
Sustainability Appraisal and Strategic Environmental Assessment

Preferred Options Report – Catford Area Action Plan

April 2007

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August 2005
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1.0 Non-technical Summary

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

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

1.1 Introduction

This document is the report of the Sustainability Appraisal (SA) of the Catford Town Centre Area Action Plan (AAP), one of the development plan documents proposed for inclusion into the Local Development Framework. The report also incorporates the requirements of the European Directive on Strategic Environmental Assessments, referred to as the SEA Directive, which are signposted throughout this document.

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

1.2 Stages in the SA Process

- Stage A – Pre-Production (Evidence Gathering)

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

- Stage B - Production

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

- Stage C - Preparing the SA report

This document.

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

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

- Examination

Appraising significant changes resulting from representations.

- Stage E - Adoption and Monitoring

Finalising methods of monitoring changes; responding to adverse effects.

1.3 Stage A – Scoping Report

The initial stage of the SA process involved establishing a baseline and identifying key issues that are relevant to the borough and that will need to be considered in the AAP. These were documented within the Scoping Report (see Appendix A). A summary of the key issues identified are shown on Figure 2.

A review of International, national and local plans, programmes and objectives was conducted (see Appendix A/B), and based on the findings and responses from the consultation a set of sustainability objectives were established. There are shown in Figure 1. The SA objectives were assessed against the AAP objectives to identify any incompatibilities and negative impacts. The results showed that no objectives conflicted and all were either positive or neutral (see Appendix C).

A scoping exercise of the Appropriate Assessment was undertaken. The results showed that the AAP would not affect any Special Areas of Conservation or Special Protection Areas. As such, a full Appropriate Assessment is not required.

FIGURE 1 – SA OBJECTIVES

<p>Economic</p> <ol style="list-style-type: none"> 1. To encourage sustained economic growth. 2. To encourage and promote employment and new enterprises in Lewisham. <p>Environmental</p> <ol style="list-style-type: none"> 3. To minimise the production of waste and increase waste recovery and recycling. 4. To improve water quality and manage water resources. 5. To maintain and enhance open space, biodiversity, flora and fauna. 6. To improve air quality and reduce noise and vibration. 7. To reduce car travel and improve accessibility by sustainable modes of transport 8. To mitigate, and adapt to, the impact of climate change 9. To mitigate flood risk 	<ol style="list-style-type: none"> 10. To maintain and enhance landscapes and townscapes. 11. To conserve and where appropriate, enhance the historic environment <p>Social</p> <ol style="list-style-type: none"> 12. To provide sufficient housing and the opportunity to live in a decent home. 13. To improve the health of the population. 14. To reduce poverty and social exclusion. 15. To provide for the improvement of education and skill levels. 16. To reduce crime, anti-social behaviour and the fear of crime. 17. To encourage a sense of community identity and welfare. 18. To improve accessibility to leisure facilities, community infrastructure and key local services.
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FIGURE 2 - KEY ISSUES FOR CATFORD (DERIVED FROM SCOPING REPORT)

INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN

7.0 KEY ISSUES

This section summarises the key issues which have been developed out of the following: -

- The review of baseline information;
- The review of other plans and programmes; and
- The views of the community expressed as part of the Catford Design Framework and Development Strategy Project.

7.1 CROSS-CUTTING ISSUES

7.1.1 CRIME

Crime, and the fear of crime, is a key cross-cutting issue for the Catford Town Centre. This issue has many implications for the future of the town centre in terms of its appeal for people to visit and use (whether for work, shopping or leisure), particular after dark and particularly in relation to the potential to create a vibrant evening economy.

The Catford Town Centre Area Action Plan can assist in addressing the issue of crime in a number of ways, including implementing safer-by-design principles into new developments and in creating high quality people friendly spaces. The issue of pedestrian movement through the town centre, addressing and improving areas people feel are unsafe, and considering matters such as lighting are all issues which will need to be addressed.

