

Bromley Road Supplementary Planning Document (SPD): Southend Village

Draft Sustainability Appraisal Report

May 2009

Non-technical summary

The London Borough of Lewisham has commissioned Urban Practitioners to produce a Supplementary Planning Document (SPD) for the Southend Village area.

This report sets out the Sustainability Appraisal of the Southend Village Planning Brief SPD. The Sustainability Appraisal of a SPD is a requirement of the 2004 Planning and Compulsory Purchase Act.

The provisions for Sustainability Appraisal in the Act are distinct from the requirements of the SEA (Strategic Environmental Assessment) Directive. The SEA Directive is implemented in UK legislation by the SEA Regulations.

The objective of the SEA Directive is "*to provide a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.*"

The Sustainability Appraisal of the Southend Village Planning Brief SPD is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive. In doing so the Appraisal has been guided by the good practice guidelines produced by ODPM and the Environment Agency.

The Sustainability Appraisal process as directed in England has the following main components:

- Stage A: Scoping Report
- Stage B: Developing and Refining Options and Assessing Effects
- Stage C: Sustainability Appraisal Report
- Stage D: Consultation (on Preferred Options and Sustainability Appraisal Report)
- Stage E: Monitoring and Implementation

The first phase of the Sustainability Appraisal was to gather information and to establish the key sustainability issues for Southend Village, while also reflecting broader concerns and priorities (e.g. at the regional, national and international level). The SA Scoping Report, which incorporated the review of plans and programmes identified a large number of international and national level plans and programmes referred to in the SEA Directive as well as regional and local plans and strategies (in accordance with Annex 5 of the ODPM's SA Guidance). The Southend Village Planning Brief SPD Scoping Report, prepared by Urban Practitioners identified relevant

local-level plans and policies, and included key findings from their local socio-economic baseline analysis.

Statutory consultation for a five week period was undertaken to get local views on issues for Southend Village . The four statutory bodies of the Governments SEA Regulations - the Countryside Agency, English Heritage, English Nature, and the Environment Agency – are designated as “authorities with environmental responsibility” were also consulted to inform the appraisal process for the Scoping Report.

The appraisal framework has been used to appraise Southend Village Planning Brief SPD to ensure the SPD encourages sustainable changes in the area.

There are no potential conflicts between the vision objectives and sustainability objectives identified. There were also no Significant Negative impacts that arose from the Sustainability Appraisal of the SPD policies. There are a number of significant positive impacts, including:

- Reducing crime and the fear of crime
- Enhancing the urban environment and reuse existing infrastructure and buildings
- Maximising the use of land consistent with maintaining amenity
- Preserving the green elements of the built environment

This appraisal has been undertaken by personnel drawn from the wider team working on the SPD itself and as such it is strongly intended that the appraisal forms an integrated and useful exercise throughout the project. Priority issues for monitoring relating to impacts that were identified as significant (positive and negative) in the assessment of the plan policies have been highlighted. Monitoring should be targeted both to assess the effectiveness of mitigation of negative effects and to ensure that predicted significant positive effects are being delivered.

Statement of the likely significant effects of the plan

A number of likely significant effects of the plan have been identified through the Sustainability Appraisal. These include:

The spatial strategy

- Reduction of crime and fear of crime
- Provision for access needs of all the populations
- Enhancement of the urban environment and reuse existing infrastructure and buildings
- Maximisation of the use of land consistent with maintaining amenity
- Preservation of the green elements of the built environment

Green and open space strategy:

- Enhancement of the urban environment and reuse existing infrastructure and buildings
- Maximisation of the use of land consistent with maintaining amenity
- Preservation of the green elements of the built environment

Former Courts site:

- Reduction of crime and fear of crime
- Enhancement of the urban environment and reuse existing infrastructure and buildings
- Maximisation of the use of land consistent with maintaining amenity
- Preservation of the green elements of the built environment

Former Green Man site:

- Reduction of crime and fear of crime
- Enhancement of the urban environment and reuse existing infrastructure and buildings
- Maximisation of the use of land consistent with maintaining amenity

- Preservation of the green elements of the built environment

Former Tiger's Head site

- Reduction of crime and fear of crime
- Enhancement of the urban environment and reuse existing infrastructure and buildings
- Maximisation of the use of land consistent with maintaining amenity
- Preservation of the green elements of the built environment

South Lewisham Health Centre

- Reduction of crime and fear of crime
- Enhancement of the urban environment and reuse existing infrastructure and buildings
- Maximisation of the use of land consistent with maintaining amenity
- Preservation of the green elements of the built environment

Homebase and carpark

- Reduction of crime and fear of crime
- Maximisation of the use of land consistent with maintaining amenity
- Preservation of the green elements of the built environment

Ancasters carsales

- Reduction of crime and fear of crime
- Enhancement of the urban environment and reuse existing infrastructure and buildings
- Maximisation of the use of land consistent with maintaining amenity
- Preservation of the green elements of the built environment

Statement on the difference the process has made to date

The development of the Bromley Road (Southend Village) Planning Brief SPD was an iterative process and involved cross referencing with the Sustainability Appraisal objectives at the draft final stage of the report. This cross check did not identify any substantial updates necessary within the overall spatial strategy, open and green space strategy and objectives for the study area.

How to comment on the report

The Council welcomes any general comments, but would particularly value your views on the specific questions raised throughout the document.

Please forward any comments by 26 August 2009 to :

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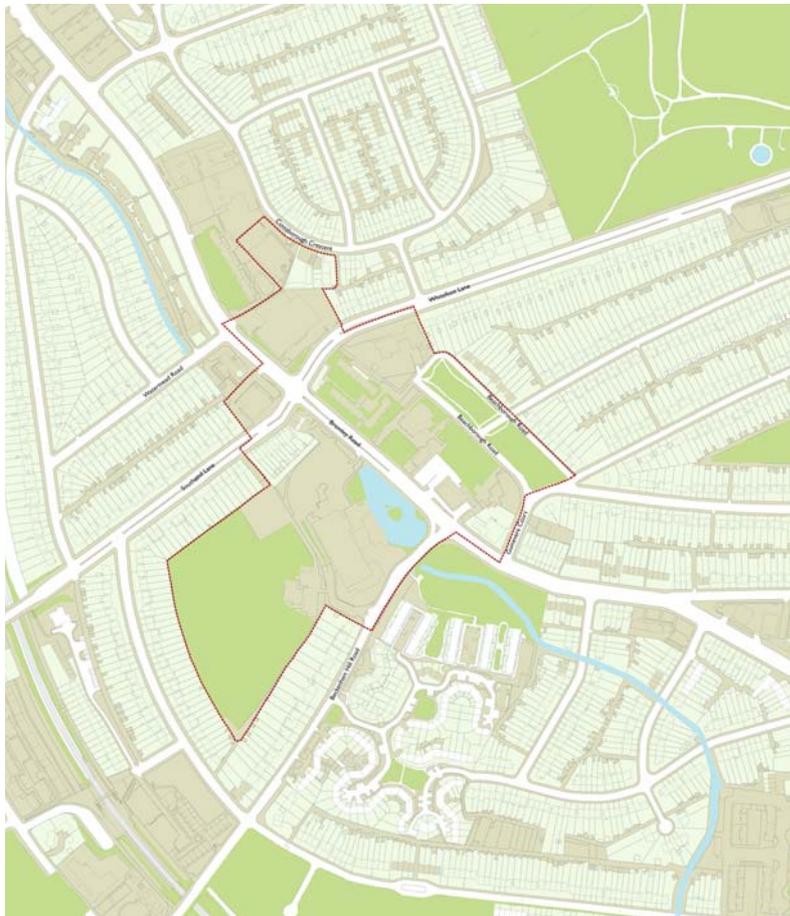
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1 Introduction

The Supplementary Planning Document will set out further guidance on the policies in the Adopted Lewisham Unitary Development Plan 2004 that are intended to ensure that future development within the area addresses the concerns of local residents regarding the impact of new development on the area's social infrastructure. New development should also be sensitive and built to an appropriate high standard.

