. The report presents the broad contours of the contemporary migration landscape in London, before looking at each of the Mayor's integration strategy core themes in terms of barriers and factors to successful integration and policy implications arising. It concludes with a framework of interventions, noting the policy priorities arising from the evidence for each of the themes.
Planning for Equality and Diversity in London SPG (2007)	This SPG:
• provides guidance to boroughs, partners and developers on the implementation of policies in the London Plan which relate to

Plan, Strategy or Programme	Summary of objectives and targets
	equalities issues and addressing the needs of London's diverse communities;
	• sets out some of the tools for promoting equality and diversity in planning processes;
	• highlights the spatial impacts of wider socio-economic issues such as poverty and discrimination in the planning context;
	• sets out overarching principles and the key spatial issues for planning for equality; and examines in greater detail the spatial needs of London's diverse communities and identifies how spatial planning can be used to try and address these
Responding to the needs of faith communities: Report and evidence (2008)	CAG Consultants with Diverse Ethics and Land Use Consultants were commissioned by the GLA in late 2007 to explore the needs of faith communities in relation to places of worship in London. This document reports on our findings and conclusions from the research and engagement process with faith communities and planning authorities in relation to places of worship in London.
Culture	
Cultural Metropolis 2014 - The Mayor's culture strategy for London	The Mayor's Cultural Strategy sets out the vision, priorities and recommendations for how to strengthen the cultural life of Londoners across the capital. It recognises the significance of the cultural and creative sectors in making London a successful world city, and puts forward a case for its continued support and investment. It includes an update on the policy acheivements and next steps in: Maintaining London's position as a world city of culture, Widening the reach, Education and skills, Infrastructure, environment and the public realm. It provides a recap of the cultural triumphs and cultural legacy from the Games.
Culture on the high street guide 2013	The *Culture on the High Street* guide will help local authorities, town centre managers and business improvement districts to improve the quality and ambition of culture on our high street.
Working Paper 48: Culture and regeneration - What evidence is there of a link and how could it be measured? (2011)	Despite much research, there have been few comprehensive evaluations of culture-led regeneration schemes and so a good evidence base does not exist. A review of the limited evidence shows mixed results and much uncertainty of the impact of culture-led regeneration. Current evaluation measures are not appropriate for understanding the long-term and dynamic changes that regeneration schemes may cause and instead these schemes should be monitored, focussing on both people and places.
Design and place shaping	
Shaping Neighbourhoods: Character and Context SPG (2014)	This guidance sets out an approach and process to help understand the character and context of a place so that its results can inform the planning and design process, and guide change in way which is responsive to individual places and locations. A separate non-technical summary sets out the main messages of the SPG. A supporting list of data and research resources is provided as a living document that will be updated as appropriate.
Streetscape Guidance: A guide to better London Streets (2009)	The Streetscape Guidance provides advice on improving and managing the Transport for London Road Network (TLRN) and promotes consistency of approach and excellence in design and workmanship. The document highlights relevant policies and guidance, sets out specific design principles and guidelines including a palette of materials and products, and acts as a best practice resource for London boroughs and other partners.
London View Management Framework Supplementary Planning Guidance, Mayor of London (2012)	The London View Management Framework is a key component of the Mayor's strategy to preserve London's character and built heritage. It outlines the policy framework for managing the impact of development on key panoramas, river prospects and townscape views.
Economy	
London's Economy Today 2015	Regular update on the state of London's economy.

Plan, Strategy or Programme	Summary of objectives and targets
London's Digital Economy (2012)	This report draws together a variety of data sources to highlight London's position in the digital arena. The report looks at uptake and use of digital technologies by businesses and households.
Retail in London: Looking forward (2015)	Through reading the main report you will: • Find out how developments such as changing consumer behaviour and technological advances have altered the playing field for London's retailers • See how retailers have adapted by implementing measures such as 'Click-and-Collect' or 'Dark Stores' • Gain an understanding of what these adaptations may mean for the role retail plays in London, ranging from the employment it provides to the land it uses
Jobs and Growth Plan (London Enterprise Panel) 2014	It will help to deliver jobs and growth for London through: • Skills and employment: to ensure Londoners have the skills to compete for and sustain London's jobs; • Micro, small and medium sized enterprises: to support and grow London's businesses; • Digital creative, science and technology: for the capital to be recognised globally as world leading hub; for science, technology and innovation - creating new jobs and growth; and • Infrastructure: to keep London moving and functioning.
London Labour Market Projections (2013)	This report outlines GLA Economics' latest employment projections and shows that jobs in London are projected to grow by more than 850,000 by 2036. The report also provides future projections for both the occupations and qualifications of those employed in London. The report looks at the level of turnover in the labour market with the analysis suggesting that just over half a million people left their occupation in London in 2012. The report also considers the projected increase in London's population and considers the extent to which the demand for, and supply of, labour is likely to be in balance in the longer term.
Alcohol Consumption in the nighttime economy (2012)	The night-time economy (NTE) is activity which occurs between the hours of 6pm to 6am and involves the sale of alcohol for consumption on-trade (e.g. bars, pubs and restaurants). This work looks at the most effective ways to mitigate the costs associated with alcohol in the NTE. It is combined with a tool which estimates (currently measurable) pros and cons for each London Local Authority. The policy options assessed cover pricing, licensing, premise design and operations, public realm design, service interventions, and community mobilisation.
London's Super Connected City Plan (2012)	London's Super Connected City Plan is ambitious and innovative. It will underpin the capital's aspiration for contiguous ultrafast connectivity, provide the digital infrastructure needed for the new economy and help East London realise its full economic potential. Successful delivery of this plan will be critical to realising the Mayor of London's prime objective: economic growth for London, and job creation for Londoners.
Mayor's Economic Development Strategy (2010)	The Mayor's vision is for London to be the best big city in the world. The Economic Development Strategy sets out this vision with respect to the London economy, and how it can be realised. The Mayor's ambitions are for London to be the World Capital of Business, and to have the most competitive business environment in the world; to be one of the world's leading low carbon capitals, for all Londoners to share in London's economic success and for London to maximise the benefits of the 2012 Olympic and Paralympic games.
Economic Evidence base (2010)	This document aims to provide an economic evidence base to support the three Mayoral strategies that have recently been revised (the London Plan, the Economic Development Strategy and the Transport Strategy).

Plan, Strategy or Programme	Summary of objectives and targets
GLA Employment Time Series (2010)	Roger Tym and partners were commissioned by the GLA to produce historic and projected employment data by sector and borough. The objectives are: • To provide a sectoral breakdown of both historic employment data and the latest GLA Economics employment projections for London to 2031 using at least the established 'RTP definitions' of Offices, Industry and Other and; • To provide the sectoral breakdown above for all London Boroughs plus sub-totals showing the Central Activities Zone (CAZ), Isle of Dogs (IOD), rest of Inner London, Outer London and the sum Total for London.
London Office Policy Review (2014) Update	The London Office Policy Review is the most recent in a series of independent reviews of office market trends commissioned by the GLA. It includes robust Monitoring Benchmarks and associated time series data to illustrate key trends and market relationships and their bearing on policy. LOPR 12 includes: • A review of office-based employment projections and office floor space need estimates to inform future alterations to the London Plan • An assessment of the impact of recent economic events on different parts of the London office market, and those which might be anticipated in the future • A review of London Plan town centre office development guidelines and associated policy proposals • An investigation of the 'mega-schemes' identified in LOPR 2009, their implications for office development within the Central Activities Zones, on its fringes, or beyond • Consideration of the potential for conversion of surplus office space to other uses, especially residential, in different parts of London • An overview of hybrid office/industrial buildings, their locational attributes and implications for office, industrial, transport and other polices.
London Business Survey (2014)	The 2014 London Business Survey is an innovative survey designed by the Office for National Statistics, on behalf of the London Enterprise Panel and the GLA. The survey covers a wide range of topics including the profile of London business, their performance and outlook, workforce, trade, and London as a place to do business.
Land for Industry and Transport SPG (2012)	This draft document sets out proposed guidance to supplement the policies in the 2011 London Plan relating to land for industrial type activities and transport. The SPG provides advice on how to implement these policies, in particular Policy 2.17 on Strategic Industrial Locations, Policy 4.4 on Managing Industrial Land and Premises; and Policy 6.2 on Providing Public Transport Capacity and Safeguarding Land for Transport. Once adopted it will replace the 2004 Industrial Capacity SPG
London Industrial Land Demand and Release Benchmarks, Roger Tym & Partners (2012)	The Industrial Land Demand and Release Benchmarks Study assesses future demand for industrial land across London and compares it with the current and planned supply. The aim of the study is to provide evidence to inform London-wide and local planning policy in order to ensure that London has the right quantity and quality of industrial land to support its economy and its population while using the land efficiently. Where there is evidence of an over-supply, the study estimates how much land may be released to other uses and makes recommendations for the management of surplus capacity.
Understanding the demand for and supply of visitor accommodation in London to 2036	GLA Economics was asked by the Greater London Authority (GLA) London Plan team to update work surrounding the demand for serviced visitor accommodation to see whether the existing London Plan benchmark target (Policy 4.5) for serviced rooms needed revising. The work was to also include an update around the accessibility of serviced visitor accommodation. The first part of this report examines the supply side of the London market. It sets out the best estimate of the current supply of serviced (and non-serviced) visitor accommodation in London. It also looks at the potential growth in supply of visitor accommodation over time (from focusing on the