7.1.2 DESIGN

The design and built form of Catford Town Centre is an area which requires particular attention to improve the image of the town centre and attract more people to it. Cross-cutting issues relating to design include the need for spaces and places in Catford Town Centre to be of a high design quality, respecting historical features where relevant, promoting local distinctiveness, providing access for all, the role of public art, and having regard to access and movement within and through the town centre.

The design of the natural environment is also important, with the relationships between open spaces and other activities in the town centre being considered and established and/or enhanced. This is particular the case in relation to the Ravensbourne River where it passes the town centre.

The linkages between design and achieving other planning objectives such as new housing, the potential for high buildings, and maximising the intensity of new land uses are all issues which the Area Action Plan will need to address.

7.1.3 HEALTH

Increasingly, the health of the community is seen as an area where planning should be directing some of its efforts. The wider determinants of health cut across a range of areas, but matters such as the physical design and appeal of the town centre, the provision of health services and facilities, and developing a built and natural environment that encourages walking and cycling are all important considerations which cut across all other issues for Catford Town Centre.

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INTRODUCTION TO THE CATFORD TOWN CENTRE AREA ACTION PLAN

7.1.4 TRANSPORT

Access to, within and around Catford Town Centre is a key cross-cutting issue. Ensuring the town centre makes adequate provision for all users (pedestrians, cyclist cars and public transport) will be important to improving the town centres appeal. The level of cars travelling through the town centre is also consistently highlighted as a key negative of the town centre, and opportunities to better manage car movements will be a key focus of the Area Action Plan. Managing parking within the town centre is closely linked to managing car movements.

At the same time, making public transport more appealing will be necessary, and issues such as the station accesses and bus stop waiting areas will need to be reviewed and improvements highlighted.

7.1.5 OTHER STUDIES

A number of other studies and projects are being prepared at this time with implications for the future of the Catford Town Centre. These include reviewing the cultural diversity of Catford and assessing the scope to enhance cultural diversity, a review of the future of Milford Towers residential estate, and work relating to the South Circular. These other studies will provide inputs into the Catford Town Centre Area Action Plan.

7.2 RETAIL & SHOPPING

The retail and shopping elements of Catford Town Centre are the main focus for the town centre as a whole, and seeking to maintain and enhance the role of Catford Town Centre overall is dependant on providing retail and shopping facilities which meet the needs of the community and can attract people to the town centre, including the street markets development and the role of cafes / restaurants in Catford. However, consideration of other uses appropriate to the town centre, such as health, education, public and community services and facilities is also important and will need to be considered.

Additional issues relating to retail and shopping is how to manage the various uses within the town centre in terms of their distribution, the management of traffic, parking and public transport, as well as considerations about the role of the evening economy. Ensuring, as development occurs, that local services and facilities meeting local needs are retained is also important.

7.3 HOUSING

Both national and regional plans and programmes place considerable emphasis on the need to provide new housing (market and affordable) in London, with town centres being a key location where substantial new housing should be located. The role of new housing in Catford Town Centre is a fundamental issue which the Area Action Plan will seek to address, with a need to consider the contribution Catford Town Centre will make to the provision of new housing and affordable housing in the London Borough of Lewisham. Considerations such as the type of housing ensuring housing meets the needs

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of the community, and standards for new housing (parking, etc.) are important elements of developing proposals for new housing. The role of mixed uses which include housing will also need to be considered, as well as the need to reconcile economic development, employment land and housing.

7.4 EMPLOYMENT

Increasing the employment opportunities in Catford Town Centre is important to improving its sustainability and enhancing the employment prospects of the local community. The role of additional employment land, for both small and medium sized enterprises, will need to be considered, as well as the role of the creative industries in Catford Town Centre. Retail and shopping facilities are also significant employment generators and the employment aspects of these activities will need to be considered.

7.5 COMMUNITY

Town centres play a large role in providing a range of services to the community. Improving these services and facilitating new services will be an important part of Catford Town Centre. Further, enhancing the appeal of Catford Town Centre can help increase the level of ownership the community have over it and its spaces, and can increase the community's identification and relationship to their local area.