Figure 1.1: Site location



Character

The scope of the document is limited to the Southend Village study area as shown in Figure 1.1. The area is made up of several development sites including the Green Man and Tigers Head which are both vacant public houses. The Courts site and the site of the old mill are also within the boundary as well as St John's church, the church hall (both listed) and vicarage. Sainsbury's, Homebase, two blocks of ex-Council flats (now transferred to Phoenix Community Housing), Ancaster's garage and some local shops and homes also form part of the site along with Peter Pan's Pool.

The study area falls within two wards, Whitefoot and Downham and forms the core of what was, for several hundred years, Southend village. The study area has the scope to act as a focus and local centre to the extensive residential hinterland around it.

SPD context

The planning document which is the subject of this Sustainability Appraisal is the '*Southend Village Planning Brief Supplementary Planning Document*' (*Southend Village Planning Brief SPD*). This document will take the form of a planning brief that will provide advice to supplement the saved policies in the Lewisham Unitary Development Plan 2004 that relate to residential development and sustainable neighbourhoods.

This Supplementary Planning Document will set out further guidance on the policies in the Adopted Lewisham Unitary Development Plan 2004 that are intended to ensure that future development within the area addresses the concerns of local residents regarding the impact of new development on the area's social infrastructure. New development should also be sensitive and built to an appropriate high standard.

Vision

To develop a vision shared by local residents, landowners and other stakeholders for Southend, to develop its sense of place and enhance its distinctive character including the historic environment and provide a statutory planning document to guide future development within the area as well a baseline document for any future locality based regeneration in the area.

Objectives

The Southend Village Planning Brief Supplementary Planning Document will seek to ensure that new development meets the following objectives:

Housing

1. To deliver high quality housing in the area providing a mix of units sizes and tenure, in order to promote a sustainable community for the neighbourhood
2. To ensure that residential unit numbers and densities are appropriate for the local area

Movement

3. To improve pedestrian connections across the Southend Village and thereby enhance Southend Village as coherent place
4. To improve safety at and rationalise key traffic junctions on the Southend Village
5. To enhance pedestrian connections and access to community facilities and green space within the local area

Community resource and amenities

6. To ensure that health and education facilities within the local area are maintained and enhanced to support the existing and future community
7. To ensure that the local community has adequate local meeting facilities
8. To ensure that green spaces are retained and enhanced wherever possible

Shops and services

9. To promote the development of local shops and services, where feasible, to enhance the viability of Southend Village as a sustainable neighbourhood.

Design

10. To ensure that any new developments respond sensitively to the existing built environment including the historic environment.
11. To ensure that all new developments are of the highest architectural quality

Infrastructure

12. To ensure that new development accounts for the capacity of existing water and sewerage infrastructure.
13. To reduce the risk of flooding by ensuring that the infrastructure can handle additional quantities of water created through flooding.

Report Structure

This structure of this report is structured as follows:

Section 2 - Background provides an overview of the sustainability appraisal process including reference to national and regional legislation and guidance.

Section 3 - Sustainability Appraisal Framework focuses on the first stage of the sustainability appraisal process for Southend Village Planning Brief SPD, including setting the context and objectives, establishing the baseline and developing the SA Framework for which the SPD should be assessed.

Section 4 - Sustainability Appraisal Southend Village Planning Brief SPD considers the compatibility of the SPD and sustainability objectives and presents an assessment of the effects of the SPD contents in relation to the sustainability framework.

Section 5 Conclusion

2 Background

Appraisal Methodology

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

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

Sustainability Appraisals are a requirement of the Planning and Compulsory Purchase Act (2004) And Strategic Environmental Assessments 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). Government guidance (ODPM 2005) has merged this process to allow for a single joint appraisal (SA/SEA) to be carried out. For the purpose of this document, this integrated appraisal will be simply referred to as Sustainability Appraisal (SA).

The Sustainability Appraisal Process

Sustainability Appraisal 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 every sustainability objective, SA assesses and reports the likely significant effects of the plan and the opportunities for improving the social, environmental and economic conditions by implementing the plan.

The SA process to date

This SA has been carried out by Urban Practitioners as an on-going, iterative process within the production of the Southend Village Planning Brief SPD. The SA scoping report was produced in May 2008.

The three statutory bodies of the Governments SEA Regulations - English Heritage, Natural England, and the Environment Agency – are designated as “authorities with environmental responsibility” were also consulted during the statutory consultation period to inform the appraisal process for the Scoping Report.

The SA itself was produced in November 2008. As indicated in Government Policy and guidance, public consultation has formed a key part to both the SPD and SA processes.

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

3 Sustainability Appraisal Framework

The first phase of the Sustainability Appraisal was to gather information and to establish the key sustainability issues for Southend Village, while also reflecting broader concerns and priorities (e.g. at the regional, national and international level). From this information, a set of sustainability objectives were developed, against which the SPD objectives would be judged. This process is set out in full in the Sustainability Appraisal scoping report.

In producing a framework against which the SPD was appraised the following were taken into account:

- Key issues identified by the baseline information and plan review;
- Objectives of associated plans and strategies; and
- The London Plan Sustainability Appraisal Framework.

For the full review of plans, policies and baseline indicators, please see Sustainability Appraisal Scoping Report.

Further to the evidence gathering stage, the following key issues were established for Southend Village (figure 3.1).

KEY ISSUES AND PROBLEMS	SOURCE
SOCIAL	
1. Reduce crime and the fear of crime	Lewisham Community Strategy / Best Value Annual Residents Surveys
2. Reduce overcrowding.	Census 2001
3. Provide for access needs of all the population	Census 2001
ENVIRONMENTAL	
4. Need to facilitate the physical regeneration of the borough	Lewisham Community Strategy / Creative Lewisham / Lewisham UDP
5. Need to implement proposals and measures for the enhancement of the urban environment	Various Planning Acts, Planning Policy Statements and Guidance London Plan Lewisham UDP
6. Need to ensure permitted development is not threatening valued features of the urban environment.	Town and Country Planning (General Permitted Development) Order 1995
7. Facilitate the repair and re-use of buildings.	The London Plan Lewisham UDP
8. Considerably more households in Lewisham than in London as a whole do not have access to a car. Reduce need for use of the car	Census 2001
9. Maximise space for recycling facilities in new development	The London Plan
10. Encourage energy efficiency and renewable energy and use of sustainable transport modes	The London Plan Lewisham UDP
11. Reduce the risk of local flooding.	The London Plan Lewisham UDP
12. Maximise the use of Land.	The London Plan Lewisham UDP
13. Preserve green elements of the built environment	The London Plan Lewisham UDP
ECONOMIC	
14. Maximise the education and skills levels of the population.	The London Plan
15. Offer everyone the opportunity for rewarding, well located and satisfying employment.	The London Plan
16. Encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance.	The London Plan The State of the Borough: An Economic, Social and