Plan, Strategy or Programme	Summary of objectives and targets
	supply side only). The report then moves onto the demand side, illustrating how visitor nights in London have moved over time. It sets out how GLA Economics has gone about projecting visitor nights over time and its central projection for visitor nights. The report finishes with the projection for nights converted into the likely requirement for serviced visitor accommodation over time.
Accessible Hotels in London (2012)	This report was commissioned by Design for London (DfL)/London Development Agency (LDA) and Greater London Authority (GLA) to provide evidence to inform a new London Plan policy on the percentage of accessible hotel bedrooms required to meet demand now and over the next 20 years. A room which is 'accessible' is defined as one which minimises barriers to use for as many people as possible. It is a wider definition than a room being wheelchair accessible as it allows use by people with disabilities other than mobility impairments. Policy and planning requirements have previously been based around the definition of wheelchair accessibility, but this is now considered to be too narrow a definition of disability, as well as being based on an outdated medical model of disability.
Cornered shops: London's small shops and the planning system (2010) and addendum	This report looks at how the planning system, and other initiatives, can provide support for London's small shops and neighbourhood shopping areas. It seeks to identify the benefits of small, local and independent retailers to London; the evidence there is to show that they are under threat; the policies that have been proposed to support small shops; and what progress has been made in implementing them.
London's Retail Street Markets (June 2010)	This is a research report commissioned by the LDA. It provides a spatial and economic analysis of the retail street markets in London and identifies the area based issues facing these markets. The analysis also considers the contribution street markets can and are making to London's economy. The study has been used to inform the LDA (and the wider GLA group) what role they could have in supporting street markets. The study includes research on all types of London retail markets (such as clothing, arts, food etc) but exclude wholesale markets.
Managing the Night Time Economy PDF(March 2007)	This is one of a series of best practice guides issued by the Mayor to demonstrate how the broad policies of the London Plan can be implemented locally. This Best Practice Guide suggests how public authorities and the private and voluntary sectors can work together to support the development of the night time economy in appropriate locations and improve the way they manage its impacts.
London Town Centre Health Check (2013)	The 2013 London Town Centre Health Check is the latest in the ongoing series of strategic London-wide health checks undertaken by the Greater London Authority with support from the London boroughs. It provides a 'snapshot' of the health of over 200 of London's town centres using a selection of strategic health check indicators and illustrates how these have changed over time.
Consumer Expenditure and Comparison Goods Retail Floorspace Need in London (2013)	Government policy in the National Planning Policy Framework requires the GLA and boroughs to assess the overall need for additional floorspace for economic uses, including retail and leisure development. This study assesses the scale and nature of consumer expenditure in London for comparison goods retail, convenience goods retail, and other expenditure including leisure over the period from 2011 to 2036. It focuses on strategic requirements for comparison goods retail floorspace need in London, distributed to boroughs and individual town centres. The project is both current and forward-looking, factoring in major retail pipeline developments in and around the capital and contains three additional scenarios to test alternative spatial patterns of growth and quality.
Accommodating Growth in Town Centres: Achieving Successful Housing Intensification and High Street Diversification (2014)	The 'Accommodating Growth in Town Centres' report assesses the changing nature of retail and the capacity and deliverability of housing intensification in and around town centres, while encouraging a diverse range of enterprises and the spaces they need on High Streets.
Artists Workspace Study: We made that (2014)	Study to better understand the picture of affordable studio provision for artists in London. The study is the first step in creating a list of all London's Artist Studios on the Mayor's 'London.Gov' website
Supporting Places of Work: incubators,	The GLA appointed URS, Ramidus, #1Seed and Gort Scott to carry out research into the supply of existing Incubators, Accelerators

Plan, Strategy or Programme	Summary of objectives and targets
accelerators and co-working spaces (2014)	and Co-working (IAC) spaces in London, which was the first study into the emerging sector of this kind. The report recommends the creation of a workspace provider network, through which IACs can inform emerging workspace policies, share learnings, and engage with boroughs and developers. The report also recommends the creation of an online interactive map to make IAC spaces visible to Londoners. The report concludes that any future public sector investment should focus on IACs with clear community outreach goals (e.g. providing training for disadvantaged groups, providing subsidised workspace) as well as being combined with wider initiatives to maximise public outcome.
Cross River Partnership business plan (2014)	Cross River Partnership (CRP) is a public-private partnership that was originally formed to deliver cross-river infrastructure projects such as the Millennium Bridge. CRP has since diversified to deliver a wide range of externally-funded, multi-partner regeneration projects.
Town Centres SPG (2014)	This SPG provides guidance on the implementation of London Plan Policy 2.15 Town centres and of other policies in the Plan with specific reference to town centre development and management. It also provides guidance on Policy 2.16 Strategic Outer London Development Centres and their potential to be developed as business locations with distinct strengths of greater than sub regional importance. To support the policies in the London Plan this SPG includes guidance on: • Supporting the evolution and diversification of town centres • Delivering mixed use housing intensification • Quality matters • Promoting Accessibility and Connectivity • Town centre regeneration and initiatives • Proactive town centre strategies • Strategic Outer London Development Centre implementation guidelines
The Mayor's Action for High Street (2014)	It also outlines what the Mayor and his staff will do to help high streets, including how to diversify and grow and the support on offer from the Mayor's regeneration team. It makes the case for investment and how the Mayor will lobby to protect the future of London's high streets.
Energy and Climate Change	
Delivering London's Energy Future: the Mayor's climate change mitigation and energy strategy (2011)	Delivering London's Energy Future is the Mayor's climate change mitigation and energy strategy. It sets out his strategic approach to limiting further climate change and securing a low carbon energy supply for London. To limit further climate change the Mayor has set a target to reduce London's CO_2 emissions by 60 per cent of 1990 levels by 2025. Delivering London's Energy Future details the programmes and activities that are ongoing across London to achieve this.
Managing risks and increasing resilience: the Mayor's climate change adaptation strategy (2011)	Managing risks and increasing resilience is the Mayor's climate change adaptation strategy for London. It details his strategic approach to managing the climate risks we face now and in the future in order to maintain London as one of the best big cities in the world.
Climate Change Adaption Strategy for London (2010)	The Mayor's Climate Change Adaptation Strategy: • identifies who and what is most at risk today • analyses how climate change will change the risk of flood, drought and heatwave through the century • describes what action is needed to manage this and who is responsible for it.

Plan, Strategy or Programme	Summary of objectives and targets
	The key actions proposed in the strategy are: • To improve our understanding and management of surface water flood risk • An urban greening programme to increase the quality and quantity of greenspace and vegetation in London – this will buffer us from floods and hot weather • To retro-fit up to 1.2m homes by 2015 to improve the water and energy efficiency of London homes
Decentralised Energy Capacity Study (2011)	This publication is formed of three reports providing data on, and analysis of, the potential for renewable and low carbon energy in London. This regional assessment breaks down the types of energy that can contribute to the Mayor's target to supply 25 percent of London's energy from decentralised sources by 2025.
Flood Risk	
Thames Region Catchment Flood Management Plan, 2009	This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. It is based on extensive research into the catchment characteristics of the region and the options available for managing the risk to people, properties and the environment. It takes into account the likely impacts of climate change and the plans for future development.
Regional Flood Risk Appraisal (2009)	In June 2007 the Mayor published the draft Regional Flood Risk Appraisal (RFRA) for the London Plan, for public consultation. The RFRA examines the nature and implication of flood risk in London and how the risk should be managed.
Health and well-being	
Individual well-being in London (2014)	Over the past four years, the UK Government has sought to understand the subjective well-being of individuals as an alternative measure of the relative 'health' of a country compared to traditional measures such as GDP. This analysis presents findings for London and examines variations in how individuals assess their own well-being according to a number of different personal characteristics. Among those characteristics exhibiting the largest levels of variation in well-being are qualification level, health and disability status, along with some variation seen across different age and ethnic groups.
London Mental Health: The invisible costs of mental ill health (2014)	This report aims to, where possible, quantify the impact of mental ill health in London in order to highlight the scale of the problem. It does this through analysing the wider economic and social impacts of mental ill health. As such the measurement and quantification of the costs of mental ill health go beyond usual measures of economic output, or Gross Value Added (GVA) to consider, amongst other things, so-called 'non-market' impacts, for instance the impact on individuals' quality of life from mental ill health. The intention is for this to provide for a more 'all-encompassing' measure of the economic and social costs of mental ill health to London.
The London Health Inequalities Strategy (2010)	The London Health Inequalities Strategy sets out the Mayor's commitments to work with partners to: 1 Promote effective parenting, early years development, young people's emotional health and readiness for learning 2 Motivate and enable Londoners to adopt healthier behaviours and engage in lifelong learning 3 Build knowledge about health and wellbeing, tackling stigma and taboo in the process 4 Promote community development approaches to improve health, and actively support the role of the third sector 5 Build public sector capacity to engage more effectively with individuals, communities and the Voluntary and Community Sector (VCS).
The London Health Inequalities Strategy: First Steps to Delivery (2012)	This 'First Steps to Delivery' plan sets out the actions prioritised to 2012 against the thirty high-level commitments which form the bedrock of the strategy.