Existing facilities such as the Catford Library and the Broadway Theatre already provide a strong sense of community facilities in the town centre, but strengthening these and introducing new activities (e.g. cinema) will help the town centre come alive, particularly during non-shop trading times (e.g. evenings, Sundays).

The provision of leisure, community and health facilities in the Catford Town Centre can help attract people to the centre whilst providing core services to the local community. Education services will also be important to consider.

7.6 ENVIRONMENT

The environment is a broad area, and the Catford Town Centre Area Action Plan will need to consider the following matters: -

- | | |
|-------------------------|---|
| WASTE | <ul style="list-style-type: none"> ▪ Consider potential for sites for waste processing and / or disposal. ▪ Consider how recycling can be increased in the Catford Town Centre through the planning system. |
| ENERGY | <ul style="list-style-type: none"> ▪ Acceptability of sites for energy provisions infrastructure. ▪ Increase the proportion of energy used from renewable sources. |
| POLLUTION / AIR QUALITY | <ul style="list-style-type: none"> ▪ Reduce pollution from transport, particular private cars. |
| NOISE | <ul style="list-style-type: none"> ▪ Consider relationships between high noise sources and development, particularly housing. |
| ENVIRONMENTAL | <ul style="list-style-type: none"> ▪ Consider flooding potential of the Ravensbourne River. |

HAZARDS

- Consider unstable land and appropriate management techniques.

NATURE CONSERVATION / BIODIVERSITY / OPEN SPACE / RECREATION

- Protect and enhance biodiversity in Catford Town Centre.
- Consider the Ravensbourne River for its biodiversity assets.
- Consider potential for new / improved wildlife habitats.
- Adequacy and quality of Open Space provided (distribution) in and around the Catford Town Centre, including Waterway Link;
- Protection of Open Space and biodiversity from development and enhancement where possible.

7.7 SITES

The following sites have been identified as it is considered that they have development potential that will be implemented in the life of the Area Action Plan. The Area Action Plan will review these sites and development proposals (land use and design) for how they should be developed in the future.

- Catford Shopping Centre / Milford Towers;
- Former greyhound stadium including the railways stations;
- Plassy Road retail area (Catford Island);
- The civic quarter (area around Laurence House and the Town Hall);
- The existing retail site to the south of Catford Road and to the west of the sports ground.

In addition to the above, the shops and other buildings on the south-east corner of Rushey Green and Sangley Road will be given a particular focus as part of the Area Action Plan as these areas form part of a Conservation Area. The now disused cinema is included in this area.

1.4 Statement of Likely Significant Effects

The likely significant effects of the Catford Area Action Plan have been shown to be largely positive as a result of the sustainability appraisal. This is owing to a number of factors including:-

- The town centre being well located in relation to the public transport network which means that sustainability objectives relating to reducing the need to travel (Ob.7), improving air quality (Ob.6) and mitigating the impact of climate change (Ob.8) are well advanced in the proposals for Catford Town Centre.
- Economic objectives (Ob. 1 & Ob.2) are advanced through the significant opportunities for economic development/growth and employment which can be capitalised on through the regeneration of Catford Town Centre, including the retail developments and mixed use proposals.
- Sustainability objectives relating to housing (Ob. 12) and health (Ob. 13) are advanced by the substantial new and upgraded housing which is facilitated by the Area Action Plan.

A range of key sustainability objectives have been found to be more neutral as a result of the sustainability appraisal, including those relating to open space and biodiversity (Ob. 5), water quality (Ob. 4) and landscapes (Ob.10). This is owing to the highly urbanised and developed nature of Catford Town Centre which makes these considerations more about improving existing conditions where possible rather than protecting valuable existing features. It is however noted that opportunities to advance these objectives are more obvious on Development Sites 4 (Greyhound Site) and Site 5 (Wickes) owing to their less developed nature and the existence of a watercourse. Significant directions have therefore been developed to advance these objectives particularly on these sites.