KEY ISSUES AND PROBLEMS	SOURCE
	Environmental Profile of Lewisham by the local futures group, December 2007

Figure 3.1: Key Sustainability Issues for Southend Village

The sustainability objectives derived from the report are as follows and form the basis of this sustainability appraisal:

Sustainability Objectives

Social

- SA1 To reduce crime and the fear of crime
- SA2 To reduce over-crowding
- SA3 To provide for access needs of all the populations

Environmental

- SA4 To enhance the urban environment and reuse existing infrastructure and buildings
- SA5 To protect and enhance existing watercourses and incorporate sustainable urban drainage
- SA6 To reduce the generation of waste and promote recycling
- SA7 To maximise the use of land consistent with maintaining amenity
- SA8 To preserve the green elements of the built environment
- SA9 To encourage sustainable transport modes and reduce air pollution
- SA10 To reduce vulnerability and the effects of climate change – to promote sustainable use of energy

Economic

- SA11 To maximise the education and skills levels of the population
- SA12 To offer everyone the opportunity for rewarding, well located and satisfying employment
- SA13 To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance

The Appraisal Framework Matrix

The appraisal framework has been used to appraise the Southend Village Planning Brief SPD to ensure the SPD encourages sustainable changes in the area. The appraisal compares social, environmental and economic effects of the options, and the overall positive or negative impact. The findings then informed the development of the SPD. The matrix uses the following colour code to present positive, neutral and negative impacts.

Compatibility of area-wide vision objectives and Sustainability Appraisal Objectives

Ideally the area-wide vision and objectives for Southend Village would be entirely consistent with, and be likely to contribute positively to achieving, the Sustainability Appraisal objectives. In practice there may be tensions between objectives. In some cases, testing the compatibility of the two sets of objectives may highlight areas where plan objectives can be modified to improve compatibility. This section therefore considers the compatibility of Southend Village Planning Brief SPD area wide and sustainability objectives. The area wide objectives are to:

Housing

1. To deliver high quality housing in the area providing a mix of units sizes and tenure, in order to promote a sustainable community for the neighbourhood
2. To ensure that residential unit numbers and densities are appropriate for the local area

Movement

3. To improve pedestrian connections across the Southend Village and thereby enhance Southend Village as coherent place
4. To improve safety at and rationalise key traffic junctions on the Southend Village
5. To enhance pedestrian connections and access to community facilities and green space within the local area

Community resource and amenities

6. To ensure that health and education facilities within the local area are maintained and enhanced to support the existing and future community
7. To ensure that the local community has adequate local meeting facilities
8. To ensure that green spaces are retained and enhanced wherever possible

Shops and services

9. To promote the development of local shops and services, where feasible, to enhance the viability of Southend Village as a sustainable neighbourhood.

Design

10. To ensure that any new developments respond sensitively to the existing built environment including the historic environment.
11. To ensure that all new developments are of the highest architectural quality

Infrastructure

12. To ensure that new development accounts for the capacity of existing water and sewerage infrastructure.
13. To reduce the risk of flooding by ensuring that the infrastructure can handle additional quantities of water created through flooding.

The sustainability appraisal objectives are:

- | | |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA1 | To reduce crime and the fear of crime |
| SA2 | To reduce over-crowding |
| SA3 | To provide for access needs of all the populations |
| SA4 | To enhance the urban environment and reuse existing infrastructure and buildings |
| SA5 | To protect and enhance existing watercourses and incorporate sustainable urban drainage |
| SA6 | To reduce the generation of waste and promote recycling |
| SA7 | To maximise the use of land consistent with maintaining amenity |
| SA8 | To preserve the green elements of the built environment |
| SA9 | To encourage sustainable transport modes and reduce air pollution |
| SA10 | To reduce vulnerability and the effects of climate change – to promote sustainable use of energy |
| SA11 | To maximise the education and skills levels of the population |
| SA12 | To offer everyone the opportunity for rewarding, well located and satisfying employment |
| SA13 | To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance |

PLAN OBJECTIVE	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13
To deliver high quality housing in the area providing a mix of units sizes and tenure, in order to promote a sustainable community for the neighbourhood	+	+	+	+	/	/	+	/	/	/	/	/	/
To ensure that residential unit numbers and densities are appropriate for the local area	/	+	/	+	/	/	+	+	/	/	/	/	/
To improve pedestrian connections across the Southend Village and thereby enhance Southend Village as coherent place	+	/	+	+	/	/	+	/	/	/	/	/	/
To improve safety at and rationalise key traffic junctions on the Southend Village	/	/	+	+	/	/	/	/	/	/	/	/	/
To enhance pedestrian connections and access to community facilities and green space within the local area	+	/	+	+	+	/	+	+	/	/	/	/	/
To ensure that health and education facilities within the local area are maintained and enhanced to support the existing and future community	/	/	+	/	/	/	/	/	/	/	+	+	/
To ensure that the local community has adequate local meeting facilities	/	/	+	/	/	/	/	/	/	/	/	/	/
To ensure that green spaces are retained and enhanced wherever possible	/	+	/	+	+	/	+	+	/	/	/	/	/
To promote the development of local shops and services, where feasible, to enhance the viability of Southend Village as a sustainable neighbourhood.	+	/	+	+	/	/	+	/	/	/	/	+	+

PLAN OBJECTIVE	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13
To ensure that any new developments respond sensitively to the existing built environment	/	+	/	+	/	/	+	+	/	/	/	/	/
To ensure that all new developments are of the highest architectural quality	/	/	+	+	/	/	+	/	/	/	/	/	/
To ensure that new development accounts for the capacity of existing water and sewerage infrastructure.	/	+	/	/	+	/	/	/	/	/	/	/	/
To reduce the risk of flooding by ensuring that the infrastructure can handle additional quantities of water created through flooding.	/	+	/	/	+	/	/	/	/	/	/	/	/

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

Summary of compatibility assessment

Having undertaken the above compatibility assessment, the Southend Village Planning Brief SPD is consistent with the sustainability objectives.

4.0 Sustainability Appraisal of Southend Village Planning Brief SPD

Following this, the Appraisal Framework is used to assess the impacts of the SPD strategies on sustainability objectives for Southend Village. The strategies are:

Overarching framework:

- Spatial strategy
- Green and open space strategy

Individual site strategies:

- Former Courts site
- Former Green Man site
- Former Tiger's Head site
- South Lewisham Health Centre
- Homebase and car park
- Ancaster car sales

Through adopting this approach, the following has been considered:

- **Impact:** Whether the effect of the effect is positive, negative or neutral when assessed against the objectives
- **Significance:** Whether the effect would be slightly or greatly significant
- **Timing:** Whether the effect will be short term (within 5 years) or long term (up to and beyond the end of the plan period)
- **Spatial Scale:** Whether the impact will apply to each of the neighbourhoods covered by the Corridors of Change, the whole SPD or beyond the SPD boundary.
- **Cumulative Effects:** Would there be cumulative effects realized upon specific receptors, e.g. would the option have a greater overall environmental disbenefit due to having many smaller impacts upon heritage, biodiversity, landscape, water quality etc.

