

APPENDIX 2
SUSTAINABILITY APPRAISAL

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5.01 Sustainability is concerned with the need – both now and in the future – to produce the best outcomes for the human and natural environments. As the Bruntland Commission (1987) stated, sustainable development is that which ‘meets the needs of the present generation without compromising the ability of future generations to meet their own needs’. The sustainability appraisal for this brief therefore seeks to ensure that development on the site takes due consideration of these different needs and obligations. A number of stages are involved in carrying out the appraisal and these are outlined below.

Stage One – Scoping

5.02 Stage One comprises the development of a comprehensive set of objectives, indicators and targets for the site. These can then be used to assess the sustainability of the various options proposed in the preparation of the development brief, as well as to identify measures that could increase the sustainability of the various options.

5.03 The series of objectives, indicators and targets produced are categorised around the government’s four main aims for sustainable development, as set out in the 1999 Sustainable Development Strategy. These are;

- stable economic growth,
- social progress that recognises the needs of everyone;
- the prudent use of natural resources; and
- the effective protection of the environment.

Many of the objectives overlap these categories and, as such, their broad categorisation is only intended as a guide.

5.04 Various government publications and sustainability documents have been reviewed in order to build up the series of objectives, indicators and targets. This is to ensure it is comprehensive and to tailor it to the specific issues and requirements relevant to the site. The documents that have been scoped as part of this process, and how these have been used, are listed in Table 5.1.

Table 5.1 – Policies, Plans and Programmes

Plan / Policy / Programme	Key Aims and Objectives	Implications for the Brief
PPG4 Industrial, Commercial Development and Small Firms	To aid new business developments and assist small firms, while balancing these needs with the environment	Incorporate the requirements of PPG4, especially in relation to the need to support small firms through business unit provision
PPG13 Transport	To reduce the need to travel, and improve access and use of public transport & walking / cycling	Ensuring PPG13's requirements are met by improving access to the site by public transport, and through better walking and cycling facilities
PPG15 Planning & The Historic Environment	To ensure effective protection of the natural and historic environment while recognising the need for economic growth	Take account of the requirements of PPG15 by ensuring the retention of historically interesting buildings in the development
PPG17 Planning for Open Space, Sport and Recreation	To promote quality of life through access to high quality leisure and community services and open space	Incorporate the requirements of PPG17 through inclusion of high quality and inclusive community facilities as well as public access to open and green recreational space
PPG24 Planning & Noise	To minimise noise levels and to ensure noise-sensitive developments are separated from major sources of noise	Ensuring light industrial or retail-servicing facilities are located at suitable distances from both residential units and community spaces to meet PPG24's requirements.
PPS1 Delivering Sustainable Development	To promote an integrated approach to planning - balancing economic, social and environmental needs	Ensure PPS1 guidance is met through the provision of an appropriate mix of uses on site that meet local economic, environmental and social needs. Also that the design is of a high standard and the site is integrated with the local area
PPS3 Housing	To encourage housing development on brownfield land, higher densities and increased housing mix	Take account of the guidance in PPS3 by providing a mix of housing types (including family housing) and affordabilities to create a mixed and balanced community
PPS6 Planning for Town Centres	To protect and promote town centres by concentrating suitable development in existing centres	Incorporate PPS6 guidance, especially through the development of retail, leisure and cultural 'town-centre' uses on the site
PPS9 Biodiversity & Geological Conservation	To protect and enhance biodiversity, as well as improve the quality of natural habitats and geological sites	Take note of the guidance in PPS9 through the provision of a good quality natural environment that is attractive to a variety of wildlife
PPS10 Planning for Sustainable Waste Management	To reduce the disposal of waste and increase recycling, composting and using waste as a source of energy	Ensure that uses of the site are waste minimal, and that adequate waste management and recycling facilities are planned for the site so that guidance in PPS10 is met
PPS12 Local Development Frameworks	To make sure local development documents meet government economic, social, environmental and resource objectives	Make sure PPS12 guidance is fully met in relation to the preliminary assessments and development of the brief
PPS22 Renewable Energy	To increase the development and use of renewable energy	Incorporate PPS22 guidance, especially in relation to the need for on-site renewable energy generating facilities (e.g. inclusion of solar panels on rooftops across the site)
PPS23 Planning and Pollution Control	To improve air and water quality by ensuring likely polluting effects of new developments are assessed	Ensure PPS23 guidance is met through the high quality recycling of under-used industrial land and consequent improvements in air and water quality
Urban White Paper: Our Towns and Cities: The Future	To create more attractive towns and cities, with better services and homes, a safer environment and a healthy economy	Incorporate the needs of the White Paper through the creation of a mixed and balanced community with appropriate community spaces and facilities, decent homes and access to good quality services
UK Sustainable Development Strategy: A Better Quality of Life	To ensure economic development is balanced with environmental (esp. climate change), social justice and resource management needs	Principles of this strategy are seen throughout government guidance, and so incorporated through adherence to the PPS's described above
Sustainable Communities Plan: Building for the Future	To create sustainable communities by tackling various obstacles, especially accessibility, transport, housing supply and affordability	The brief will take account of the challenges raised and aid these through the increased provision and variety of housing, and through easier accessibility to the facilities on site
London Plan	To strengthen the economy of London while tackling social deprivation and accommodating its growth	The brief will be in line with the plan's policies by ensuring the local economic and employment situation is strengthened and diversified, as well as increasing local housing provision
Accessible London SPG	To promote inclusive design and accessibility to buildings for disabled people as well as the development of accessible housing	The guidance will be met through the brief ensuring that all buildings and transport accessibility points are designed and constructed to ensure full use by everyone
Sustainable Design and Construction SPG	To ensure that new developments are designed and constructed in a sustainable way	The brief will ensure these requirements are met, particularly that the design links into its surroundings, that it aids safety and that it uses resources in an efficient way
Mayor's Climate Change Action Plan	To encourage energy efficiency and the minimisation of waste to help tackle climate change	Incorporate the requirements into the brief, especially with regard to energy efficiency measures (e.g. glazing and green roofs on new buildings)
Lambeth Replacement UDP	'To make Lambeth a great place to live, work and visit by promoting high quality, sustainable development'	Take full account of the requirements of the UDP in the brief, especially the need for mixed use developments, increased provision of housing and the promotion and protection of town centres
Lambeth Economic Development Strategy	To promote enterprise in Lambeth, stimulate local employment, and support new and small businesses.	The requirements of the strategy will be met, especially in relation to the development increasing local employment opportunities and providing space to support small businesses
Lambeth Community Development Strategy	To build safer and healthier communities, invest in young people and create a decent environment	Incorporate the requirements of the strategy by providing a good quality environment, with good facilities for all members of the community (including young people)
Lambeth Biodiversity Action Plan	To secure and enhance the biodiversity of Lambeth through the protection of its wildlife habitats and species.	Ensure the brief takes account of the action plan targets, especially in relation to the protection and enhancement of local green space and trees on site