Other sustainability objectives have been found to be neutral and the likely significant effects are largely dependant on implementation. These include objectives relating to crime (Ob.16) which are dependant on design policy implementation, education (Ob. 15) which are dependant on maximising learning opportunities, and sense of community (Ob. 17) which is partially dependant on the whole plan being successfully implemented and delivering in the longer term.

Key conflicting issues which did arise include:-

- The need to strike the right balance between promoting a strong retail element for the town centre but also promoting cafes, restaurants, leisure uses and the evening economy which will all compete for space with retail uses.
- Waste and energy use will increase as a result of the regeneration of the town centre and the plan has focused on minimising and mitigating the effects of this in conjunction with

broad planning policies and other borough wide initiatives (such as waste management by Lewisham Council).

- Flooding is potentially a major issue for Catford as it is largely subject to flooding as a result of the watercourse running along the western portion of the plan area. The redevelopment of the Greyhound Site and the Wickes Site provides an opportunity to adequately manage this flood risk whilst at the same time better using the watercourse as a recreational and natural resource. Overall, the plan provides the management of the flood risk in line with national planning policies and the requirements of the Environment Agency.

In addition to the above likely effects, the sustainability appraisal has also noted short-term effects in the form of construction related economic development, employment, waste generation and energy use.

1.5 Statement of the Difference the Process has Made to Date

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

- Identified gaps in the vision and objectives
- identified gaps in the baseline data
- identified environmental indicators that would need to be priorities with more detailed investigation at the planning application stage
- highlighted the need for partnership working to improve the social infrastructure, particularly in relation to responding to needs of the local communities and disadvantaged groups
- provided a consistent and comprehensive approach to investigating the effects of the plan at each stage of the plan making process

1.6 How to comment on the report

For further information or to comment on the report please call the Planning Policy Team on 0208 314 6247, 0208 314 6540, or 0208 314 8774. Alternatively, send your comments to Planning Information Office, 5th Floor, Laurence House, 1 Catford Road, Catford, SE6 4RU or email them at planning.policy@lewisham.gov.uk.

2.0 Appraisal Methodology

2.1 Approach Adopted for the SA

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

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

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

This report is the Sustainability Appraisal (SA) for the preferred options report which is an intermediate stage in the process of producing the Catford Town Centre Area Action Plan (AAP).

The SA framework and report have been developed using the Government guidance document *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, Nov 2005, ODPM*, and discussions organised by government bodies on how to undertake an SA.

A Scoping Report (Appendix A) was produced in August 2005 which provided baseline information on social, economic and environmental indicators, list of relevant plans and programmes, highlighted issues that are relevant to the borough. This led to the development of a framework of relevant social, environmental and economic objectives against which the effects of a proposed plan can be assessed.

This SA Report consists of the following sections:

- Section 1 Summary and outcomes

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

- Section 2 Methodology

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

- Section 3 Background

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

- Section 4 Sustainability objectives, baseline and contents

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

- Section 5 Plan issues and options

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

- Section 6 Plan preferred options

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

- Section 7 Implementation

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

2.2 When the SA Was Carried Out

Preparation of the Scoping Report (Stage A) was carried out between June - July 2005. The development and refinement of the options, including appraisal of the alternatives, was carried out between January 2007 – April 2007. The Sustainability Appraisal of the preferred options was carried out between November 2006 – April 2007.

2.3 Who Carried Out the SA

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

2.4 Who was consulted, when and how

Consultation requirements for SEA Directive:

Compliance with SEA Directive's requirements

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

Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)

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

The Scoping report was sent out for consultation in August 2005 to the four Statutory Consultation bodies (Environment Agency, English Heritage, Countryside Agency, English Heritage). This covers Art 5.4 of the SEA Directive requirement. Art 6.1 and 6.2 will be covered as part of the consultation period for the preferred options during the first half of 2007. Art. 7 is not considered to be applicable as the AAP is not likely to have an impact on areas outside of London. The Scoping Report has been posted on the Council website for public information. All consultation has been carried out by the officers of London Borough of Lewisham.