The direction and severity of the effects are described in the SA matrix using the following notation:

- ++ = Major Positive Impact
- + = Positive Impact
- 0 = No Impact / Neutral
- - = Negative Impact
- -- = Major Negative Impact
- ? = Uncertain impact – more information required.

This notation is explained further in Table 4.1.

Table 4.1 - Explanation of Matrix Notation

Alignment	Description	Symbol
Major Positive Impact	The proposed policy contributes significantly to the achievement of the objective	++
Positive Impact	The proposed policy contributes to the achievement of the objective but not significantly	+
No Impact / Neutral	There is no clear relationship between the proposed development and/or the achievement of the objective or the relationship is negligible	0
Negative Impact	The proposed policy detracts from the achievement of the objective but not significantly	-
Major Negative Impact	The proposed development detracts significantly from the achievement of the objective	--
Uncertain impact	The proposed policy either has both a positive and negative relationship to the objective or the relationship is dependent on the way in which the aspect is managed. Insufficient information may be available to enable an assessment to be made.	?

The Spatial Strategy

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Social						
Crime	SA1- To reduce crime and the fear of crime	++	High	Likely	Long Term Permanent	Transforming the area into a more cohesive, pedestrian friendly and high quality environment with active frontages throughout will improve safety and reduce the fear of crime.
Over-crowding	SA2 - To reduce over-crowding	+	Low	Likely	Short / Medium Term Permanent	Introducing additional residential development and a wider variety of uses through high quality urban design will provide for the needs of a larger population.
Access	SA3 - To provide for access needs of all the populations	++	High	Likely	Short Term Permanent	The spatial strategy considers the best use of key development sites to ensure that access to services and opportunity is properly addressed.
Environmental						
Urban environment	SA4 - To enhance the urban environment and reuse existing infrastructure and buildings	++	High	Likely	Long Term Permanent	The strategy works on enhancing the public realm and integrating/ completing areas to provide a high quality setting for the existing places and buildings of character in the town centre. This will help to create a strong sense of place within the area.
Drainage	SA5 - To protect and enhance existing watercourses and incorporate sustainable urban drainage	0	Low	Likely	Long Term Permanent	All development will require a flood risk assessment and sustainable construction should be incorporated into each proposed scheme.
Waste	SA6 - To reduce the generation of waste and promote recycling	0	Low	Unlikely	Long Term Permanent	Waste Management Plans should be a must for all new development.

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Land use	SA7 - To maximise the use of land consistent with maintaining amenity	++	High	Likely	Long Term Permanent	The strategy encourages regeneration of key sites and enhancement of existing green space and creation of a high quality public realm.
Green space	SA8 - To preserve the green elements of the built environment	++	High	Likely	Long Term Permanent	Green spaces will be retained and enhanced where possible
Sustainable Transport	SA9 - To encourage sustainable transport modes and reduce air pollution	+	Medium	Likely	Long Term Permanent	Establishing a more cohesive and connected environment with a number of new facilities in a central location will help to reduce the need for residents to travel to areas outside of the town to meet their various needs.
Climate change	SA10 - To reduce vulnerability and the effects of climate change – to promote sustainable use of energy	+	Low	Unlikely	Long Term Permanent	New development proposals should incorporate sustainable building methods and use of renewable energy sources.
Economic						
Skills	SA11 - To maximise the education and skills levels of the population	0	Low	Unlikely	Long Term Permanent	New business development will provide opportunity for training and skills development.
Employment	SA12 - To offer everyone the opportunity for rewarding, well located and satisfying employment	0	Medium	Unlikely	Short Term Permanent	The introduction of mixed-use development into the area will provide local employment.
Economy	SA13 - To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance	0	Medium	Unlikely	Long Term Permanent	The strategy includes a mix of uses that would make best use of the land. The area provides opportunity for new business development that will aid in the economic growth of the town.

Objectives

Housing

1. To deliver high quality housing in the area providing a mix of units sizes and tenure, in order to promote a sustainable community for the neighbourhood
2. To ensure that residential unit numbers and densities are appropriate for the local area

Movement

3. To improve pedestrian connections across the Southend Village and thereby enhance Southend Village as coherent place
4. To improve safety at and rationalise key traffic junctions on the Southend Village
5. To enhance pedestrian connections and access to community facilities and green space within the local area

Community resource and amenities

6. To ensure that health and education facilities within the local area are maintained and enhanced to support the existing and future community
7. To ensure that the local community has adequate local meeting facilities
8. To ensure that green spaces are retained and enhanced wherever possible

Shops and services

9. To promote the development of local shops and services, where feasible, to enhance the viability of Southend Village as a sustainable neighbourhood.

Design

10. To ensure that any new developments respond sensitively to the existing built environment
11. To ensure that all new developments are of the highest architectural quality

Green and Open Space Strategy

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Social						
Crime	SA1- To reduce crime and the fear of crime	0	Medium	Likely	Long Term Permanent	Transforming the area into a more cohesive, pedestrian friendly and high quality environment with active frontages throughout will improve safety and reduce the fear of crime.
Over-crowding	SA2 - To reduce over-crowding	0	Medium	Unlikely	Long Term Permanent	Introducing additional residential development and a wider variety of uses through high quality urban design will provide for the needs of a larger population.
Access	SA3 - To provide for access needs of all the populations	0	Medium	Unlikely	Short Term Permanent	Green space should be provided in an integrated manner with strong linkages to surrounding areas to ensure access is equitable.
Environmental						
Urban environment	SA4 - To enhance the urban environment and reuse existing infrastructure and buildings	++	High	Likely	Long Term Permanent	The strategy works on enhancing the green space to provide a high quality setting for the existing places and buildings of character in the town centre. This will help to create a strong sense of place within the area.
Drainage	SA5 - To protect and enhance existing watercourses and incorporate sustainable urban drainage	+	Medium	Unlikely	Long Term Permanent	
Waste	SA6 - To reduce the generation of waste and promote recycling	0	Low	Unlikely	Long Term Permanent	Waste Management Plans should be a must for all new development.
Land use	SA7 - To maximise the use of land consistent with maintaining	++	High	Likely	Long Term Permanent	The strategy encourages regeneration of key sites and

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
	amenity					enhancement of existing green space and creation of a high quality public realm.
Green space	SA8 - To preserve the green elements of the built environment	++	High	Likely	Long Term Permanent	Green spaces will be retained and enhanced where possible
Sustainable Transport	SA9 - To encourage sustainable transport modes and reduce air pollution	0	Medium	Likely	Long Term Permanent	Establishing a more cohesive and connected environment with a number of new facilities in a central location will help to reduce the need for residents to travel to areas outside of the town to meet their various needs.
Climate change	SA10 - To reduce vulnerability and the effects of climate change – to promote sustainable use of energy	+	Medium	Likely	Long Term Permanent	New development proposals should incorporate sustainable building methods and use of renewable energy sources.
Economic						
Skills	SA11 - To maximise the education and skills levels of the population	0	Low	Unlikely	Long Term Permanent	New business development will provide opportunity for training and skills development.
Employment	SA12 - To offer everyone the opportunity for rewarding, well located and satisfying employment	0	Low	Unlikely	Long Term Permanent	The introduction of mixed-use development into the area will provide local employment.
Economy	SA13 - To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance	0	Low	Unlikely	Long Term Permanent	Improvements to the public realm environment will encourage investment in the area and therefore help to achieve economic growth.