Plan, Strategy or Programme	Summary of objectives and targets
Takeaways Toolkit: Tools, interventions and case studies to help local authorities develop a response to the health impacts of fast food takeaways (2012)	Takeaways may be good for London's economy, but they're often bad for Londoners' health. To help London boroughs balance these conflicting priorities and understand the options available when considering the health impacts of fast food, we've created a 'takeaways toolkit'. The toolkit has three main recommendations for boroughs: • **making food healthier** – working with takeaway businesses and the food industry to make healthier fast food. • **starting them young** – schools should have strategies to reduce the amount of unhealthy food children eat at lunch and on their journey to and from school. • **planning for health** – use regulatory and planning measures to address the proliferation of hot food takeaway outlets.
Health: Children and Young People (2010)	Health: Children and Young People is the second report in the Focus on London 2010 series. This chapter, authored by the London Health Observatory, provides recent evidence on the health experience of children and young people in London. The report includes data about the Local Index of Child Wellbeing, infant mortality, breastfeeding, immunisation, injury, childhood obesity, physical activity, diet, smoking, alcohol consumption, drug use, teenage conceptions and sexual health. It reveals many areas of inequality within the city, but also highlights the ways in which London's children are doing well.
A Sporting Future for London (2009)	This plan is about increasing participation in sport and physical activity. It aims to deliver a grass-roots sporting legacy for Londoners from the 2012 Olympic and Paralympic Games by: • securing a sustained increase in participation in sport and physical activity amongst Londoners • using sport to assist in tackling social problems including ill health, crime, academic underachievement and lack of community cohesion.
Our Healthier South East London (2014)	Our Healthier South East London is a five year commissioning strategy which aims to improve health, reduce health inequalities and ensure all health services in south east London meet safety and quality standards consistently and are sustainable in the longer term.
NHS London: A Call to Action (2014)	This builds on NHS England's national Call to Action document published in July, which set out a case that the NHS must transform in order to continue to deliver the best care to those who need it.
Better Health for London: Next Steps (2015)	The Mayor of London, NHS England (London), Public Health England, London Councils and the 32 GP-led clinical commissioning groups have come together to outline how, individually and collaboratively, they will work towards London becoming the world's healthiest major city.
Heritage	
English Heritage's Heritage at Risk- London (2011)	The Register identifies which heritage assets are at risk from development pressures, neglect or decay. It also monitors the changing condition of assets in order to help us prioritise where resources and expertise can best be deployed to resolve the problems. It also includes listed buildings and scheduled monuments, Conservation Areas, Registered Parks and gardens.
The National Heritage List for England	The Register identifies all registered heritage assets including listed buildings, scheduled monuments, protected wreck sites, registered parks and gardens, registered battlefields, world heritage sites, applications for certificates of immunity (COIs) and current building preservation notices (BPNs).
London World Heritage Sites - Guidance on Settings (2012)	The London Plan sets out policies to conserve and enhance London's World Heritage Sites and their settings, and states that the Mayor will produce guidance on defining the settings of London's World Heritage Sites. There are four World Heritage Sites and one potential site on the Tentative List in London:

Plan, Strategy or Programme	Summary of objectives and targets
	• Palace of Westminster and Westminster Abbey, including St Margaret's Church • Tower of London • Maritime Greenwich • Royal Botanic Gardens, Kew • Darwin Landscape Laboratory (Tentative List) Each has been designated because of its outstanding universal value of international significance. The sites themselves are set in a very dynamic, complex urban environment in which pressure for development is high. However one of the things that makes London distinctive is the way it combines old and new, protecting heritage but encouraging change. The Mayor has brought forward guidance on how this dynamic relationship can be managed in ways that protect the value of the sites and whilst also allowing the city to grow and change around them
Housing	
Housing supplementary planning guidance (2012)	The SPG provides guidance on how to implement the housing policies in the 2011 London Plan. In particular, it provides detail on how to carry forward the Mayor's view that "providing good homes for Londoners is not just about numbers. The quality and design of homes, and the facilities provided for those living in them, are vital to ensuring good liveable neighborhoods". It is informed by the Government's National Planning Policy Framework and by its Housing Strategy for England.
London Housing Strategy (2014)	The Mayor's strategy aims to put in place the resources to deliver more than 42,000 new homes a year, but achieving this ambition will require the full commitment of the London boroughs, of government, and of private and public sector developers. The Mayor believes that only by working together can we agree a long-term financial settlement with national government, free up local councils to build, promote institutional investment in new housing, bring forward surplus public land and develop Housing Zones across the capital to drive delivery. The strategy also aims to make sure that the homes we build better reward those who work hard to make this city a success – by massively increasing opportunities for home ownership, by improving the private rented sector and by ensuring working Londoners have priority for affordable homes to rent.
Housing in London (2014)	Housing in London is the evidence base for the Mayor's London Housing Strategy, summarising key patterns and trends across a wide range of topics relevant to housing in the capital.
GLA Housing Design Guide Interim edition (2010)	The new 'interim edition' of the London Housing Design Guide sets out the Mayor of London's aspirations for the design of new housing in the capital. The Mayor is committed not just to delivering more homes in London, but also to improving the quality of our homes. The London Development Agency has published the new London Housing Design Guide, which sets a new benchmark for housing design in London. All housing built on London Development Agency land is expected to meet these standards. The standards will also start to be applied to housing schemes applying for funding from the London Homes and Communities Agency from April 2011.
South East London Housing Market Assessment (2014) and sub reports	Cobweb were commissioned by local authorities in South East London to undertake a Strategic Housing Market Assessment (SHMA) for the sub region. The local authorities involved in the project are Bexley, Bromley, Greenwich, Lewisham and Southwark. A SHMA is a framework that local authorities and regional bodies can follow to develop a good understanding of how housing markets operate.
The Private Rented sector in South East London and Lambeth (2014)	The aim of the research was threefold: • To complement the South East London Strategic Housing Market Assessment (SHMA) that had been undertaken recently, by

Plan, Strategy or Programme	Summary of objectives and targets
	providing evidence and analysis of the PRS that would not be available or achievable through the 'desk top' SHMA. • To provide some of the evidence base that boroughs will need to draw on if considering introduction of licensing in the PRS. • To enable boroughs to better target interventions in the PRS, in terms of both enforcement and procurement (e.g. for use as temporary accommodation or for the prevention of homelessness).
The role of the planning system in delivering housing choices for older Londoners (2012)	This study is a 'think piece' to look specifically at the role of the planning system in helping to ensure that older Londoners have a choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in high quality environments. A policy for older Londoners will be a key input to a wider policy development process across London. The research set out to provide estimates of the future demand for and supply of specialist housing for older Londoners and to identify the challenges and potential barriers to delivery. Methods included modelling supply and demand, analysis of borough policies and practice and an extensive review of existing research.
GLA 2013 Round Population Projections	Detailed ward level population projections to support the London Plan. Incorporating housing provision targets as outlined in the consultations draft of the revised London Plan
Barriers to Housing Delivery (Update 2014)	In 2012 The GLA asked Molior London to produce a report called 'Barriers to Housing Delivery in London'. The report's purpose, broadly, was to find out why developers in London were not building more homes for private-sale. The report's conclusion was, broadly, 'they are building more homes for private sale than you think'. Molior London was asked to update that report. This time the brief might be simplified as 'the stock of unbuilt private-sector planning permissions in London is significant –so why aren't we hitting housing delivery targets?'. This report's conclusion can be summarised as 'big schemes in London are commencing units in line with the numbers required to meet housing need'.
London Student Housing Requirements Study (2007)	BBP Regeneration, SQW Ltd., Tribal Consulting, and Opinion Research Services undertook a study in 2006 to assess the impact that growth in the Higher Education (HE) sector may have on housing requirements and housing markets in Greater London. The primary aim of this research was to inform the implementation of London Plan and borough policy. The study incorporates a policy review, an analysis of baseline data on London's student population and student accommodation, and primary research. The data has been used to help forecast future student population growth and accommodation needs and the potential impact of the HE sector on London's economy, followed by a number of recommendations.
Mayor's Academic Forum Recommendations Paper – student housing (2014)	The Mayor's Academic Forum was established through the 2011 London Plan particularly to support implementation of Policy 3.8 Bh, which recognises that specialist student provision could give rise to concerns over: • the loss of capacity for conventional homes, especially affordable family housing; • the need to secure mixed and balanced communities; • the scope for identifying land suitable for student accommodation; and, • the way these issues are expressed in parts of inner London "*where almost three quarters of the capacity for new student accommodation is concentrated*". The *Mayor's Academic Forum Recommendations Paper – student housing* is the first report of the Mayor's Academic forum to the Mayor, focusing on strategic planning issues for student housing. Its main recommendations have been reflected in FALP paragraphs 3.52, 3.53a and 3.53b.
Infrastructure	