Stage Two – Baseline

- 5.05 This stage of the process concerns establishing the current sustainability situation for the site and its immediate surroundings. This is so evaluations can be made on the difference that various options will make to the current situation. Data sources include the Valuation Office, 2001 census, Metropolitan Police, London Borough of Lambeth and detailed observations. The resultant baseline uses information at two scales, due to the differing scope of the indicators. The first is the immediate MDO site and the second, the four wards that form its catchment area – Gipsy Hill, Knight’s Hill, Streatham Hill and Thurlow Park. Borough, regional and national comparators are also used to provide context to the local situation. The baseline can be seen in Table 5.2.

Table 5.2: Baseline Information

	<i>Objective</i>	<i>Indicator</i>	<i>Baseline Information</i>
Economic Growth	1 Creating and sustaining business growth and access to employment in a strong and dynamic local economy	Will the scheme increase the number of VAT registered Business? Will it increase the variety of employment across economic sectors? Will it increase demand for employment land and reduce loss to other uses?	The site has 35 businesses (VAT status unknown) - 24 retail, 5 light ind /repair, 6 service related. Total commercial floorspace presently at the site is 7,400 sq m (Source: VOA, 2006).
	2 Ensuring education and training opportunities to minimise any skills gap between the local community and available jobs	Will it increase the number and proportion of local residents with educational qualifications? How much training will be offered with jobs associated with the development?	21% of West Norwood residents have no qualifications (this is slightly more than Lambeth - 20% but less than London - 24% and England - 29%). 27% residents have Level 1 or 2 qualifications (greater than Lambeth's 24% but less than London and England - 30% & 36%). 10% have level 3 quals (equal to Lambeth's and London's figures and slightly greater than England's 8.3%). 38% have qualifications at levels 4 or 5 i.e. a degree or higher (slightly less than Lambeth - 41% but greater than London - 31% and England 20%) - Source: Census, 2001. West Norwood's qualifications are therefore better than those of London or England, but still just below that of Lambeth as a whole. These levels need to be maintained into the future. Appropriate training and education is still needed to improve the job prospects of the 21% without qualifications in West Norwood. At present there is little official training with the current mix of jobs on site.
	3 Encouraging the growth and in-migration of a diverse range of businesses, economic sectors and employment generating services - to minimise the risk of reliance on one economic sector	Will it increase the mix of uses (e.g. retail, community, business, other services) in the local area? Will it increase the sectoral range of employment providers in the area?	Currently there is a mix of mainly A1 use, with very small numbers of A2, 3 & 5. Also dwelling houses (C3), a snooker club (D2), a place of worship (D1), car repairers and light industry (B1&2) and a large laundry (SG). Employment is limited to shops, laundry or mechanics.
	4 Promoting a local economy that (re)uses local resources, people and services	Will it source labour and supply services locally wherever possible? Will the local claimant count be reduced through the development?	The present claimant count for West Norwood stands at 1,515 claimants. This equates to 4.2% of working age resident's population. This is less than Lambeth with 4.7%, but still much greater than the London and England averages of 3.3% and 2.5% (Source: Claimant count, 2006), potentially indicating a lack of suitable jobs or training opportunities locally. Suitable employment opportunities will therefore need to be provided in the future.
Social Progress	5 Promoting a healthy community through better health care services and reduced health inequalities	Will it increase access to health services for all? Will it help life expectancy rates through better air and environmental quality, housing, recreational facilities and public spaces?	The surrounding SOA is within the 20% most deprived areas in th UK in terms of multiple deprivation (Source: IMD, 2004). Therefore suitable provision for the local population needs to be provided to improve this. Currently there are 5 doctors surgeries within 1 mile of the site and limited opportunities for exercise / recreation near the site.
	6 Promoting access for all	Will it improve access to key local services, community facilities, shopping and transport for all social groups? Will the number of buildings and public transport that can be physically accessed by all (including wheelchairs, pushchairs) increase?	There are limited services available on site with no obvious specific provisions for different social groups. Virtually all shops on site have step-free access to ground floor, though uneven pavements exist across the site. There is also no specific disabled parking and West Norwood station is not step-free (but is dependent on the side gates being open).
	7 Ensuring there are sufficient local facilities and opportunities to meet the needs of the community and the right to cultural expression	Will there be any net loss of D2 floor-space? Will any new community facilities be provided? Will the community be given voice in determining the facilities provided?	Current D2 floorspace is limited to the snooker hall in Waylett Place (c.100 sq m). Community facilities entail a temporary Christian community centre off York Hill and a library near the site.
	8 Improving the provision of good quality, affordable homes	Will it increase the proportion of homes built that meet affordable &/or key worker housing targets? Alternatively, is it involved in Section 106 contributions that will achieve a similar result?	There are currently 24 council rented flats on the site, and 7 affordable or supported homes on Lansdowne Hill. The only other housing is above shops - c.22 private dwellings.
	9 Minimise the impact of the development on the community and increase its social cohesion	Will different sections of the community be involved and consulted? Will the design or function of the development exclude different cultures or social groups?	There is 1 temporary Christian community centre off York Hill and 1 community-oriented café on the site. Few community facilities therefore currently exist.
	10 Ensuring safe communities through reduced crime and disorder	Will it reduce recorded crime rates per 1,000 population? Will it reduce reported fear of crime? Will more people be willing to go out at night?	In the 4 surrounding wards, the average crime rate (all crimes in 2006) is 9.1 per 1,000 pop. This is distinctly below the average figure for Lambeth of 12.4 and the Metropolitan London-wide area figure of 10.5. (Met Police, 2006). Despite this, there is little activity in West Norwood centre at night to ensure safety, with few uses on site and only traffic and pedestrians passing through.