Objectives

Southend Village benefits from a number of green and open spaces within the local area and it is important that these spaces are preserved and enhanced wherever possible and that access to these is assured in the future.

1. Particular areas have been identified for protection and enhancement, including:
 - Catford Wanderers' sports ground, including improved linkages;
 - The public meadows and children's play area fronting Southend Village ;
 - Beechborough Gardens;
 - The village pond; and
 - The forecourt to St John the Baptist Church
2. Social infrastructure modelling indicates that a total of 0.9 ha of open green space, covering playing fields, outdoor play areas and allotments is required to accommodate the new population for the area, based on the schemes granted planning permission. Further developments in the area should therefore address requirements for children's play space according to this and access to nearby larger green spaces should be considered in the wider context.
3. General public realm improvements are proposed as part of the granted former Courts site scheme and it is suggested that these are complemented by improvements to the pedestrian environment and to the streetscape particularly on the section of Southend Village fronted by the village pond. It is suggested that this be opened up, with direct access from the seat, landscaped green areas and seating.
4. Large green spaces close to Southend Village are highly valued by local residents, though it is felt that the profile of these is not as great as it could be. It is suggested that new signage for cyclists and pedestrians is provided to these spaces, including Beckenham Place Park and Forster Memorial Park.

Former Courts Site

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Social						
Crime	SA1- To reduce crime and the fear of crime	++	High	Likely	Long Term Permanent	Transforming the area into a more cohesive, pedestrian friendly and high quality environment with active frontages throughout will improve safety and reduce the fear of crime.
Over-crowding	SA2 - To reduce over-crowding	+	Low	Likely	Long Term Permanent	Introducing additional residential development and a wider variety of uses through high quality urban design will provide for the needs of a larger population.
Access	SA3 - To provide for access needs of all the populations	+	Medium	Unlikely	Short Term Permanent	A mix of uses including residential, retail and commercial are all proposed within this area. This should be provided in an integrated manner with strong linkages to surrounding areas to ensure access is equitable.
Environmental						
Urban environment	SA4 - To enhance the urban environment and reuse existing infrastructure and buildings	++	High	Likely	Long Term Permanent	The strategy aims to provide a well-connected, mixed use area with high quality public realm. Scale and design of buildings will respond to the site context and landscaping will be provided.
Drainage	SA5 - To protect and enhance existing watercourses and incorporate sustainable urban drainage	0	Low	Unlikely	Long Term Permanent	All development will require a flood risk assessment and sustainable construction should be incorporated into each proposed scheme.
Waste	SA6 - To reduce the generation of waste and promote recycling	0	Low	Unlikely	Long Term Permanent	Waste Management Plans should be a must for all new development.

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Land use	SA7 - To maximise the use of land consistent with maintaining amenity	++	High	Likely	Long Term Permanent	The strategy encourages regeneration of key sites and enhancement of existing green space and creation of a high quality public realm.
Green space	SA8 - To preserve the green elements of the built environment	++	High	Likely	Long Term Permanent	Green spaces will be provided as part of the strategy
Sustainable Transport	SA9 - To encourage sustainable transport modes and reduce air pollution	+	Medium	Likely	Long Term Permanent	Establishing a more cohesive and connected environment with a number of new facilities in a central location will help to reduce the need for residents to travel to areas outside of the town to meet their various needs.
Climate change	SA10 - To reduce vulnerability and the effects of climate change – to promote sustainable use of energy	+	Low	Likely	Long Term Permanent	New development proposals should incorporate sustainable building methods and use of renewable energy sources.
Economic						
Skills	SA11 - To maximise the education and skills levels of the population	0	Low	Unlikely	Long Term Permanent	New business development will provide opportunity for training and skills development.
Employment	SA12 - To offer everyone the opportunity for rewarding, well located and satisfying employment	+	Medium	Likely	Long Term Permanent	The introduction of mixed-use development into the area will provide local employment.
Economy	SA13 - To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance	+	Medium	Likely	Long Term Permanent	The site strategy includes a mix of uses that would make best use of the land. The site provides the opportunity for new business / retail development that will aid in the economic growth of the town.

Objectives for the site

A number of key objectives have been developed for the site in order to guide future development at this location. These include:

Building characteristics

1. Active frontage should be provided at ground floor level to Southend Village and to Whitefoot Lane.
2. Building heights for the site should not exceed the 8 storey limit for the area provided by Nayland House on the opposite side of Southend Village .
3. It is recommended that the site accommodate a building of varying heights, rather than all development on the site being the same number of storeys.
4. Building heights should step down so that any development adjacent to the suburban housing on Whitefoot Lane coordinates with these existing building heights.
5. The most appropriate location for a taller block is considered to be the corner, fronting the cross roads of Southend Village and Whitefoot Lane.

Land uses

6. Ground floor uses for the site should be commercial or retail uses, where economically viable.
7. A community space with catering facilities should be considered within the site, the need for which having been demonstrated by the Planning Brief research.
8. Upper floors for the site are considered appropriate for residential uses.
9. A pharmacy should be considered as an appropriate ground floor use, given the proximity of South Lewisham Health Centre.

Connections

10. Pedestrian connections from Southend Village and Whitefoot Lane through to Conisborough Crescent should be preserved and enhanced.
11. Parking provision should be provided underground where possible, to prevent congestion in on-street parking in the local area. Parking standards should be in line with local policy.
12. Vehicular access to the parking within the scheme should be from Whitefoot Lane.

Landscaping

13. A high quality public realm should be provided on Southend Village and Whitefoot Lane, with planting, seating and high quality paving.
14. Green space should be provided as part of the scheme for residents.

Density

15. Density for the site should be in line with London Plan recommendations for the PTAL rating (3) - ideally between 200 to 450 habitable rooms per hectare (hr/ha).

Social infrastructure

16. Should the proposed number of residential units exceed the planning permission of 141 units, or alter in unit size/tenure breakdown, applicants should demonstrate that sufficient social infrastructure exists in terms of health and education facilities, and should contribute to provision of these if new residencies are likely to necessitate additional facilities.

Former Green Man site

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Social						
Crime	SA1- To reduce crime and the fear of crime	++	High	Likely	Long Term Permanent	Transforming the area into a more cohesive, pedestrian friendly and high quality environment with active frontages throughout will improve safety and reduce the fear of crime.
Over-crowding	SA2 - To reduce over-crowding	+	Medium	Likely	Long Term Permanent	Introducing additional residential development and a wider variety of uses through high quality urban design will provide for the needs of a larger population.
Access	SA3 - To provide for access needs of all the populations	++	Medium	Unlikely	Long Term Permanent	A mix of uses including residential, retail and commercial are all proposed within this area. This should be provided in an integrated manner with strong linkages to surrounding areas to ensure access is equitable.
Environmental						
Urban environment	SA4 - To enhance the urban environment and reuse existing infrastructure and buildings	++	High	Likely	Long Term Permanent	The strategy aims to provide a well-connected, mixed use area with high quality public realm. Scale and design of buildings will respond to the site context and landscaping will be provided.
Drainage	SA5 - To protect and enhance existing watercourses and incorporate sustainable urban drainage	0	Low	Unlikely	Long Term Permanent	All development will require a flood risk assessment and sustainable construction should be incorporated into each proposed scheme.
Waste	SA6 - To reduce the generation of waste and promote recycling	0	Low	Unlikely	Long Term Permanent	Waste Management Plans should be a must for all new development.