Plan, Strategy or Programme	Summary of objectives and targets
Draft London Infrastructure Plan 2050 (2014)	The document sets out what infrastructure London requires. It is the first ever strategic attempt to set out London's infrastructure needs, how much it might cost and how we pay for our needs. The aim is to prepare for, and benefit further from, London's growth: bringing fresh thinking into the city's infrastructure needs now, in order to meet them more costs effectively in the long term.
MOPAC/MPS Estates Strategy 2013-16	Linked to the Police and Crime Plan is the new MOPAC/MPS Estates Strategy 2013-16, see below. Following consultation on local policing and public access in January-March 2013, further work was undertaken to finalise plans for the wider police estate and the final version of this strategy is available below.
Central London Infrastructure Study (2009)	The study aims to provide a strategic understanding of the implications of growth for the whole of Central London, with an indication of how growth, and therefore demand for infrastructure, is distributed across the study area. This analysis allows Central London Forward to build a robust case for additional infrastructure investment for Central London to achieve sustainable growth up to 2026. In particular, as well as offering local authority level information and analysis, the report provides evidence of sub-regional issues and opportunities, encouraging joint solutions wherever appropriate. This study also identifies existing gaps and shortfalls in infrastructure provision.
Community Infrastructure Charging Schedule – Mayor of London (2012)	Sets out the level of charge that will apply to certain types of new development across London in order to deliver the Crossrail programme.
Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy – SPG (2013)	This SPG sets out guidance on implementation of London Plan policies on the funding of Crossrail, planning obligations and the Community Infrastructure Levy (CIL).
Draft Social Infrastructure SPG (2014)	Social infrastructure includes a wide range of services and facilities, including health, education, community, cultural, play, recreation and sports facilities, faith, emergency facilities and many other local services and facilities that contribute to quality of life. The draft guidance; • Gives a range of information sources to evaluate need for social infrastructure at the strategic planning level, starting with the GLA's own demographic projections and the ways in which these can be used to understand need for health, education and sports facilities. • Emphasises the need for planning across services to ensure the efficient and timely delivery of social infrastructure in a way the meets the broader built environment aims of the London Plan. • Describes Department of Health models for service delivery in a way that should help planners and health professionals to communicate with each other. • Sets specific targets for the provision of burial space based upon projections of need and survey of existing capacity set out in the 2011 Audit of London Burial Provision. • Provides a comprehensive range of resources for the assessment of social infrastructure need arising from individual applications.
London Plan	
London Plan (2015)	The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. It forms part of the development plan for Greater London. London boroughs' local

Plan, Strategy or Programme	Summary of objectives and targets
	plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.
London Implementation Plan (2013)	The Implementation Plan is intended to: • facilitate effective coordination and cooperation of activities to ensure the realisation of the London Plan • inform developers and all delivery partners who need to understand the envisaged implementation actions and strategic infrastructure provision in relation to the London Plan • provide communities with transparent and accessible information to enable them to get involved in the development of their area • help boroughs in terms of the wider context for their local implementation and infrastructure planning and the preparation for their Community Infrastructure Levy (CIL). The Plan will be updated regularly.
London Planning Statement (2014)	The NPPF revoked Government Office for London Circular 1/2008 which "provided advice and guidance on the arrangements for strategic planning in London". The Mayor considers that it is helpful for him to fill the gap this leaves with a document that provides some information about his planning functions, and the way in which he intends to carry them out. This document is intended to be helpful to anyone concerned with planning in London, including boroughs, specialist agencies, developers, amenity and voluntary groups, individual neighbourhoods and Londoners. It: • sets out some general principles of fundamental importance to the planning system in London; • explains the Mayor's part in London's planning system, both in preparing strategic planning policy through his spatial development strategy (or "London Plan") and in the taking of planning decisions about strategic developments; • highlights the issues that the Mayor considers are particular priorities for the London planning system and which he thinks it is helpful to draw to the attention of others; and • sets out the Mayor's intended programme of planning-related work for the next four years.
Noise	
London Agglomeration Noise Action Plan (2010)	The purpose of the Noise Action Plan is to assist in the management of environmental noise and its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008.
Sounder City: The Mayor's Ambient Noise Strategy (2004)	The aim of the Mayor's ambient noise strategy is a practical one – to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practices and technology within a sustainable development framework. Three key issues are: 1. Securing good noise reducing road surfaces 2. Securing a night aircraft ban across London 3. Reducing noise through better planning and design of new housing
Open Space, Biodiversity, Geodiversity	
A Manifesto for Public Open Space: London's Great Outdoors (2009)	London's Great Outdoors recognises that investment in public space enhances the look and feel of the city, making it a more healthy and pleasant place for residents and visitors and an environment in which businesses can thrive. It contributes to maintaining and improving London's image as the world's most green and liveable big city and highlights London's offer as a city that can sustain

Plan, Strategy or Programme	Summary of objectives and targets
	economic growth.
Open Spaces Strategies: Best Practice Guidance (2008)	This document provides guidance on how to create an open space strategy. Drawing on the lessons learnt from 5 years of CABE Space strategic enabling support with local authorities across England, it updates earlier CABE Space guidance, (*Green space strategies: A good practice guide*, 2004), and combines this with an update of the guidance for London, (*Mayor's guide to preparing open space strategies; Best practice guidance of the London Plan,* 2004*),* to provide one comprehensive guide for England.
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)	The document details the Mayor's vision for protecting and conserving London's natural open spaces. It seeks to ensure that there is no overall loss of wildlife habitats in London, and that open spaces are created and made accessible, so that all Londoners are within walking distance of a quality natural space. The strategy is an important step in establishing a London-wide framework for maintaining London's diversity of wildlife.
Preparing Borough Tree and Woodland Strategies SPG (2013)	The Preparing Borough Tree and Woodland Strategies Supplementary Planning Guidance, a joint publication with the Forestry Commission, has been published. It sets out an approach to trees and woodland that: • Covers the audit, protection and management of trees and woodland in line with Policy 7.21 of the London Plan • Highlights the asset value of trees and woodland, both in financial terms and the broad range of economic and environmental benefits they provide • Considers all the trees in a borough as a single unified resource – an 'urban forest' • Extends the concept of an 'urban forest' across boundaries so that the cumulative benefits of trees to Londoners can be enhanced • Takes a step by step approach to the management of trees and woodland.
All London Green Grid SPG 2012	The SPG aims to promote the concept of green infrastructure, and increase its delivery by boroughs, developers, and communities, by describing and advocating an approach to the design and management of green and open spaces to deliver hitherto unrealised benefits. These benefits include sustainable travel, flood management, healthy living, and creating distinctive destinations; and the economic and social uplift these support.
Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)	This SPG aims to help those involved in planning local neighbourhoods to engage with young Londoners to deliver real improvements in the quality of play spaces. The Mayor wants to see a child-friendly London with inclusive, accessible, and safe play spaces that allow all young Londoners to engage in fun, positive, and healthy play and recreation in their own communities and throughout London. The 2012 SPG adds further guidance to the previous 2008 SPG, in particular expanding on the concept of lifetime neighbourhoods.
London's Foundations SPG (2012)	London's Foundations (2009) was a joint publication with Natural England setting out London's geological heritage, explaining the process for identifying sites of national, regional and local geological importance, identifying important geological sites for protection and advising boroughs on how to promote as well as protect geodiversity. It has been updated to reflect: • The publication of the 2011 London Plan; • The emerging advice of the Government in its National Planning Policy Framework; • The ongoing work of the London Geodiversity Partnership (LGP) in updating the number of sites that should be promoted/protected by boroughs via their development plan documents; • The publication by the LGP of their Geodiversity Action Plan.

Plan, Strategy or Programme	Summary of objectives and targets
Sustainability	
Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2014)	This SPG provides guidance on what measures developers can include in their building designs and operations to achieve the carbon dioxide and water consumption targets set out in the London Plan. It also provides guidance on how boroughs can take forward the new approaches set out in the London Plan, such as carbon-dioxide off-setting, retrofitting and 'air quality neutral'.
Adapting to Climate Change: A checklist for development (2005)	This guidance on designing developments in a changing climate was published by the Greater London Authority. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance.
Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)	This Framework has been developed by the London Sustainable Development Commission, appointed by the Mayor in May 2002 to advise on sustainability issues in the capital. It is the first Sustainable Development Framework for London. It sets out a Vision for the capital and a set of objectives to guide decision making. The Framework should be used to: -provide the context for policy development and decision-making; -undertake sustainability appraisals of projects, plans and strategies; -monitor progress towards a more sustainable city
Sustainable Communities Plan for London: Building for the Future (2003)	This document is part of a national programme of action setting out how the Government intends to achieve sustainable communities in London. The main challenges for London are to accommodate growth and to reduce poverty and deprivation. To do this, the main aims are for more and better-designed and affordable homes, including homes for key workers. To improve public transport and other infrastructure to support the development of new and growing communities; to raise education standards and skill levels across the capital; to tackle crime, anti-social behaviour and the fear of crime.
Transport	
Mayor's Transport Strategy (2010)	The Mayor's Transport Strategy is a statutory document, developed alongside the London Plan and Economic Development Strategy as part of a strategic policy framework to support and shape the economic and social development of London over the next 20 years. It sets out the Mayor's transport vision and describes how Transport for London (TfL) and its partners, including the London boroughs, will deliver that vision. Six goals set out how the overarching vision should be implemented. The transport strategy should: • Support economic development and population growth • Enhance the quality of life for all Londoners • Improve the safety and security of all Londoners • Improve transport opportunities for all Londoners • Reduce transport's contribution to climate change and improve its resilience • Support delivery of the London 2012 Olympic and Paralympic Games and its legacy
Land for Industry and Transport SPG (2012)	The SPG provides an update of previous Mayoral guidance, setting out how boroughs should make effective, efficient use of land for transport purposes.
River Action Plan (2013)	This plan outlines a number of specific measures to be taken by TfL and other stakeholders to help boost the number of river trips in line with achieving the Mayor's target of 12 million passenger journeys a year by 2020