	11 Ensuring development objectives are maintained over time - design and use considered across day and night, as well as plans made for longer term management	Will it provide a mix of day-time and evening activity (including residential presence at night) to ensure adequate activity for safety and security throughout the 24 hour cycle? Is there adequate provision and funding for future maintenance? Does the design allow for ease of maintenance?	The site mostly contains daytime activities. The nighttime economy is limited to 1 snooker club, 4 fast food restaurants, 1 chinese takeaway & 2 convenience stores. No other obvious youth or evening entertainment facilities are provided.
Resource Use	12 Making best use of the borough's limited land resources	Will it increase the proportion of completions on previously developed land? How closely do the types of uses fit with the needs of local communities?	All the site is currently developed (or on derelict land). There are few community facilities at present, except the temporary community hall and library nearby.
	13 Ensuring that energy, water and resource requirements are managed in a sustainable way	Will it reduce the average energy use per household? Will it provide reasonable provision for renewable energy generating facilities (e.g. solar)? Does it meet appropriate BREEAM, Eco Homes or other accredited environmental performance systems and criteria?	There are no obvious energy saving or renewable energy measures in place on the site. Lambeth's policy is to promote recycled insulation, solar PV cells, solar water heating, combined heat & power, water recycling, waste minimisation and green roof initiatives.
	14 Minimal environmental harm resulting from construction of development	Will materials be sourced from environmentally managed and renewable sources? Will such sourcing meet the council's sustainable sourcing policy? Will the Institution of Civil Engineer's demolition policy (as used by the council) be met?	Lambeth's sourcing policy for timber is that it should be FSC certified or reclaimed. All other materials should be reclaimed if possible. If not, materials should be non-toxic to dispose of & energy efficient (where applicable).
Environmental Protection	15 Integrating planning and transport decisions to reduce the need to travel and the overall level of road traffic	Will it increase the variety of services and jobs available locally? Will there be suitable provision for access by sustainable modes of transport (i.e. adequate facilities for cyclists, pedestrians and public transport users)?	The only services on site are shops. Jobs on site are focused on retail, motor repair & laundry. Sustainable transport - there are quite good pedestrian links but no cycle provision. Buses operate to a good range of destinations in south & central London (inc. nights), and a good frequency of trains run to Croydon, Beckenham & up to 14 per hour to London.
	16 Establishing a safe, accessible and attractive transport network that prioritises walking, cycling and public transport	Will it reduce traffic volumes within the area? Will it encourage and increase the use of alternative (non-car) forms of travel to access services and facilities?	Traffic volumes are currently high with a continuous stream of traffic in both directions. There is parking on both sides of Norwood Road for the length of site. Site also accessed by bus (3 stops on or adjacent to site) and train (West Norwood station c.350 metres away). Car levels dominate however.
	17 Protecting and enhancing the borough's built environment	Will it reduce the number of buildings condemned or at risk? Will it maintain or increase the number of listed buildings or conservation areas? Will it improve the quality of historical or culturally-important buildings?	There are currently no buildings condemned. A few buildings are in a poor state of repair - mainly workshops etc at rear / west side of site. A conservation area is adjacent to site but not covering it. There are no listed buildings on site and the line of Victorian terraces in front of Waylett Place are the only buildings with historic value, and in an okay state of repair.
	18 Ensuring and promoting high quality, sustainable designs	Will all new buildings and landscapes meet government good design criteria, and be energy and resource efficient?	There is no evidence of coordinated or good design on site and no energy efficiency measures noticeable - especially at the laundry and motor repairers. Relevant good design guidance to use is 'CABE - By Design'.
	19 Protecting and enhancing the borough's natural environment	Will it maintain and enhance the landscape, public open space and views in the borough? Will it increase the total area (sq km) of useable open / green land?	There is no quality public space - this is restricted to pavements which are often uneven and scattered with street furniture. The landscape quality is poor (except for around Thanet House which is of a higher quality).
	20 Protecting and enhancing biodiversity	Will it meet or exceed Lambeth's Biodiversity Action Plan targets?	The target is the better management & protection of wildlife, and inclusion of wildlife-friendly features in developments. Currently there is little natural environment or wildlife provision on site, except around Thanet House, which is grassed. There is a scattering of trees at the northern end of the site, but amongst lots of noise and pollution.
	21 Ensuring provision of high quality parks and open spaces, including space for quiet recreation, sports & children's play	Will it increase the variety, amount (sq km) & accessibility to quality public parks and open space?	Very little open space or parkland exists on site - only to the rear of Thanet House, and this is very limited. Parks in the catchment area include Norwood Cemetery (c. 100m away), Norwood Park (c. 1 mile) & Streatham Common (c. 1.5 miles).
22 Minimising pollution (including air, noise and light), carbon emissions and waste products to help mitigate the environ impact of the development	Will it reduce CO2 emissions? Will it improve air quality? Does it incorporate design measures that minimise noise & light pollution (esp if mixed use scheme) and that help mitigate environmental impact e.g. street trees, porous surfaces? Does it involve measures to reduce the amount and proportion of waste recycled per local person?	Air quality and emissions on most of site are quite poor, especially along Norwood Road. The laundry is also constantly emitting during day. Light pollution is also noticeable along Norwood Road at night. In terms of noise pollution, traffic generates most noise on 3 sides of site & there is no space outdoors to escape it. Most waste is from the laundry, retail units (esp B&Q) and car repairers (scrap cars and parts). Recycling bins are randomly located across the site. Goods from B&Q and car repairers were seen in side roads / alleys etc.	