2.5 Difficulties Encountered in Compiling Information or

Carrying out the Assessment

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

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

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

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

3.0 Background

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

Another key change introduced by the *Planning and Compulsory Purchase Act 2004* is a requirement that a sustainability appraisal is undertaken on all Development Plan Documents and Supplementary Planning Documents prepared for inclusion in the Local Development Framework. This report is the sustainability assessment for the Catford AAP.

3.1 Purpose of the SA and SA Report

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

The Government defines sustainable development as:

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

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

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

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

3.2 The Plan Objectives and Outline of Contents

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

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

The plan being appraised in this document is the Council's Preferred Options report for the Catford Town Centre Area Action Plan (AAP). The AAP must be prepared in accordance with Government legislation and guidance. Primarily this is set out in the Planning and Compulsory Purchase Act (2004). It must therefore take full account of National Planning Policy, be in general conformity with the London Plan, and show integration with the objectives of the Community Strategy. The strategy also undergoes a set of community consultations to involve and take into consideration the wider community in the development of the plan.

The AAP Preferred Options report consists of the following elements:

- Introduction explains the role and purpose of the document, its relationship to national and regional policy, other LDF documents, and other Council studies and documents.
- Vision, Objectives and Strategy sets out the vision for Catford and the strategy which the Council intends to achieve and implement.
- Key development issues and policies sets out the preferred options and draft core policies in terms development policies. Each is presented and discussed in terms of the options consulted in the Issues and Options report, the preferred option, the draft policy or policies and the reasons and justification for the preferred approach.
- Development opportunity sites / site allocations identifies 6 key development sites and the preferred options for their future use and development.
- Monitoring and Implementation outlines the proposed strategy to ensure implementation and delivery of the vision, objectives, strategy and core policies, and how these will be monitored.

The following are the objectives of the AAP :

Objective 1 :- Catford Town Centre will offer a variety of shops and a thriving street market that caters for the basic needs of the local community (including a mix of convenience and comparison shopping), as well as a number of speciality shops that draw in visitors from further a field.

Objective 2 :- Catford Town Centre will have attracted a series of new developments that embrace the highest standards in architecture and urban design and raise the image and profile of the area; complemented by the retention of historic and high quality buildings.

Objective 3 :- Catford Town Centre will have a strengthened role as the civic centre of the borough, with a high concentration of council services and employees providing a key anchor for the town centre economy.

Objective 4 :- Catford Town Centre will establish itself as a popular evening destination, building on the success of the Broadway Theatre and accommodating a range of cultural and leisure facilities that appeal to a wide variety of people.

Objective 5 :- Catford Town Centre will have raised its profile as a creative and vibrant place and will contain an attractive, safe and animated public realm, including new public spaces and the introduction of high quality design and public art.

Objective 6 :- Catford Town Centre will have increased its accessibility by the creation of safe and attractive pedestrian and cycle links and through improved interchange facilities and pedestrian links to and at bus stops and railway stations.

Objective 7 :- Catford Town Centre will benefit from safe and attractive pedestrian and cycle links to key destinations in the locality, including the open spaces at Ladywell Fields, Blythe Hills Fields and Mountsfield Park.

3.3 Compliance with the SEA Directive/Regulations

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

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

FIGURE 3 – SEA DIRECTIVE’S REQUIREMENTS

The SEA Directive’s requirements	Where covered
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated	The Sustainability Appraisal report covers this requirement
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans or programmes	Scoping report and Section 3.2 of this report
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Scoping report and Section 4.2 of this report
c) The environmental characteristics of areas likely to be significantly affected	Scoping report and Section 4.2 of this report
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Scoping report and Section 4.3 of this report
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Scoping report and section 4.1 of this report
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Section 6.1 of this report
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 6.3 of this report
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 2 and 5.2 of this report.
i) A description of measures envisaged concerning monitoring in accordance with article 10	Section 7.2 of this report
j) A non-technical summary of the information provided under the above headings	Section 1.1 of this report

3.4 Appropriate Assessment

Directive 92/43/EEC (the Habitats Directive) on the Conservation of Natural Habitats and of Wild Fauna and Flora requires an Appropriate Assessment (AA) to be undertaken to assess the impacts of a land-use plan against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of that site.

Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects. AA applies to Regional Spatial Strategies (RSSs), transitional plans, Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

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

An initial scoping exercise has shown that the Catford AAP is unlike to have a direct effect on any designated European site.

4.0 Sustainability objectives, baseline and context

4.1 Links to Other Policies, Plans and Programmes and Sustainability

Objectives and How These Have Been Taken Into Account

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

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

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

The full details of these are contained in the Scoping Report contained in Appendix A.

4.2 Description of the Social, Environmental and Economic Baseline

Characteristics and the Predicted Future Baseline

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

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

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

Provision of a baseline for Catford Town Centre is a fundamental part of the Sustainability Appraisal process. It provides information about the current characteristics of the area which forms a basis for comparison once the AAP is implemented. The Scoping Report contains a full outline of the social, environmental and economic baseline characteristics of Catford (See Appendix A).

4.3 Main Social, Environmental and Economic Issues and Problems Identified

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

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

The main issues of concern for Catford Town Centre were documented in the Scoping Report (See Appendix A/B) and summarised in Section 1.0 of this report.

4.4 Limitations of the Information and Assumptions

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

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

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

4.5 The SA Framework, including Objectives, Targets and Indicators

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

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

Following the identification of the issues that have been drawn out from the characteristics and baseline of the borough a set of objectives were created (see Appendix A/B - Scoping Report, August 2005). These most appropriately reflect the issues of concern and provide a framework against which the impact of the AAP can be assessed.

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

Appendix A/B provides the full framework of the Sustainability Appraisal objectives, targets and indicators.

FIGURE 4 – SA OBJECTIVES

<p>Economic</p> <ol style="list-style-type: none"> 1. To encourage sustained economic growth. 2. To encourage and promote employment and new enterprises in Lewisham. <p>Environmental</p> <ol style="list-style-type: none"> 3. To minimise the production of waste and increase waste recovery and recycling. 4. To improve water quality and manage water resources. 5. To maintain and enhance open space, biodiversity, flora and fauna. 6. To improve air quality and reduce noise and vibration. 7. To reduce car travel and improve accessibility by sustainable modes of transport 8. To mitigate, and adapt to, the impact of climate change 9. To mitigate flood risk 	<ol style="list-style-type: none"> 10. To maintain and enhance landscapes and townscapes. 11. To conserve and where appropriate, enhance the historic environment <p>Social</p> <ol style="list-style-type: none"> 12. To provide sufficient housing and the opportunity to live in a decent home. 13. To improve the health of the population. 14. To reduce poverty and social exclusion. 15. To provide for the improvement of education and skill levels. 16. To reduce crime, anti-social behaviour and the fear of crime. 17. To encourage a sense of community identity and welfare. 18. To improve accessibility to leisure facilities, community infrastructure and key local services.
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A set of AAP objectives were assessed against the Sustainability Appraisal objectives. This process was analysed in order to consider whether any of these objectives conflicted with each other and also to realise any mitigating effects that could ensure the AAP and Sustainability Appraisal process run in partnership with one another.

The full assessment of objectives was contained in the Scoping Report (Appendix A/B) and is reproduced separately in Appendix C of this document. The results showed that no objectives conflicted and all were either positive or neutral.

5.0 Plan Issues and Options

5.1 Main Strategic Options Considered and How They Were Identified

The identification of the issues and options came from a variety of sources. These ranged from National and Regional strategic directions as well as Community Strategies and public consultation.

The emerging Spatial (Core) Strategy (a separate planning strategy the Council is preparing) establishes the strategic framework within which the Catford AAP must be developed. The Spatial (Core) Strategy itself builds on national and regional planning policy in setting its directions.