Plan, Strategy or Programme	Summary of objectives and targets
Cycling Revolution London (2010)	The Strategy sets out the vision and policies for encouraging and enabling more cycling across London. The strategy sets out an aspiration to increase cycling by 400% by 2026 through a range of initiatives including the delivery of a series of cycle superhighways, improved cycle safety and an increase training aimed at cyclists
The Mayor's Vision for Cycling	The Mayor's Vision for Cycling document sets out how this will be achieved, focusing on four key outcomes: 1. **A Tube network for the bike.** London will have a network of direct, joined-up cycle tracks, with many running in parallel with key Underground, rail and bus routes. 2. **Safer streets for the bike.** Spending on the Better Junctions programme will be significantly increased and substantial improvements to the worst junctions will be prioritised. With government help, a range of radical measures will improve the safety of cyclists around large vehicles. 3. **More people travelling by bike.** We will 'normalise' cycling, making it something anyone feels comfortable doing. 4. **Better places for everyone.** The new bike routes are a step towards the Mayor's vision of a 'village in the city', with more trees, more space for pedestrians and less traffic.
An Electric Vehicle Delivery Plan for London	The EV Delivery Plan sets out a comprehensive strategy to stimulate the market for electric vehicles in London.
Your Accessible Transport Network (2014)	Mayor of London's commitment to make it easier for people to travel around London.
Waste	
London's Wasted Resource: The Mayor's Municipal Waste Management Strategy	London's Wasted Resource sets out the Mayor's policies and proposals for reducing the amount of municipal waste produced, increasing the amount of waste reused, recycled or composted, and generating low carbon energy from waste remaining. This strategy also sets out how the Mayor, through the London Waste and Recycling Board, will help develop more waste management infrastructure in London.
Making Business Sense of Waste: The Mayor's Business Waste Management Strategy	Making Business Sense of Waste is the first Mayoral strategy for London's business waste. It sets out initiatives to help all kinds of London's businesses, from shops, restaurants, office buildings, manufacturers to construction companies to save money and reduce harm to the environment through better waste management.
London Waste Apportionment Study (2007) – update and further sensitivity testing	Subsequent to the reiteration of the apportionment, published in December 2006, further data of relevance to criteria within the model has become available. The update includes • correct data on safeguarded wharves, • revision of current licensed waste management capacity in London resulting from the decision on the development of the Belvedere facility, updated, recently verified and soon to be published data on indicative capacity of land for waste, logistics and other industrial used in London, provided by the GLA.
London Waste Apportionment Study (2006)	This report describes in detail the waste apportionment methodology underlying the London Plan minor alteration on borough level waste apportionment.
London Remade Demolition Protocol Report (2005)	This describes how demolition recyclate can be recovered with maximum value and how this can be provided as a high quality recycled material in new builds.
Water	

Plan, Strategy or Programme	Summary of objectives and targets
Securing London's Water Future (2011)	The draft London Water Strategy is intended to complement the plans and strategies of other organisations by presenting a London-specific view of managing water resources. At a time of decreasing supply and increasing demand for water we need to use the water we have more wisely. The strategy promotes increasing water efficiency and reducing water wastage to balance supply and demand for water, safeguard the environment and help tackle water affordability problems. It also sets out how the Mayor will help communities at risk of flooding to increase their resilience to flooding
Environment Agency Thames Estuary 2100 plan	This document provides regional guidance on the predicted effects of climate change in relation to tidal flood risk
Thames River Basin Management Plan (2009)	The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) by 2009 to promote the concept of sustainable water management. Their aims are: • To safeguard the sustainable use of water • To protect and restore the status of aquatic ecosystems • To improve aquatic environments by the reduction of hazardous substances • To reduce groundwater pollution; and • To help mitigate the effects of flood and droughts
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities) 2015-2040	Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the likely impact on bills.
Water Resources Management Plan (Thames Water Utilities) 2015-2040.	Sets out how demand for water is balanced against the supply over the next 25-year period.
Our Plans for Water (Thames Water Utilities) 2015-2020	A five-year Plan which sets out proposals to maintain and improve services during the period 2015 to 2020.
Drought Plan (2013) (Thames Water Utilities)	The Drought Plan sets out the actions to take in the event of a drought to maintain essential supplies of water while protecting the environment.
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008	Thames Water Utilities Ltd. (Thames Water) has developed high-level strategic proposals for sludge management/disposal in our region for the 25 years to 2035. The decision to carry out the strategy development was taken for the following reasons: (1) to provide a broad framework for the specific investment proposals, particularly in the period 2010-2015 for the periodic review of our charges in 2009, and (2) to review the appropriateness of the current strategy (i.e. wherever possible recycle sludge to land) going forward, given the increasing costs and regulatory/other constraints arising from this outlet.
Thames Corridor Catchment Abstraction Management Strategy (CAMS)	This guidance on designing developments in a changing climate was published by the Greater London Authority in November 2005. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance.

Plan, Strategy or Programme	Summary of objectives and targets
Sustainable Remediation Forum UK (SuRF-UK) (2010)	This document presents the first phase of work by the UK Sustainable Remediation Forum (SuRF-UK), which is a framework for assessing the sustainability of soil and groundwater remediation, and for incorporating sustainable development criteria in land contamination management strategies. It helps assessors to identify the optimum land and/or groundwater remediation strategy and/or technique.

LOCAL

Policy or Plan	Summary of objectives and targets
Community	
The Council Plan 2014/15 to 2017/18	The Council Plan is the council's overarching business plan. A Council Plan for 2014/15 to 2017/18 was agreed by Cabinet in July 2014. The council plan describes how we will deliver our fairer future vision through the promises and commitments that we have made to the people of Southwark. It also makes a number of commitments to equality and fairness in line with our approach to equality.
Children and Young People's Plan 2013-2016	This strategy provides a plan for all local services affecting children and young people in Southwark. The aims in the next three years are: improved literacy and numeracy; more things to do; less crime against children and young people; fewer teenagers getting pregnant; and a reduction in the rate of increase of children who are obese.
Southwark Primary and Community Care Strategy 2013-2018	This plan describes Southwark Clinical Commissioning Group's intentions to build strong local services to meet the challenges of improving care over the next five years. It is supports a range of our other plans and priorities as well as reflecting national policies and thinking on the best way to ensure that primary and community care services are fit for the future.
Southwark Statement of Community Involvement (2008)	The Statement of Community Involvement (SCI) sets out how and when Southwark Council involve the community in the alteration and development of town planning documents and applications for planning permission. This ensures there is effective community involvement in the planning process.
Safer Southwark Partnership Action Plan (2013-2015)	The Safer Southwark Partnership (SSP) has agreed minimum standards of service for responding to antisocial behaviour and for victims and witnesses of crime. These are a commitment to residents that the SSP will continue to keep Southwark a safe place to live, work and visit.
Southwark Violent Crime Strategy 2010/2015	The Southwark violent crime strategy 2010/15 detailing how the council, police and other partners in Southwark are tackling violent crime in the borough.
Southwark Statement of Licensing Policy 2016-2020	Section 5 of the Licensing Act 2003 requires each licensing authority to prepare and publish a statement of its licensing policy every five years.
Economy and Employment	
Southwark Employment Land Review (2010)	The study provides an assessment of the quantity, quality and viability of employment land throughout the borough and evaluates the viability of existing (UDP) employment policies as well as informing the LDF evidence base and associated policies.
Southwark Economic Well-being Strategy 2012-2020	Our new strategy sets out what we want to achieve between now and 2020, and how we aim to work across the Council and with our partners in the private, public and voluntary sectors in order to make Southwark a place: • Where people, especially our young people, are equipped with the skills and ambition to make the most of our central London location • Where businesses grow and prosper • Where town centres and high streets thrive