Stage Three – Assessment of Options

- 5.06 With the baseline established, Stage Three looks to evaluate the various options being developed and how their sustainability could potentially be improved. The evaluation can be found in Tables 5.3 - 5.4. For each objective the options have been assessed on a scale of +2 to -2 (significant positive effect to significant negative effect) and are accompanied by brief descriptions of their effects. A tabulated summary is also included as Table 5.5, for quick comparison of the options. For ease of reference, the various options proposed are summarised immediately below.
- 5.07 Option 1 encompasses the vast majority of the site and involves a wide variety of uses. These include 3,697 sq m of retail space (including an anchor supermarket at the northern end), 290 residential units, 2,882 sq m of employment space (mostly to the central and south of the site), and 2,402 sq m of community space. An 822 sq m public square is also proposed – this links into an extended street network that connects the site with the York Hill Estate.
- 5.08 Option 2 uses the same amount of space as Option 2, but has a much greater focus on retail provision. 9,100 sq m of retail space (concentrated in the north) is provided under this option, together with 2,335 sq m of employment space (mostly to the south of the site) and 215 residential units (throughout). 2,920 sq m of community space is also planned, as well as a 1,169 sq m public square.

Table 5.3: Assessment of Options - Option 1

	Objective	Indicator	Option 1	Explanation
Economic Growth	1 Creating and sustaining business growth and access to employment in a strong and dynamic local economy	Will the scheme increase the number of VAT registered Business? Will it increase the variety of employment across economic sectors? Will it increase demand for employment land and reduce loss to other uses?	2	In the southern part of the scheme, there is good provision for office and small business space (2,882 sq m). As this is flexible space suitable for a variety of extra businesses, it is likely to attract a variety of business sectors and therefore potentially offer a variety of employment. Retail floorspace also totals 3,697 sq m, with likely jobs resulting from this.
	2 Ensuring education and training opportunities to minimise any skills gap between the local community and available jobs	Will it increase the number and proportion of local residents with educational qualifications? How much training will be offered with jobs associated with the development?	1	As there is likely to be a range of employment opportunities, a range of training and educational opportunities is also likely. It is unclear whether local people will be able to secure these jobs or how much training would be associated with them though. It may be useful to establish or contract through S106 monies a skills-matching & training body to help match local people with potential jobs.
	3 Encouraging the growth and in-migration of a diverse range of businesses, economic sectors and employment generating services - to minimise the risk of reliance on one economic sector	Will it increase the mix of uses (e.g. retail, community, business, other services) in the local area? Will it increase the sectoral range of employment providers in the area?	2	This option involves retail, office and business space, cafés or restaurants, community facilities, housing and public space. The sectoral range of employment is likely to greatly increase through this range of uses and available employment floorspace of 2,882 sq m.
	4 Promoting a local economy that (re)uses local resources, people and services	Will it source labour and supply services locally wherever possible? Will the local claimant count be reduced through the development?	1	The variety of employment is likely to increase through cafes, restaurants, office and business space. From this at least some new jobs can be expected for locals. As above, a skills matching service may be useful in maximising these opportunities.
Social Progress	5 Promoting a healthy community through better health care services and reduced health inequalities	Will it increase access to health services for all? Will it help life expectancy rates through better air and environmental quality, housing, recreational facilities and public spaces?	1	Although development will have little effect on access to healthcare, it is likely to improve environmental quality through the public spaces, rooftop gardens and homezones throughout the site, which will incorporate a variety of street trees and vegetation.
	6 Promoting access for all	Will it improve access to key local services, community facilities, shopping and transport for all social groups? Will the number of buildings and public transport that can be physically accessed by all (including wheelchairs, pushchairs) increase ?	1	Community space at the southern end of the site is likely to be available to a wide range of groups, as is the outdoor square and range of retail provision. All buildings and redesigned transport facilities will be BS8300 compliant and follow DDA guidance. Disabled parking and easy access to streetscape will be available across the site through the numerous car parks.
	7 Ensuring there are sufficient local facilities and opportunities to meet the needs of the community and the right to cultural expression	Will there be any net loss of D2 floor-space? Will any new community facilities be provided? Will the community be given voice in determining the facilities provided?	2	2,402 sq m of community space is allocated in south east of site to provide a range of community facilities. This may include leisure facilities and therefore a potential increase in D2 floorspace. There are also various resident-only open spaces that will foster small-scale sense of community (especially if the residences are mixed).
	8 Improving the provision of good quality, affordable homes	Will it increase the proportion of homes built that meet affordable &/or key worker housing targets? Alternatively, is it involved in Section 106 contributions that will achieve a similar result?	2	This option involves an additional 290 residential units. The proportion of affordable and social housing is likely to reduce slightly due to high level at present. Actual amount of affordable housing on site and its social mix will both increase.
	9 Minimise the impact of the development on the community and increase its social cohesion	Will different sections of the community be involved and consulted? Will the design or function of the development exclude different cultures or social groups?	1	The community will be consulted and special effort should be made to contact hard-to-reach groups or those least empowered. There are community facilities provided that have the potential for a wide range of community uses and by difference cultural and social groups.
	10 Ensuring safe communities through reduced crime and disorder	Will it reduce recorded crime rates per 1,000 population? Will it reduce reported fear of crime? Will more people be willing to go out at night?	2	This option substantially improves the public realm in the north through the town square. The proposed café / restaurant will create multiple uses and the amount of natural surveillance. Business units / retail and the residences above them throughout the site will also aid surveillance and activity through the evening and night.