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Land use	SA7 - To maximise the use of land consistent with maintaining amenity	++	High	Likely	Long Term Permanent	The strategy encourages regeneration of key sites and enhancement of existing green space and creation of a high quality public realm.
Green space	SA8 - To preserve the green elements of the built environment	++	High	Likely	Long Term Permanent	Green spaces will be provided as part of the strategy
Sustainable Transport	SA9 - To encourage sustainable transport modes and reduce air pollution	0	Medium	Likely	Long Term Permanent	Establishing a more cohesive and connected environment with a number of new facilities in a central location will help to reduce the need for residents to travel to areas outside of the town to meet their various needs.
Climate change	SA10 - To reduce vulnerability and the effects of climate change – to promote sustainable use of energy	0	Medium	Unlikely	Long Term Permanent	New development proposals should incorporate sustainable building methods and use of renewable energy sources.
Economic						
Skills	SA11 - To maximise the education and skills levels of the population	0	Low	Unlikely	Long Term Permanent	New business development will provide opportunity for training and skills development.
Employment	SA12 - To offer everyone the opportunity for rewarding, well located and satisfying employment	+	Medium	Likely	Long Term Permanent	The introduction of mixed-use development into the area will provide local employment.
Economy	SA13 - To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance	+	Medium	Likely	Long Term Permanent	The site strategy includes a mix of uses that would make best use of the land. The site provides the opportunity for new business / retail development that will aid in the economic growth of the town.

Objectives for the site

A number of key objectives have been developed for the site in order to guide future development at this location. These include:

Building characteristics

1. Active frontage should be provided at ground floor level to Southend Village .
2. Building heights for the site should not exceed the general height of the surrounding buildings. It is therefore considered appropriate for any development to be a maximum of 4 or 5 storeys.
3. Any development should acknowledge the proximity of St John the Baptist Church and Church Hall and should therefore be sensitive in terms of space between the to buildings and building line fronting Southend Village .
4. It is considered appropriate for a development to vary in height rather than for buildings to be a uniform number of storeys.
5. The most appropriate location for a taller building of up to 5 storeys is considered to be directly fronting Beckenham Hill Road.
6. Any new schemes for the site should consider whether the existing historic building can be retained and refurbished as part of the scheme.

Land uses

7. Ground floor uses for the site should be commercial or retail uses, where economically viable.
8. A community space with catering facilities should be considered within the site, the need for which having been demonstrated by the Planning Brief research.
9. Upper floors for the site are considered appropriate for residential uses.

Connections

10. Pedestrian connections from Southend Village through to Beechborough Road should be enhanced where possible.
11. Improvements to the pedestrian crossing at the Southend Village /Beckenham Hill Road junction should be included in any scheme.
12. Parking provision should be provided underground where possible, to prevent congestion in on-street parking in the local area. Parking standards should be in line with local policy.
13. Vehicular access to the parking within the scheme from Southend Village should be staggered from the junction with Beckenham Hill Road.

Landscaping

14. A high quality public realm should be provided on Southend Village with planting, seating and high quality paving.
15. Green space should be provided as part of the scheme for residents.
16. Improvements to the Village Pond and the public green area on the opposite side of Southend Village should be considered as part of the landscaping of any scheme

Density

17. Density for the site should be in line with London Plan recommendations for the PTAL rating (3) - ideally between 200 to 450 habitable rooms per hectare (hr/ha).

Social infrastructure

18. Should the site be developed as residential, the applicant must demonstrate that sufficient social infrastructure exists in terms of health and education facilities, and should contribute to provision of these if new residencies are likely to necessitate additional facilities.

Former Tiger's Head site

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Social						
Crime	SA1- To reduce crime and the fear of crime	++	High	Likely	Long Term Permanent	Transforming the area into a more cohesive, pedestrian friendly and high quality environment with active frontages throughout will improve safety and reduce the fear of crime.
Over-crowding	SA2 - To reduce over-crowding	++	Medium	Likely	Long Term Permanent	Introducing additional residential development and a wider variety of uses through high quality urban design will provide for the needs of a larger population.
Access	SA3 - To provide for access needs of all the populations	0	Medium	Unlikely	Long Term Permanent	A mix of uses including residential, retail and commercial are all proposed within this area. This should be provided in an integrated manner with strong linkages to surrounding areas to ensure access is equitable.
Environmental						
Urban environment	SA4 - To enhance the urban environment and reuse existing infrastructure and buildings	++	High	Likely	Long Term Permanent	The strategy aims to provide a well-connected, mixed use area with high quality public realm. Scale and design of buildings will respond to the site context and landscaping will be provided.
Drainage	SA5 - To protect and enhance existing watercourses and incorporate sustainable urban drainage	0	Low	Unlikely	Long Term Permanent	All development will require a flood risk assessment and sustainable construction should be incorporated into each proposed scheme.
Waste	SA6 - To reduce the generation of waste and promote recycling	0	Low	Unlikely	Long Term Permanent	Waste Management Plans should be a must for all new development.

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Land use	SA7 - To maximise the use of land consistent with maintaining amenity	++	High	Likely	Long Term Permanent	The strategy encourages regeneration of key sites and enhancement of existing green space and creation of a high quality public realm.
Green space	SA8 - To preserve the green elements of the built environment	++	High	Likely	Long Term Permanent	Green spaces will be provided as part of the strategy
Sustainable Transport	SA9 - To encourage sustainable transport modes and reduce air pollution	0	Medium	Likely	Long Term Permanent	Establishing a more cohesive and connected environment with a number of new facilities in a central location will help to reduce the need for residents to travel to areas outside of the town to meet their various needs.
Climate change	SA10 - To reduce vulnerability and the effects of climate change – to promote sustainable use of energy	0	Medium	Unlikely	Long Term Permanent	New development proposals should incorporate sustainable building methods and use of renewable energy sources.
Economic						
Skills	SA11 - To maximise the education and skills levels of the population	0	Low	Unlikely	Long Term Permanent	New business development will provide opportunity for training and skills development.
Employment	SA12 - To offer everyone the opportunity for rewarding, well located and satisfying employment	+	Medium	Likely	Long Term Permanent	The introduction of mixed-use development into the area will provide local employment.
Economy	SA13 - To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance	+	Medium	Likely	Long Term Permanent	The site strategy includes a mix of uses that would make best use of the land. The site provides the opportunity for new business / retail development that will aid in the economic growth of the town.

Objectives for the site

Building characteristics

1. Active frontage should be provided at ground floor level to Southend Village .
2. Building heights for the site should not exceed the 5 storeys deemed appropriate for the scheme granted planning permission.
3. Any new scheme coming forward should consider whether the existing historic building can be retained and refurbished.

Land uses

4. Ground floor uses for the site should be commercial or retail uses, where economically viable.
5. Upper floors for the site are considered appropriate for residential uses.

Connections .

6. Parking provision should be provided underground where possible, to prevent congestion in on-street parking in the local area. Parking standards should be in line with local policy.
7. Vehicular access to the parking within the scheme should be from Southend Lane.

Landscaping

8. A high quality public realm should be provided on Southend Village and Southend Lane, with planting and high quality paving.
9. Green space should be provided as part of the scheme for residents.