In summary, the strategic framework for the development of the Catford AAP is as follows:-

1. Catford is designated as a Major Town Centre.
2. Locations with good accessibility should be locations for new development.
3. Major new development should provide for a mixture of uses.

In line with the guidance for undertaking the sustainability appraisal, the above directions are taken as a given for Catford (on the basis that they have been appraised as part of the sustainability appraisal of other documents including the London Plan and the Spatial (Core) Strategy).

The AAP therefore takes these strategic directions and seeks to give effect to them (through the preferred options identified in the AAP).

5.2 Comparison of the Social, Environmental, and Economic Effects of the Options

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

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

The strategic options for Catford (drawn from the Core Strategy) were further considered to assess how those directions can be given effect to (i.e. what reasonable alternatives exist). To do this a series of broad topics which developed covering a range of specific issues and options. The options for each topic were assessed against the sustainability objectives with the underlying assumption that all other policies remain unchanged as per the current UDP or 'Status quo' scenario.

The results are presented in Appendix D. The tables provide a detailed assessment of the timescale (long, medium, short term effects) and the significance of the effects (significantly positive, positive, negative, significantly negative, neutral or not applicable).

The appraisal was conducted based on evidence from the baseline, the issues and options papers and in-house local knowledge.

5.3 Choosing the Preferred Options, Other Options Considered and Why They Were Rejected and Proposed Mitigation Measures

Given that the Spatial (Core) Strategy already sets out the key directions for the AAP area, the preferred options relate more to implementation than setting out broad policies. This is consistent with the Local Development Framework system which creates a hierarchy of plans.

Within the detailed issues and options presented, most options are being taken forward as they are considered to best set out how regeneration in Catford Town Centre should be implemented. Options that were not taken forward include changes to the management of core/non-core/other shopping areas. These decisions were evidence led in that the existing arrangements are achieving the desired effect in terms of managing retailing and other uses in the town centre.

The AAP includes a wide range of detailed criteria based policies which will adequately mitigate the negative effects of any of the policies. The key area will be in relation to the delivery of major development on the key development sites where the criteria based thematic policies will seek to mitigate any negative effects which might occur from these sites.

6.0 Preferred Options

6.1 Significant Social, Environmental and Economic Effects of the Preferred Policies

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

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

The preferred options (draft policies) and their significant social, environmental and economic effects were subsequently appraised and this appraisal is contained in Appendix E

6.2 How Social, Environmental and Economic Problems Were Considered In Developing the Policies and Proposals

The key social, environmental and economic problems were considered in developing the preferred options but given the existence of a hierarchy of plans beyond the AAP then many of the major strategic decisions have been made in other documents. As such, the main problems have been considered by way of ensuring that positive effects have been maximised whilst seeking to mitigating negative effects (mainly through criteria based thematic policies).

6.3 Proposed Mitigation Measures

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

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

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

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

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

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

The mitigation and/or enhancement measures of the policies are summarised in the SA of the preferred options in Appendix E. Negative effects that were identified are summarised below in table 5, together with the mitigation measures.

6.4 Uncertainties and Risks

The AAP has been assessed with the assumption that the economy, the natural environment and society does not diverge significantly from the current state of affairs. There can however be unforeseen events that may alter the effect of the plan, such as global economic recession, environmental disasters and epidemics. These are events that are beyond the control of plan making bodies and are in generally most effectively responded to by national bodies and emergency services.

7.0 Implementation

7.1 Links to other tiers of plans and programmes

The AAP seeks to give effect to the Spatial (Core) Strategy. It is required to be consistent with national guidance in the form of Planning Policy Guidance notes and Statements issued by the Government . It also needs to be in general conformity with the London Plan.

The AAP supplements the Spatial (Core) Strategy and is supported by the Development Policies and Site Allocations plans . These are further supported by supplementary policy documents which provide more detailed guidance on implementing the DC and core policies.

Delivery mechanisms will include:

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

7.2 Proposals for Monitoring

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

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

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

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

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