	11 Ensuring development objectives are maintained over time - design and use considered across day and night, as well as plans made for longer term management	Will it provide a mix of day-time and evening activity (including residential presence at night) to ensure adequate activity for safety and security throughout the 24 hour cycle? Is there adequate provision and funding for future maintenance? Does the design allow for ease of maintenance?	2	The town square, associated café / restaurant(s) and the mix of business and residential uses throughout the site will increase use and surveillance throughout the day and night. Maintenance and funding provision likely to be council-led, but currently unknown (potential S106 agreement).
Resource Use	12 Making best use of the borough's limited land resources	Will it increase the proportion of completions on previously developed land? How closely do the types of uses fit with the needs of local communities?	2	All the development is on previously development land and makes good use of land available. The variety of uses for the community includes outdoor public space, protected outdoor amenity space and dedicated indoor community provision.
	13 Ensuring that energy, water and resource requirements are managed in a sustainable way	Will it reduce the average energy use per household? Will it provide reasonable provision for renewable energy generating facilities (e.g. solar)? Does it meet appropriate BREEAM, Eco Homes or other accredited environmental performance systems and criteria?	2	The large amount of green-roofing is likely to have a substantial effect for the energy efficiency and visual amenity of the site. There is the potential for on-site energy generating facilities e.g. photovoltaic cells, wind turbines or even combined heat and power, though the scale of this is likely to be restricted to the individual buildings.
	14 Minimal environmental harm resulting from construction of development	Will materials be sourced from environmentally managed and renewable sources? Will such sourcing meet the council's sustainable sourcing policy? Will the Institution of Civil Engineer's demolition policy (as used by the council) be met?	1	Development will be built in line with the UDP in regard to sustainable sourcing. Considerate constructor (or similar) accreditation should be required those working on the site, and monitoring practices put in place to ensure negative impacts (e.g. dust, noise, air quality) are mitigated. Green space should also be avoided for construction compound. A waste management and recycling agreement should also be sought from the contractor.
Environmental Protection	15 Integrating planning and transport decisions to reduce the need to travel and the overall level of road traffic	Will it increase the variety of services and jobs available locally? Will there be suitable provision for access by sustainable modes of transport (i.e. adequate facilities for cyclists, pedestrians and public transport users)?	1	A variety of extra services and facilities are provided through this option, as well as local jobs in the new retail and business premises. new bus lay-by is planned for Norwood Road and cycle parking should be sought in the car parks. Pedestrian links from the West (York Hill Estate) will also be significantly improved to allow direct access.
	16 Establishing a safe, accessible and attractive transport network that prioritises walking, cycling and public transport	Will it reduce traffic volumes within the area? Will it encourage and increase the use of alternative (non-car) forms of travel to access services and facilities?	0	With the increase in mix of uses of the site (and an increase in the volume of its overall use) traffic levels are likely to slightly increase - assessment suggest by 3-7% on a worst case scenario. A new bus lay-by is included, adjacent to the site, but better bus provision is needed and could be secured through S106 agreements in line with regional and local policy.
	17 Protecting and enhancing the borough's built environment	Will it reduce the number of buildings condemned or at risk? Will it maintain or increase the number of listed buildings or conservation areas? Will it improve the quality of historical or culturally-important buildings?	1	Using the vast majority of the site in this option means that the buildings in the worst state of repair on the site (those to the West) are replaced with an improved urban landscape. The building on the corner of Norwood Road and York Hill should be designed in line with design guidance to respect the conservation area opposite.
	18 Ensuring and promoting high quality, sustainable designs	Will all new buildings and landscapes meet government good design criteria, and be energy and resource efficient?	2	Buildings will be designed in line with design guidance. A range of energy saving mechanisms is likely to be used from spray taps to the potential of a combined heat and power system. These will have a greater effect due to the increased scale of development.
	19 Protecting and enhancing the borough's natural environment	Will it maintain and enhance the landscape, public open space and views in the borough? Will it increase the total area (sq km) of useable open / green land?	1	This option will reinvigorate the local urban landscape through new streetscapes, a public square and homezones all planted with street trees and other suitable vegetation. The multiple green roofs will also provide open space, though most is likely to be private.
	20 Protecting and enhancing biodiversity	Will it meet or exceed Lambeth's Biodiversity Action Plan targets?	1	The town square and the homezones will provide street trees and permeable surfaces. The multiple green roofs / private open spaces will provide additional vegetation and offer noise protection from Norwood Road. Together these measures should increase the biodiversity of the area.
	21 Ensuring provision of high quality parks and open spaces, including space for quiet recreation, sports & children's play	Will it increase the variety, amount (sq km) & accessibility to quality public parks and open space?	1	The option involves a public square of 822 sq m and various roof-top gardens. Although all but one of these gardens is likely to be private, the town square will certainly be publicly accessible.
22 Minimising pollution (including air, noise and light), carbon emissions and waste products to help mitigate the environ impact of the development	Will it reduce CO2 emissions? Will it improve air quality? Does it incorporate design measures that minimise noise & light pollution (esp if mixed use scheme) and that help mitigate environmental impact e.g. street trees, porous surfaces? Does it involve measures to reduce the amount and proportion of waste recycled per local person?	1	The removal of currently polluting uses coupled with the insertion of street trees and vegetation into homezones, streets and the town square will help reduce pollution and improve air quality. The environmental impact will also be helped through the roof-top private open spaces. Recycling measures also need to be introduced and could include on-site recycling provision for the community (potentially next to car parks or supermarket). Standards should also be set for businesses.	