Policy or Plan	Summary of objectives and targets
	• Where our residents are financially independent
Southwark Industrial and Warehousing Land Study (2014)	Southwark Council commissioned GVA to undertake a review of industrial and warehousing land and premises in the borough. The study is an evidence base document and will inform the preparation of future planning policies, as well as a wider employment land review (a forecast of how much space will be needed to meet demand over the next 15 years or so) that will be carried out in 2014/15.
Culture Strategy 2013-2018 and action plan	We have developed a strategy to cover the period from 2013 to 2018 that uses our targeted support, partnership and leverage to enable the valuable cultural sector in Southwark to create, develop and grow. The key objectives are to generate opportunities, build local pride and deliver prosperity for the borough. The strategy is presented as a range of specific and measurable actions to be delivered over the next five years.
Education	
Primary Investment Strategy Cabinet Report 2014	This Cabinet Report sets out a series of recommendations for addressing need for additional primary school places in the borough
School places strategy update, Cabinet Report (2014)	This report sets out the forecast demand for primary and secondary places and the associated need for additional school places. It sets out the approach for meeting primary demand.
Southwark Extended Schools Strategy	The strategy sets out a set out principles as the basis for the development of extended schools in Southwark. The strategy anticipates that providing extended services will • support improvements in standards • enable children to have fun and develop new skills • enhance support for vulnerable children • encourage parental involvement in children's learning • make better use of facilities by opening them up to the community • provide better help to address children's wider needs
Flood Risk	
Southwark Strategic Flood Risk Assessment (SFRA) (2008)	A Strategic Flood Risk Assessment (SFRA) has been prepared to ensure that flood risk is taken into account and minimised in all new developments. The SFRA sets out the level of flood risk in different areas of the borough. This will help plan for new developments and assist in the determination of planning applications.
Southwark Interim Preliminary Flood Risk Assessment 2011	This document forms a Preliminary Flood Risk Assessment (PFRA) report for the Southwark in accordance with the Flood Risk Regulations 2009. The PFRA provides a high level summary of significant flood risk, based on available and readily derivable information, describing both the probability and harmful consequences of past and future flooding. The scope of the PFRA is to consider flooding from the following sources; surface runoff, groundwater and ordinary watercourses and any interaction these may have with main rivers and the sea
Draft Local Flood Risk Management Strategy	Under Section 9 of the Flood and Water Management Act 2010 Act, Southwark Council is required to develop, maintain, apply and

Policy or Plan	Summary of objectives and targets
(2014)	monitor a Local Flood Risk Management Strategy (LFRMS) for the borough. The LFRMS ("the Strategy") should provide strategic direction in proactively managing flood risk in Southwark and to meet the requirements of the Act. The Strategy will be developed in consultation with key internal and external stakeholders, and will be reviewed every 6 years in consonance with the periodic reviews of Southwark Council's Preliminary Flood Risk Assessment (PFRA) as required under the Regulations.
Health	
Better Environment, Better Health (Southwark) (2013)	The Better Environment, Better Health guide offers tailored information on seven important environmental factors that can impact on residents' health. These factors are green spaces, active travel and transport, surface water flood risk, air quality, healthy food, fuel poverty and overheating. These guides are written for borough Health and Wellbeing Boards, Directors of Public Health, elected members, Regeneration and Planning Officers, Environmental Officers, Health Watch and Clinical Commissioning Groups (CCGs). The guides aim to influence local borough decisions and how budgets are decided and allocated. The hope is to encourage more collaborative work to reinforce London's resilience to changes in climate and improve Londoners' health.
Southwark Alcohol Needs Assessment (2011)	The Alcohol Needs Assessment quantifies the prevalence of alcohol related behaviours, the impact of alcohol on health in Southwark and assesses the services provided to reduce alcohol related harm.
Annual Public Health Report 2010	Life expectancy in Southwark has never been higher, with women in Southwark living to an average of 82.9 years, which is above the national average of 82.3 and men in Southwark living to an average of 77.8 years. However, every year up to 600 people die in Southwark before the age of 75. This year's Annual Public Health Report for Southwark focuses on how GP practices can work with their patients to prevent more early deaths. Southwark's early death rates from heart attack and chronic obstructive lung disease (covering emphysema and bronchitis) was significantly higher than the national average.
Children and Young People's Health Needs Assessment (2010)	A detailed analysis of the demand and performance of Southwark's services and how this contributed to the development of the Children and Young People's Plan 2010-2013.
Southwark Children and Young Peoples Health plan (2010)	This plan sets out how we will improve the wellbeing of children and young people in regard to the five Every Child Matters outcomes: • Be healthy • Stay safe • Enjoy and achieve • Make a positive contribution • Achieve economic wellbeing This plan recognises and addresses the far-reaching implications of statutory changes to children's trusts, local safeguarding children boards, Children and Young People's Plans and the roles of lead members and directors of children's services, which came into force on 1 April 2010.
Southwark Health Profile 2013	This report contains a summary of health and wellbeing issues represented through available statistics obtained from reliable sources. This document forms a part of the suite of documents published as a part of the Joint Strategic Needs Assessment work programme. The document is intended to provide an understanding of the health and well-being of Southwark residents. The content of this report is meant to support the health and social care commissioners; along with other stakeholders in primary, secondary and community care including local voluntary sector agencies.

Policy or Plan	Summary of objectives and targets
Pubic Health Observatories: Southwark Health Profile (2014)	This profile gives a picture of people's health in Southwark. It is designed to help local government and health services understand their community's needs, so that they can work to improve people's health and reduce health inequalities.
Public Health Outcomes Framework: Southwark (2013)	The Public Health Outcomes Framework 'Healthy lives, healthy people: Improving outcomes and supporting transparency' sets out a vision for public health, desired outcomes and the indicators that will help us understand how well public health is being improved and protected. The framework concentrates on two high-level outcomes to be achieved across the public health system, and groups further indicators into four 'domains' that cover the full spectrum of public health. The outcomes reflect a focus not only on how long people live, but on how well they live at all stages of life. This profile currently presents data for the first set of indicators at England and upper tier local authority levels, collated by Public Health England. The profile allows you to: -Compare your local authority against other authorities in the region -Benchmark your local authority against the England value
Child Obesity Joint Review (2012)	The child obesity joint review examines the high rate of childhood obesity in the borough and recommends a wide range of actions to counteract the increasing prevalence.
Joint Health and Wellbeing Strategy 2015-20	This strategy outlines how the council and its partners will work together to promote integration, improve outcomes and reduce health inequalities of Southwark's residents by focusing on three strategic objectives.
Lambeth and Southwark: Emotional Wellbeing and Mental Health Needs Assessment 2013	This needs assessment (NA) covers Lambeth and Southwark boroughs and was overseen by a stakeholders group. It aims to inform the commissioning strategies of the two boroughs and partner agencies.
Supporting the Health of Young People in Southwark: A summary report of the Health Related Behaviour Survey 2014	These results are the compilation of data collected from a sample of primary and secondary pupils aged 8 to 15 in Southwark during the summer term 2014. This work was commissioned by the Lambeth and Southwark Public Health team on behalf of the London Borough of Southwark as a way of collecting robust information about young people's lifestyles.
Betting, borrowing and health: Health impacts of betting shops and payday loan shops in Southwark (2014)	This report summarises evidence on the health impacts associated with the clustering of betting shops and payday loan shops in the context of Article 4 Directions. The objectives of this report are to: review existing evidence around health and wellbeing impacts; identify a range of local health indicators; and examine the spatial relationship between betting shops and pay-day loan shops and health indicators.
Adult Social Care: Promoting independence, wellbeing and choice – Local Account 2012/2013	The Local Account is a new form of public performance report, setting out the progress councils have made in delivering national and local adult social care priorities and the key areas where further improvement is required.
Southwark Pharmaceutical Needs Assessment 2015	From 1 April 2013, every Health and Wellbeing Board (HWB) in England has a statutory responsibility to publish and keep up-to-date a statement of the needs for pharmaceutical services for the population in its area, referred to as a 'pharmaceutical needs assessment' (PNA). The PNA will help in the commissioning of pharmaceutical services in the context of local priorities.
Heritage, Design and Archaeology	
Southwark Conservation Area Appraisals	The government requires all councils to produce appraisals for the conservation areas in their borough. Conservation area appraisals are intended to: Provide an analysis and account of the area; explain why it is considered to be of special architectural or historic interest; Give a clear indication of the council's approach to its preservation and enhancement. They are also used by the council in assessing the design of development proposals.

Policy or Plan	Summary of objectives and targets
Southwark Archaeology Priority Zones	Southwark Council has policies to protect the borough's archaeology. The policy identifies seven archaeological priority zones (APZs). When development proposals are submitted for these areas, the archaeology officer conducts initial appraisals to assess the archaeological implications and ensures that any necessary investigations take place
Core Strategy: Policy 12 Tall building background paper, Southwark Council (2009)	Sets out the background and research that has informed the suitable locations for tall buildings as established in Policy 12 and supporting text contained within our core strategy. It summarises our evidence base, describes our strategy and our reasons for selecting the approach we have taken.
Core Strategy: Borough-wide Strategic Tall Building Study, Southwark Council (2009)	Sets out an overview of the character of Southwark to inform the evidence base which informs the production of Core Strategy Policy 12, particularly the tall building height policy.
Guidance on Tall Buildings, July 2007, CABE & English Heritage	This document sets out how CABE and Historic England evaluate proposals for tall buildings. It also offers advice on good practice in relation to tall buildings in the planning process.
Heritage in local plans - how to create a sound plan under the NPPF, 2012, English Heritage	This is a guide to local authorities from Historic England on how to achieve the objectives of the NPPF for the historic environment and thereby pass the test for a sound local plan.
Seeing The History In The View: A Method For Assessing Heritage Significance Within Views, June 2011, English Heritage	This document presents a method for understanding and assessing heritage significance within views.
Housing – General	
Southwark Affordable Housing Viability Study (2010)	This report examines in terms of financial viability, the potential for development sites in Southwark to deliver affordable housing at varying percentages and mixes, while maintaining other planning obligations at the current levels as advised.
Southwark Housing Requirements Study (and sub reports) 2010	The study was undertaken to inform local policies, in particular relating to the development plan and housing strategy surrounding affordable housing provision. The study provides a key component of the evidence base required to develop and support a robust policy framework.
Southwark Housing Strategy (2015)	Southwark Council Cabinet agreed Southwark's first long-term housing strategy in January 2015. The Southwark housing strategy to 2043 consists of four principles: • We will use every tool at our disposal to increase the supply of all kinds of homes across Southwark. • We will demand the highest standards of quality, making Southwark a place where you will not know whether you are visiting homes in private, housing association or council ownership. • We will support and encourage all residents to take pride and responsibility in their homes and local area. • We will help vulnerable individuals and families to meet their housing needs and live as independently as possible.