Density

10. Density for the site should be in line with London Plan recommendations for the PTAL rating (3) - ideally between 200 to 450 habitable rooms per hectare (hr/ha).

Social infrastructure

11. Should the proposed number of residential units exceed the planning permission of 141 units, or alter in unit size/tenure breakdown, applicants should demonstrate that sufficient social infrastructure exists in terms of health and education facilities, and should contribute to provision of these if new residencies are likely to necessitate additional facilities.

South Lewisham Health Centre

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Social						
Crime	SA1- To reduce crime and the fear of crime	++	High	Likely	Long Term Permanent	Transforming the area into a more cohesive, pedestrian friendly and high quality environment with active frontages throughout will improve safety and reduce the fear of crime.
Over-crowding	SA2 - To reduce over-crowding	+	Low	Unlikely	Long Term Permanent	Introducing additional residential development and a wider variety of uses through high quality urban design will provide for the needs of a larger population.
Access	SA3 - To provide for access needs of all the populations	+	Medium	Likely	Long Term Permanent	A mix of uses including residential, retail and commercial are all proposed within this area. This should be provided in an integrated manner with strong linkages to surrounding areas to ensure access is equitable.
Environmental						
Urban environment	SA4 - To enhance the urban environment and reuse existing infrastructure and buildings	++	High	Likely	Long Term Permanent	The strategy aims to provide a well-connected, mixed use area with high quality public realm. Scale and design of buildings will respond to the site context and landscaping will be provided.
Drainage	SA5 - To protect and enhance existing watercourses and incorporate sustainable urban drainage	0	Low	Unlikely	Long Term Permanent	All development will require a flood risk assessment and sustainable construction should be incorporated into each proposed scheme.
Waste	SA6 - To reduce the generation of waste and promote recycling	0	Low	Unlikely	Long Term Permanent	Waste Management Plans should be a must for all new development.

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Land use	SA7 - To maximise the use of land consistent with maintaining amenity	++	High	Likely	Long Term Permanent	The strategy encourages regeneration of key sites and enhancement of existing green space and creation of a high quality public realm.
Green space	SA8 - To preserve the green elements of the built environment	++	High	Likely	Long Term Permanent	Green spaces will be provided as part of the strategy
Sustainable Transport	SA9 - To encourage sustainable transport modes and reduce air pollution	+	Medium	Likely	Long Term Permanent	Establishing a more cohesive and connected environment with a number of new facilities in a central location will help to reduce the need for residents to travel to areas outside of the town to meet their various needs.
Climate change	SA10 - To reduce vulnerability and the effects of climate change – to promote sustainable use of energy	0	Low	Unlikely	Long Term Permanent	New development proposals should incorporate sustainable building methods and use of renewable energy sources.
Economic						
Skills	SA11 - To maximise the education and skills levels of the population	0	Low	Unlikely	Long Term Permanent	New business development will provide opportunity for training and skills development.
Employment	SA12 - To offer everyone the opportunity for rewarding, well located and satisfying employment	+	Medium	Likely	Long Term Permanent	The introduction of mixed-use development into the area will provide local employment.
Economy	SA13 - To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance	0	Low	Unlikely	Long Term Permanent	The site strategy includes a mix of uses that would make best use of the land. The site provides the opportunity for new business / retail development that will aid in the economic growth of the town.

Objectives for the site

Building characteristics

1. Active frontage should be provided at ground floor level to Conisborough Crescent.
2. Building heights for the site should not exceed the general height of the surrounding buildings. It is therefore considered appropriate for any development to be a maximum of 3 storeys.
3. It is considered appropriate for a development to vary in height rather than for buildings to be a uniform number of storeys.

Land uses

4. The site is considered ideal for an extended and purpose built health centre, with the potential for a complementary pharmacy fronting Conisborough Crescent.
5. The site is also considered appropriate for residential uses, though these should not replace any health uses.

Connections

6. Pedestrian connections from Conisborough Crescent through to Whitefoot Lane and Southend Village should be enhanced where possible. This should take account of pedestrian links provided through the former Courts site.
7. Parking provision should be provided for any health centre located on the site.

Landscaping

8. A high quality public realm should be provided onto Conisborough Crescent with planting and high quality paving.
9. Green space should be provided as part of any scheme containing residential units.

Density

10. Density for the site should be lower than any residential schemes fronting Southend Village , and should be in keeping with the surrounding residential patterns.

Social infrastructure

11. Should the site be developed as residential, the applicant must demonstrate that sufficient social infrastructure exists in terms of health and education facilities, and should contribute to provision of these if new residencies are likely to necessitate additional facilities.

Homebase and Carpark

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Social						
Crime	SA1- To reduce crime and the fear of crime	++	High	Likely	Long Term Permanent	Transforming the area into a more cohesive, pedestrian friendly and high quality environment with active frontages throughout will improve safety and reduce the fear of crime.
Over-crowding	SA2 - To reduce over-crowding	0	Low	Unlikely	Long Term Permanent	Introducing additional residential development and a wider variety of uses through high quality urban design will provide for the needs of a larger population.
Access	SA3 - To provide for access needs of all the populations	++	Medium	Likely	Long Term Permanent	A mix of uses including residential, retail and commercial are all proposed within this area. This should be provided in an integrated manner with strong linkages to surrounding areas to ensure access is equitable.
Environmental						
Urban environment	SA4 - To enhance the urban environment and reuse existing infrastructure and buildings	+	Medium	Likely	Long Term Permanent	The strategy aims to provide a well-connected, mixed use area with high quality public realm. Scale and design of buildings will respond to the site context and landscaping will be provided.
Drainage	SA5 - To protect and enhance existing watercourses and incorporate sustainable urban drainage	+	Medium	Unlikely	Long Term Permanent	All development will require a flood risk assessment and sustainable construction should be incorporated into each proposed scheme.
Waste	SA6 - To reduce the generation of waste and promote recycling	0	Low	Unlikely	Long Term Permanent	Waste Management Plans should be a must for all new development.

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Land use	SA7 - To maximise the use of land consistent with maintaining amenity	+	High	Likely	Long Term Permanent	The strategy encourages regeneration of key sites and enhancement of existing green space and creation of a high quality public realm.
Green space	SA8 - To preserve the green elements of the built environment	+	High	Likely	Long Term Permanent	Green spaces will be provided as part of the strategy
Sustainable Transport	SA9 - To encourage sustainable transport modes and reduce air pollution	0	Low	Unlikely	Long Term Permanent	Establishing a more cohesive and connected environment with a number of new facilities in a central location will help to reduce the need for residents to travel to areas outside of the town to meet their various needs.
Climate change	SA10 - To reduce vulnerability and the effects of climate change – to promote sustainable use of energy	0	Low	Unlikely	Long Term Permanent	New development proposals should incorporate sustainable building methods and use of renewable energy sources.
Economic						
Skills	SA11 - To maximise the education and skills levels of the population	0	Low	Unlikely	Long Term Permanent	New business development will provide opportunity for training and skills development.
Employment	SA12 - To offer everyone the opportunity for rewarding, well located and satisfying employment	+	Medium	Likely	Long Term Permanent	The introduction of mixed-use development into the area will provide local employment.
Economy	SA13 - To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance	+	Medium	Unlikely	Long Term Permanent	The site strategy includes a mix of uses that would make best use of the land. The site provides the opportunity for new business / retail development that will aid in the economic growth of the town.