Table 5.4: Assessment of Options - Option 2

	Objective	Indicator	Option 2	Explanation
Economic Growth	1 Creating and sustaining business growth and access to employment in a strong and dynamic local economy	Will the scheme increase the number of VAT registered Business? Will it increase the variety of employment across economic sectors? Will it increase demand for employment land and reduce loss to other uses?	2	There is good provision in the south for small businesses and a variety of economic sectors (thus a variety of jobs). The major supermarket and other retail provision (totalling 9,100 sq m) will create significant employment opportunities, though these are likely to be low-skilled. Overall, commercial floorspace will be greatly increased, though there will be a reduction in retail choice.
	2 Ensuring education and training opportunities to minimise any skills gap between the local community and available jobs	Will it increase the number and proportion of local residents with educational qualifications? How much training will be offered with jobs associated with the development?	1	Few extra educational opportunities beyond basic training are likely through the new retail provision. However, training and education may be provided through jobs in the range of businesses in the south. It is unclear to what extent local people will be able to benefit from these though - as with option 1, proactive measures to match local people with jobs may prove useful.
	3 Encouraging the growth and in-migration of a diverse range of businesses, economic sectors and employment generating services - to minimise the risk of reliance on one economic sector	Will it increase the mix of uses (e.g. retail, community, business, other services) in the local area? Will it increase the sectoral range of employment providers in the area?	1	A variety of uses are provided in the south (business, community, offices, retail, housing and market space). The sectoral range of employment is likely to increase. However, the supermarket and large retail units in the north, impact on this range and skew the balance of uses. Total employment floorspace is 2,335 sq m.
	4 Promoting a local economy that (re)uses local resources, people and services	Will it source labour and supply services locally wherever possible? Will the local claimant count be reduced through the development?	2	The supermarket and large retail component are likely to generate a good number of jobs available to locals. Other business space in the south also has the potential to employ local people. Awareness of, and early negotiations regarding, the local employment policy of potential supermarket occupiers may maximise local benefits.
Social Progress	5 Promoting a healthy community through better health care services and reduced health inequalities	Will it increase access to health services for all? Will it help life expectancy rates through better air and environmental quality, housing, recreational facilities and public spaces?	1	The development is likely to increase the environmental quality and micro-climate of the area through the rooftop gardens, public square and homezones (all of which will incorporate trees and vegetation).
	6 Promoting access for all	Will it improve access to key local services, community facilities, shopping and transport for all social groups? Will the number of buildings and public transport that can be physically accessed by all (including wheelchairs, pushchairs) increase ?	1	As in option 1, community space in the south is likely to be available to a wide range of groups, along with some of the outdoor space and town square. All buildings and redesigned transport facilities (e.g. bus lay-by) will be BS8300 compliant and follow DDA guidance. Disabled parking and easy access to local facilities will be available across the site through the numerous car parks. A free or sponsored bus service to the site could be provided through S106 contributions (e.g. from the supermarket retailer).
	7 Ensuring there are sufficient local facilities and opportunities to meet the needs of the community and the right to cultural expression	Will there be any net loss of D2 floor-space? Will any new community facilities be provided? Will the community be given voice in determining the facilities provided?	2	2,920 sq m of community space is allocated in south east of site to provide a range of community facilities. This may include leisure facilities and therefore a potential increase in D2 floorspace. Private open spaces are also provided, encouraging small-scale community interaction.
	8 Improving the provision of good quality, affordable homes	Will it increase the proportion of homes built that meet affordable &/or key worker housing targets? Alternatively, is it involved in Section 106 contributions that will achieve a similar result?	2	Around 215 new homes will be built under this option, with the proportion of affordable homes likely to reduce (as with the other options). The social mix and actual amount of affordable dwellings will increase though, although not as much as in option 1.
	9 Minimise the impact of the development on the community and increase its social cohesion	Will different sections of the community be involved and consulted? Will the design or function of the development exclude different cultures or social groups?	1	Community will be consulted, and efforts should be made to contact those least empowered. As in option 1, a range of community facilities are likely to be provided. These have the potential to be used by a variety of different social and cultural groups.
	10 Ensuring safe communities through reduced crime and disorder	Will it reduce recorded crime rates per 1,000 population? Will it reduce reported fear of crime? Will more people be willing to go out at night?	1	There are substantial public realm improvements with the new square and associated uses (e.g. café). However, the mix of different retail uses and other activities is slightly less than option 1. Security and activity are more closely tied to the opening times of the supermarket. Further evening uses could be considered for the area surrounding the supermarket. CCTV could also be used but not as an alternative to more natural and sustainable (i.e. non-funding dependent) surveillance measures.