Policy or Plan	Summary of objectives and targets
Planning Committee report on Affordable Rent (2011)	This Planning Committee report clarifies the council's affordable housing policies, including the council's current approach in addressing the affordable rent tenure.
Affordable Rent in Southwark Study (2011)	This study looks at the affordability of affordable rent across the nine different postcode areas of Southwark. It models a range of scenarios from 40% to 80% market rents for one, two, three and four bedrooms dwellings. It shows that it will be very difficult for people in housing need to afford the affordable rent model, particularly family homes
Impact of the Affordable Rent tenure on the viability of developments in Southwark (2011)	This study looks at the viability of delivering affordable rent housing in Southwark. It considers the potential for development sites in Southwark to deliver affordable housing at varying percentages and mixes, while maintaining other planning obligations at the current levels as advised.
Southwark Commuted Sums Study 2011	This study looks at how much money could be secured as a pooled contribution in lieu of on-site affordable housing, if a scheme was 100% private housing rather than requiring affordable housing to be on site. It tests the amount of potential pooled contribution that could be viable by testing 35 sites across Southwark. It is part of the evidence base for the draft affordable housing supplementary planning document 2011.
Private Sector Housing Action Plan 2014/15	
Maximising independence through housing: The older people's housing delivery plan: Southwark Housing Strategy 2009 to 2016 (2012)	This plan covers both the supply of housing for older people and housing support services for older people. These services cross council departments and partner agencies.
Housing – Student accommodation	
Research into the need for additional student housing in Southwark (2008)	London Borough of Southwark undertook research into the need for additional student housing in Southwark in 2008. The study was initiated to inform the comprehensive review of the Southwark Housing Strategy and to inform the preparation of the core strategy. It was produced at the time when the borough was beginning to experience an increasing number of planning applications from developers wishing to build accommodation for students in Southwark. The objective of this study is to report provide consolidated information on: Existing student accommodation in the Borough; the schemes of student housing currently in the pipeline with planning consent to include those under construction and those not yet started; and the student housing schemes with current applications.
Student Implementation Study (2011)	This study looks at how strategic policy 8 of the core strategy on requiring affordable housing within student homes could be implemented. It looks at ways in which the policy can be implemented as well as testing the viability of the policy. It is part of the evidence base for the draft affordable housing supplementary planning document 2011.
Neighbouring boroughs:	
Lewisham Council Sustainable Community Strategy (2008-2020)

Our vision 2020: Lambeth Community Strategy (2008-2020)

Croydon community Strategy 2010-2015 | Every London Borough has a Sustainable Community Strategy that is prepared by the Local Strategic Partnership. Broadly, the role of the strategy is to establish a vision for the how the borough should change over a set period for the benefit of the local community. The strategies are cross-cutting in terms of the themes covered and each is tailored to the key issues in each of the boroughs in question. Subsequent strategies, including Local Plans and other planning documents, should be linked to achieving this vision and where appropriate delivering specific objectives. The sustainable communities strategies for our neighbouring boroughs set the context for much of the partnership working that that we undertake with each other. |

Policy or Plan	Summary of objectives and targets
The City Together Strategy: the Heart of a World Class City 2008-2014 Tower Hamlets Community Plan (2011) Building a better Bromley 2020 (2009) Westminster City Plan (2006-2016)	
Lambeth Core Strategy (2011) and Draft Local Plan (2015) Lewisham Core Strategy (2011) Bromley saved UDP (2006) and emerging Local Plan (2014) The City of London Local Plan (2015) Tower Hamlets Core Strategy (2010) Croydon Strategic Policies Westminster City Plan: Strategic Policies (2013) and saved UDP (2010)	The Core Strategies and Local Plans of each of the London Boroughs contain their vision for future development, usually over a 10 or 15 year period. They set out the spatial planning policies that establish guidance around strategic issues such as the distribution of housing, delivery of new jobs and economic growth, transport and connectivity, the environment and sustainability and the delivery of new infrastructure. Importantly, the Core Strategies of the various London Boroughs will set out planning issues that could potentially have an impact across administrative boundaries. Where a core strategy has not yet been adopted, the Unitary Development Plan forms the basis of the Local Plan for those boroughs.
Open Spaces and Biodiversity	
Southwark Open Space Strategy (2013) and evidence base (2013)	This report provides the evidence base setting out the current position with regard to the provision of open spaces in Southwark, This includes an updated audit of all the existing protected open spaces. The strategy sets out a number of recommendation on improving the quality of the existing open spaces and makes site specific recommendations for the different sub-areas of the borough.
Southwark Physical Activity and Sport Strategy 2014-2017	This study sets out what the council and PRO-ACTIVE Southwark partners will deliver to support more people becoming more active more often.
Southwark Biodiversity Action Plan (2013-2019) and evidence base	A new Biodiversity Action Plan (BAP) has been developed and is in the process of being adopted by the Council. The BAP has been developed by the Southwark Biodiversity Partnership in accordance with national, regional and local legislation and policies. The plans will run from 2012 to 2018. This plan provides information and guidance on protecting, managing and promoting key wildlife habitats and species within London.
Southwark Tree Management Strategy (2011)	A tree management strategy is a policy framework for the trees owned, managed and/or protected by an organisation. Southwark Council's tree management strategy sets out a vision for the next five years and explains how we will achieve this vision. It is a

Policy or Plan	Summary of objectives and targets
	reference document for anyone with an interest in Southwark's trees.
Planning	
New Southwark Plan (preferred option) (2015)	The New Southwark Plan explains the strategy for the regeneration of Southwark and contains area visions setting out aspirations for places, strategic policies setting out the Council's strategy for planning and regeneration. It contains detailed development management policies.
Southwark Core Strategy (2011)	The Core Strategy is a planning document that sets out how Southwark will change up to 2026 to be the type of place set out in our Sustainable Community Strategy (Southwark 2016). It affects everyone living, working and visiting Southwark. The core strategy sets out our long term vision, spatial strategy and strategic policies with an implementation plan up until 2026 to deliver sustainable development.
Southwark Plan Saved Policies (2010)	The Southwark Plan policies are saved where they are consistent with the core strategy.
Area Action Plans	An Area Action Plan (AAP) is a development plan document focused upon a specific location or area subject to conservation or significant change. This could include a major regeneration project or growth area. It ensures development of an appropriate scale, mix and quality for key areas of opportunity, change or conservation. AAPs are subject to independent examination. Peckham and Nunhead Area Action Plan (2014) Aylesbury Area Action Plan (2010) Canada Water Area Action Plan (2012)
Southwark Plan Adopted Policies Map (updated March 2012)	The adopted proposals map is part of Southwark's Local Plan and shows the proposals and policies for the following adopted plans which are used to make decisions on planning applications: • Southwark Plan (Southwark Unitary Development Plan) adopted July 2007 • Aylesbury Area Action Plan • Canada Water Area Action Plan March 2011 The adopted proposals map is updated each time a new Development Plan Document in the LDF is adopted.
Southwark adopted Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs)	Supplementary planning documents (SPDs) and supplementary guidance documents (SPGs) are used to provide more information and guidance on the policies in the development plan. They can be based on certain topics such as transport or design, or they can be specific to certain places such as Dulwich. Southwark has several SPDs and SPGs which provide additional information on the saved policies in the Southwark Plan (UDP) and Core Strategy.
Southwark Annual Monitoring Reports (2004-2011)	The AMR assesses if our planning policies achieve their objectives and targets by using a collection of data from local, regional and national sources and a number of indicators that measure performance. The AMR sets out: • progress in producing planning documents