Objectives for the site

Building characteristics

1. Active frontage should be provided at ground floor level to Southend Village
2. Building heights for the site should not exceed the general height of the surrounding buildings. It is therefore considered appropriate for any development to be a maximum of 4 storeys.
3. It is considered appropriate for a development to vary in height rather than for buildings to be a uniform number of storeys.
4. Any development should respond to the unique setting, including the village pond.

Land uses

5. It is considered appropriate for the site to accommodate retail uses.
6. The site is also considered appropriate for residential uses. Though it is not considered appropriate for any scheme to be entirely residential.

Connections

7. Pedestrian connections should be provided through the site, given its size, maximizing connectivity in the area.
8. Connections between green spaces should be given particular attention, including the river and meadows, the village pond and the Catford Wanderers' sports ground.

Landscaping

9. A high quality public realm should be provided onto Brom with planting and high quality paving.
10. Particular attention should be given to the village pond, including the provision of paths and seating.
11. Green space should be provided as part of any scheme containing residential units.

Density

12. Density for the site should be in line with London Plan recommendations for the PTAL rating (3) - ideally between 200 to 450 habitable rooms per hectare (hr/ha).

Social infrastructure

13. Should the site be developed as residential, the applicant must demonstrate that sufficient social infrastructure exists in terms of health and education facilities, and should contribute to provision of these if new residencies are likely to necessitate additional facilities.

Ancaster Car Sales

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Social						
Crime	SA1- To reduce crime and the fear of crime	++	High	Likely	Long Term Permanent	Transforming the area into a more cohesive, pedestrian friendly and high quality environment with active frontages throughout will improve safety and reduce the fear of crime.
Over-crowding	SA2 - To reduce over-crowding	+	Medium	Likely	Long Term Permanent	Introducing additional residential development and a wider variety of uses through high quality urban design will provide for the needs of a larger population.
Access	SA3 - To provide for access needs of all the populations	+	Medium	Likely	Long Term Permanent	A mix of uses including residential, retail and commercial are all proposed within this area. This should be provided in an integrated manner with strong linkages to surrounding areas to ensure access is equitable.
Environmental						
Urban environment	SA4 - To enhance the urban environment and reuse existing infrastructure and buildings	++	High	Likely	Long Term Permanent	The strategy aims to provide a well-connected, mixed use area with high quality public realm. Scale and design of buildings will respond to the site context and landscaping will be provided.
Drainage	SA5 - To protect and enhance existing watercourses and incorporate sustainable urban drainage	0	Low	Unlikely	Long Term Permanent	All development will require a flood risk assessment and sustainable construction should be incorporated into each proposed scheme.
Waste	SA6 - To reduce the generation of waste and promote recycling	0	Low	Unlikely	Long Term Permanent	Waste Management Plans should be a must for all new development.

Theme	Objective	Overall score	Significance	Likelihood	Timing and permanency	Commentary
Land use	SA7 - To maximise the use of land consistent with maintaining amenity	++	High	Likely	Long Term Permanent	The strategy encourages regeneration of key sites and enhancement of existing green space and creation of a high quality public realm.
Green space	SA8 - To preserve the green elements of the built environment	++	High	Likely	Long Term Permanent	Green spaces will be provided as part of the strategy
Sustainable Transport	SA9 - To encourage sustainable transport modes and reduce air pollution	+	Medium	Likely	Long Term Permanent	Establishing a more cohesive and connected environment with a number of new facilities in a central location will help to reduce the need for residents to travel to areas outside of the town to meet their various needs.
Climate change	SA10 - To reduce vulnerability and the effects of climate change – to promote sustainable use of energy	0	Low	Unlikely	Long Term Permanent	New development proposals should incorporate sustainable building methods and use of renewable energy sources.
Economic						
Skills	SA11 - To maximise the education and skills levels of the population	+	Low	Unlikely	Long Term Permanent	New business development will provide opportunity for training and skills development.
Employment	SA12 - To offer everyone the opportunity for rewarding, well located and satisfying employment	+	Medium	Likely	Long Term Permanent	The introduction of mixed-use development into the area will provide local employment.
Economy	SA13 - To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance	+	Medium	Likely	Long Term Permanent	The site strategy includes a mix of uses that would make best use of the land. The site provides the opportunity for new business / retail development that will aid in the economic growth of the town.

Objectives for the site

Building characteristics

1. Active frontage should be provided at ground floor level to Southend Village and ideally to Brockman Rise.
2. Building heights for the site should not exceed the general height of the surrounding buildings. It is therefore considered appropriate for any development to be a maximum of 4 storeys.

Land uses

3. Commercial uses should be provided on the site at ground floor on Southend Village, in order to help preserve Southend Village's commercial and retail centre.
4. The site is also considered appropriate for residential uses on upper floors of any building fronting Southend Village, and perhaps solely for any building fronting Beechborough Road.

Connections

5. Parking provision should be provided for any residential development on the site.

Landscaping

6. A high quality public realm should be provided onto Southend Village which acknowledges the green space on the opposite side of the road.
7. High quality landscaping should be provided onto Beechborough Road and Brockman Rise with planting and high quality paving.
8. Green space should be provided as part of any scheme containing residential units.

Density

9. Density for the site fronting Southend Village should be in line with London Plan recommendations for the PTAL rating (3) - ideally between 200 to 450 habitable rooms per hectare (hr/ha).
10. Density for any residential development fronting Beechborough Road or Brockman Rise should be in keeping with the surrounding residential patterns.

Social infrastructure

11. Should the site be developed as residential, the applicant must demonstrate that sufficient social infrastructure exists in terms of health and education facilities, and should contribute to provision of these if new residencies are likely to necessitate additional facilities

Summary

The appraisal of key strategic guidance led to the following findings:

Significant negative impacts

There are no significant negative impacts identified.

Significant positive impacts

- Reducing crime and the fear of crime
- Enhancing the urban environment and reuse existing infrastructure and buildings
- Maximising the use of land consistent with maintaining amenity
- Preserving the green elements of the built environment

Additional negative impacts

There are no additional negative impacts identified.

Uncertain impacts

There are no uncertain impacts identified.

5.0 Conclusion

This report sets out the Sustainability Appraisal of Southend Village Planning Brief SPD. The Sustainability Appraisal of SPDs is a requirement of the 2004 Planning and Compulsory Purchase Act.

The Sustainability Appraisal of the Southend Village Planning Brief SPD is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive. In doing so the Appraisal has been guided by the good practice guidelines produced by ODPM and the Environment Agency.

Based on the information gathered and consultation undertaken in the first phase of the Sustainability Appraisal, sustainability objectives were developed for the SPD to be appraised against. The sustainability objectives have been used to appraise the following components of the SPD:

Overarching framework:

- Spatial strategy
- Green and open space strategy

Individual site strategies:

- Former Courts site
- Former Green Man site
- Former Tiger's Head site
- South Lewisham Health Centre
- Homebase and car park
- Ancaster car sales

There are no conflicts between the vision objectives and sustainability objectives identified.

There were also no Significant Negative impacts that arose from the Sustainability Appraisal of the SPD policies. There are a number of significant positive impacts, including:

Significant positive impacts

- Reducing crime and the fear of crime
- Enhancing the urban environment and reuse existing infrastructure and buildings
- Maximising the use of land consistent with maintaining amenity
- Preserving the green elements of the built environment