	11 Ensuring development objectives are maintained over time - design and use considered across day and night, as well as plans made for longer term management	Will it provide a mix of day-time and evening activity (including residential presence at night) to ensure adequate activity for safety and security throughout the 24 hour cycle? Is there adequate provision and funding for future maintenance? Does the design allow for ease of maintenance?	1	The mix of commercial, retail, residences and the public square will increase the activity across the day and evening. Activity levels in the evening and especially in the north are heavily tied to the supermarket remaining open. Maintenance and funding for the public realm are likely to be council-led, but currently unknown (potential S106 agreement).
Resource Use	12 Making best use of the borough's limited land resources	Will it increase the proportion of completions on previously developed land? How closely do the types of uses fit with the needs of local communities?	2	All development on previously developed land. Variety of uses provide a range of facilities for community - public square, community space, new supermarket. The only drawback is that through the size of new supermarket, the range of retail provision is likely to be reduced from current levels.
	13 Ensuring that energy, water and resource requirements are managed in a sustainable way	Will it reduce the average energy use per household? Will it provide reasonable provision for renewable energy generating facilities (e.g. solar)? Does it meet appropriate BREEM, Eco Homes or other accredited environmental performance systems and criteria?	2	As in option 1, the large amount of green-roofing will have a substantial effect on energy efficiency and visual amenity. As a large proportion of the site is occupied by one building with a green roof, there is strong potential for a fairly large single on-site generating facility - e.g. wind turbines, combined heat and power.
	14 Minimal environmental harm resulting from construction of development	Will materials be sourced from environmentally managed and renewable sources? Will such sourcing meet the council's sustainable sourcing policy? Will the Institution of Civil Engineer's demolition policy (as used by the council) be met?	1	Development will be built in line with the UDP in regard to sustainable sourcing. Considerate constructor (or similar) accreditation should be required those working on the site, and monitoring practices put in place to ensure negative impacts (e.g. dust, noise, air quality) are mitigated. Green space should also be avoided for construction compound. A waste management and recycling agreement should also be sought from the contractor.
	15 Integrating planning and transport decisions to reduce the need to travel and the overall level of road traffic	Will it increase the variety of services and jobs available locally? Will there be suitable provision for access by sustainable modes of transport (i.e. adequate facilities for cyclists, pedestrians and public transport users)?	1	Extra services and facilities are provided in the southern half of the site, with many extra local jobs expected through the large supermarket in the north. As with option 1, a bus lay-by will be provided adjacent to the site and direct access from the York Hill Estate will be improved (though slightly less than option 1).
Environmental Protection	16 Establishing a safe, accessible and attractive transport network that prioritises walking, cycling and public transport	Will it reduce traffic volumes within the area? Will it encourage and increase the use of alternative (non-car) forms of travel to access services and facilities?	-1	With the nature of a large supermarket, traffic volumes are predicted to grow by 25% in the worst case. A bus lay-by is planned (as with option 1), but either increased public bus provision or a free/sponsored bus to the supermarket is needed, and could be obtained through S106 measures.
	17 Protecting and enhancing the borough's built environment	Will it reduce the number of buildings condemned or at risk? Will it maintain or increase the number of listed buildings or conservation areas? Will it improve the quality of historical or culturally-important buildings?	1	Like option 1, using the vast majority of the site means that the buildings in the worst state of repair (those to the West) are replaced with an improved urban landscape. The building on the corner of Norwood Road and York Hill should be designed with respect for the conservation area opposite.
	18 Ensuring and promoting high quality, sustainable designs	Will all new buildings and landscapes meet government good design criteria, and be energy and resource efficient?	2	Buildings will be designed in line with design guidance and will include various energy saving devices. This is likely to include the potential for a combined heat and power system (as with option 1).
	19 Protecting and enhancing the borough's natural environment	Will it maintain and enhance the landscape, public open space and views in the borough? Will it increase the total area (sq km) of useable open / green land?	1	The new public square, homezones and streetscape will provide quality open space with trees and vegetation. The large green roof, as well as the 2 smaller ones, will provide further (though private) open space
	20 Protecting and enhancing biodiversity	Will it meet or exceed Lambeth's Biodiversity Action Plan targets?	1	As with option 1, the town square and homezones, coupled with the large (and 2 smaller) green roofs / private spaces, will provide the basis for an increase in the biodiversity of the site.
	21 Ensuring provision of high quality parks and open spaces, including space for quiet recreation, sports & children's play	Will it increase the variety, amount (sq km) & accessibility to quality public parks and open space?	1	There is 1 very large and 2 smaller private rooftop open spaces in this option, along with a slightly larger publicly accessible square compared to option 1 (totalling 1,169 sq m).
	22 Minimising pollution (including air, noise and light), carbon emissions and waste products to help mitigate the environ impact of the development	Will it reduce CO2 emissions? Will it improve air quality? Does it incorporate design measures that minimise noise & light pollution (esp if mixed use scheme) and that help mitigate environmental impact e.g. street trees, porous surfaces? Does it involve measures to reduce the amount and proportion of waste recycled per local person?	1	As with option 1, removing the polluting uses and replacing these with an environment that has street trees and vegetation will improve the air and general environmental quality of the locality. Roof top green spaces will also aid this. Recycling will also be needed to aid the minimisation of waste from the site, and provision could be provided in the supermarket or car parks. Standards should also be set for businesses.