Policy or Plan	Summary of objectives and targets
	- whether planning policies are achieving the objectives of the plan - what impacts the policies are having on the local environment, communities and economy - details of how policies need to be changed or replaced if we are not meeting our objectives or targets
Pollution	
Air Quality Management and Improvement Plan (2012)	This document will help deliver the National Air Quality Strategy for Air Quality Management Areas (AQMA).
Southwark Contaminated Land Strategy (2001)	This document establishes a programme to identify contaminated land and water in Southwark, and to facilitate its remediation according to UK National Regulations.
Town Centres	
Southwark Retail Study (2015)	The study considers: - The vitality and viability of Southwark's existing town centres - The extent to which Southwark centres are fulfilling their role in meeting the retailing needs of the borough - The need for further retail development during the local plan period, and possible scenarios for meeting any identified need for additional retail floorspace
Southwark Street Trading and Markets Strategy (2010)	The street trading and markets strategy sets out how we want to work with traders to revitalise markets in the borough. The strategy aims to set out what we will do to: increase numbers of people using and trading on our markets; keep markets thriving and viable business environments; improve the management of markets and market areas.
Town Centre retail surveys (2014)	This survey explore the health of 5 town centres in the borough and in particular the impact of Betting and Payday Loan shops on the environment and offer in these town centres.
Sustainability	
Environment Agency summary for Southwark (2011)	This report provides a snapshot of the environment in Southwark. It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people's experience of it. The report has been compiled as an extension of the London State of the Environment report to provide a local focus on the Boroughs and the health of their environment.
Southwark Energy and Carbon Reduction Strategy (2011)	The Energy and Carbon Reduction Strategy summarises the current situation with regard to carbon emissions in Southwark and sets out a series of recommendations as to how the council can reduce its own emissions
Transport	
Southwark Transport Plan (2011)	The new Transport Plan for Southwark replaces the Local Implementation Plan. The Transport Plan sets out how we will improve travel to, within and from the borough. It also sets out our long term goals and transport objectives for the borough (up to 20 years), a three year programme of investment, and the targets and outcomes we are seeking to achieve. The Southwark Transport Plan responds to the revised Mayor's Transport Strategy (MTS), the emerging Sub-Regional Transport Plans (SRTPs), Southwark's Sustainable

Policy or Plan	Summary of objectives and targets
	Community Strategy and other relevant policies.
Southwark Cycling Strategy (2015)	A strategy setting out objectives to work together in partnership with our neighbouring boroughs, TFL, the police, businesses, organisations and agencies, schools and local community groups and residents to further develop the local cycling economy, invest in cycle friendly infrastructure, promote a cycling culture and ensuring new developments are future proofed for cycling.
Waste	
Southwark Waste Management Strategy: 2003 – 2021	This sets out Southwark council's programme for achieving the waste management targets set out in the GLA Waste Management Strategy.
Infrastructure and Viability	
Southwark Community Infrastructure Levy (Revised Draft CIL Charging Schedule Dec 2014)	The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. CIL is a mandatory charge levied on most new developments that involve an increase of 100sqm or more of net additional internal floorspace or development that involves the creation of a new residential unit or more. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods need.
Southwark Infrastructure Plan	The Infrastructure Plan identifies strategic infrastructure which is needed to support growth and development in the borough over the lifetime of Southwark's Core Strategy (2011-2026). It is a "living document" which will be updated regularly as further details about infrastructure requirement to support growth become clearer.
CIL Viability Further Sensitivity Testing, BNP Paribas, November 2013	This report includes further sensitivity testing to support the proposed Community Infrastructure Levy ('CIL') Revised Draft Charging Schedule.
CIL Viability Study (2014)	This report tests the ability of a range of developments throughout the London Borough of Southwark to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the Council's other planning requirements, including the provision of affordable housing.
Cemetery Strategy (2012)	This Cemetery Strategy seeks to address the chronic shortage of burial space in the borough. The Strategy focuses on practical options for burial within the current cemetery areas within Southwark but also takes account of potential options for burial outside of those areas.
Metropolitan Police Estate – Asset Management Plan (2007)	This document sets out the strategy for improving the Metropolitan Police Estate in Southwark over the next three years. The future estate will be based around the following five operational policing themes: • Safer Neighbourhoods bases • Custody Centres • Patrol Bases • Front Counters • Office accommodation
MPA Estate Strategy 2010/14	This Estate Strategy sets out our vision for the estate in supporting the delivery of an effective policing service to London in a way that increases public confidence and safety.

APPENDIX 2

QUALITY ASSURANCE CHECKLIST

The AAP/OAPF falls within the definition of a 'plan or programme' under European Directive 2001/42 (the SEA Directive). As it is likely to have significant environmental effects, it must also undergo a Strategic Environmental Assessment (SEA), as part of the sustainability appraisal. The SEA directive is transposed (made) into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. Guidance on the implementation of the 2004 Regulations and the Planning and Compulsory Purchase Act is set out in the ODPM's Practical Guide to the Strategic Environmental Assessment Directive (September 2005). The government guidance on SA incorporates the requirements of the SEA Directive within the SA process. In the case of the AAP/OAPF, all reference to SA should be understood as referring to both the SA and SEA process.

To ensure that the requirements of Strategic Environmental Assessments (as required by European Directive EC/2001/42) are adhered to, the following quality assurance checklist has been completed. It identifies where in the IIA process the requirements of SEA will be undertaken. The checklist appears in the Practical Guide to the Strategic Environmental Assessment Directive (September 2005, ODPM) and has been adapted for the purposes of this IIA.

Objectives and context	IIA reference
The plan's or programme's purpose and objectives are made clear.	Expected in the Preferred Options and Proposed Submission IIAs
Environmental issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets.	Section 4 and 5 of this Scoping Report
SEA objectives, where used, are clearly set out and linked to indicators and targets where appropriate.	Section 5 of this Scoping Report
Links with other related plans, programmes and policies are identified and explained.	Section 2 and Appendix 1 of this Scoping Report
Conflicts that exist between SEA objectives, between SEA and plan objectives and between SEA objectives and other plan objectives are identified and described.	Section 5 of this Scoping Report and expected in the Preferred Options and Proposed Submission IIAs
Scoping	**IIA reference**
Consultation Bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report.	Section 1 of this Scoping Report
The assessment focuses on significant issues.	Section 4 of this Scoping Report
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Expected in the Preferred Options and Proposed Submission IIAs if appropriate
Reasons are given for eliminating issues from further consideration.	Expected in the Preferred Options and Proposed Submission IIAs if appropriate

Alternatives	IIA reference
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	Expected in the Preferred Options and Proposed Submission IIAs
Alternatives include 'do minimum' and/or 'business as usual' scenarios wherever relevant.	Expected in the Preferred Options and Proposed Submission IIAs
The environmental effects (both adverse and beneficial) of each alternative are identified and compared.	Expected in the Preferred Options and Proposed Submission IIAs
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	Expected in the Preferred Options and Proposed Submission IIAs if appropriate
Reasons are given for selection or elimination of alternatives.	Expected in the Preferred Options and Proposed Submission IIAs if appropriate
Baseline information	**IIA reference**
Relevant aspects of the current state of the environment and their likely evolution without the plan or programme are described.	Section 3 of this Scoping Report
Environmental characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan.	Section 3 of this Scoping Report
Difficulties such as deficiencies in information or methods are explained.	Section 1 of this Scoping Report
Prediction and evaluation of likely significant environmental effects	**IIA reference**
Likely significant social, environmental and economic effects are identified, including the types listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant; other likely environmental effects are also covered, as appropriate.	Expected in the Preferred Options and Proposed Submission IIAs
Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed.	Expected in the Preferred Options and Proposed Submission IIAs
Likely secondary, cumulative and synergistic effects are identified where practicable.	Expected in the Preferred Options and Proposed Submission IIAs
Inter-relationships between effects are considered where practicable.	Expected in the Preferred Options and Proposed Submission IIAs
The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds.	Expected in the Preferred Options and Proposed Submission IIAs
Methods used to evaluate the effects are	Expected in the Preferred

described.	Options and Proposed Submission IIAs
Mitigation measures	**IIA reference**
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan or programme are indicated.	Expected in the Preferred Options and Proposed Submission IIAs
Issues to be taken into account in project consents are identified.	Not required
The Environmental Report	**IIA reference**
Is clear and concise in its layout and presentation.	All stages of the IIA
Uses simple, clear language and avoids or explains technical terms.	All stages of the IIA
Uses maps and other illustrations where appropriate.	Expected in the Preferred Options and Proposed Submission IIA if appropriate
Explains the methodology used.	All stages of the IIA
Explains who was consulted and what methods of consultation were used.	All stages of the IIA
Identifies sources of information, including expert judgement and matters of opinion	All stages of the IIA
Contains a non-technical summary covering the overall approach to the SEA, the objectives of the plan, the main options considered, and any changes to the plan resulting from the SEA.	All stages of the IIA
Consultation	**IIA reference**
The SEA is consulted on as an integral part of the plan-making process.	All stages of the IIA
Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and Environmental Report.	All stages of the IIA
Decision-making and information on the decision	**IIA reference**
The environmental report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme.	All stages of the IIA
An explanation is given of how they have been taken into account.	Expected in the Preferred Options and Proposed Submission IIAs
Reasons are given for choosing the plan or programme as adopted, in the light of other reasonable alternatives considered.	Expected in Proposed Submission IIAs
Monitoring measures	**IIA reference**
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA.	Expected in Proposed Submission IIAs

Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA.	To be reported in AMR if appropriate
Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.)	To be reported in AMR if appropriate
Proposals are made for action in response to significant adverse effects.	To be reported in AMR if appropriate

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i United Nations Environment Programme (UNEP) (2009). Climate Change Science Compendium. Available at: http://www.unep.org/compendium2009/