Table 5.5: Assessment of Options - Summary

	<i>Objective</i>	<i>Option 1</i>	<i>Option 2</i>	
<i>Economic Growth</i>	1	Creating and sustaining business growth and access to employment in a strong and dynamic local economy	2	2
	2	Ensuring education and training opportunities to minimise any skills gap between the local community and available jobs	1	1
	3	Encouraging the growth and in-migration of a diverse range of businesses, economic sectors and employment generating services - to minimise the risk of reliance on one economic sector	2	1
	4	Promoting a local economy that (re)uses local resources, people and services	1	2
<i>Social Progress</i>	5	Promoting a healthy community through better health care services and reduced health inequalities	1	1
	6	Promoting access for all	1	1
	7	Ensuring there are sufficient local facilities and opportunities to meet the needs of the community and the right to cultural expression	2	2
	8	Improving the provision of good quality, affordable homes	2	2
	9	Minimise the impact of the development on the community and increase its social cohesion	1	1
	10	Ensuring safe communities through reduced crime and disorder	2	1
	11	Ensuring development objectives are maintained over time - design and use considered across day and night, as well as plans made for longer term management	2	1
<i>Resource Use</i>	12	Making best use of the borough's limited land resources	2	2
	13	Ensuring that energy, water and resource requirements are managed in a sustainable way	2	2
	14	Minimal environmental harm resulting from construction of development	1	1
<i>Environmental Protection</i>	15	Integrating planning and transport decisions to reduce the need to travel and the overall level of road traffic	1	1
	16	Establishing a safe, accessible and attractive transport network that prioritises walking, cycling and public transport	0	-1
	17	Protecting and enhancing the borough's built environment	1	1
	18	Ensuring and promoting high quality, sustainable designs	2	2
	19	Protecting and enhancing the borough's natural environment	1	1
	20	Protecting and enhancing biodiversity	1	1
	21	Ensuring provision of high quality parks and open spaces, including space for quiet recreation, sports & children's play	1	1
	22	Minimising pollution (including air, noise and light), carbon emissions and waste products to help mitigate the environ impact of the development	1	1
Cumulative Total		30	27	

Outcome:

This option appraisal indicates that Option 1 is likely to result in the most sustainable development for the site. However, there are still many risks and issues associated with the sustainability of this option. The comments and recommendations made in the preceding tables should therefore be considered in light of this.

<p>Option Assessment: 2 Significant Positive Effect 1 Positive Effect 0 Neutral Effect -1 Negative Effect -2 Significant Negative Effect ? Effect Uncertain</p>
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Stage Four – Consultation and Adoption

- 5.09 In line with government guidance, English Heritage, Natural England and the Environment Agency have been consulted on the draft version of this appraisal – along with Thames Water, the Metropolitan Police Authority and Transport for London. All comments have been incorporated into this final version.

Non-Technical Summary

Scoping:

In order to assess the sustainability of the options proposed for the West Norwood MDO38 Development Brief, a comprehensive set of objectives, indicators and targets has been established for the site. These are structured around the four main aims of sustainable development; stable economic growth, social progress, natural resource use and environmental protection. They include (but are not limited to); sustaining and growing the local economy, encouraging training and local business generation, promoting healthy lifestyles, improving the provision of affordable homes, reducing crime, ensuring energy efficiency, establishing accessible public transport, promoting high quality design, minimising pollution and maintaining high quality open space. Planning and sustainability documents have also been reviewed to ensure these objectives are in line with national, regional and local policy.

Baseline:

Establishing a picture of the current situation is essential in order to make a judgement on the impact of the proposed options. This shows that currently there is; a lack of suitable jobs and training opportunities locally, few community services and little activity on site at night, a high proportion of social rented accommodation, high volumes of traffic, little quality design or public space, and poor air quality - particularly along Norwood Road. The local area is also within the 20% most deprived super output areas in the country.

Assessment of Options:

The options have been assessed in terms of their impact on the objectives established in the scoping stage and the improvement to the baseline situation. An assessment was also made as to how the proposals could be improved in terms of their sustainability.

Option 1 involves a broad mix of retail (including an anchor supermarket at the northern end of the site), employment and community space - as well as residential units and a public square. In terms of sustainability, its major strengths are encouraging a mix of businesses to promote a diverse local economy and enhancing safety through a balanced mix of uses. Its weakness is its inability in encouraging alternative transport use.

Option 2 has a much stronger focus on retail, with 2.5 times the floorspace of option 1. It also provides employment and community space, along with residential provision (though slightly less than option 1). A public square is also provided in the centre of the site. The major strength of this option is in the potential to provide employment through its large retail provision. However, the likely impact on traffic and on the use of alternative transport is a significant weakness.

In summary, with both options scored on a scale of +2 to -2 against each of the objectives, option 1 emerged the most sustainable with a score of 30. Option 2 scored 27. Based on this, option 1 is therefore likely to result in the most sustainable development for the site, though there are still risks and issues associated with this option – as identified above.

Consultation and Adoption:

This appraisal has been sent to statutory consultees, as well as forming part of a wider public and stakeholder consultation. Comments from these consultations have been incorporated into the final version.