

myatts field north



development
planning guidelines

Sustainability Appraisal

June 2006

produced on behalf of:



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Myatts Field North Development Planning Guidelines

Sustainability Appraisal

for

Tibbalds

Project N^o: 9188

June 2006

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Document History

Date	Status	WP Ref.	Prepared by	Initials	Reviewed by	Initials
22/12/05	D1	DSds9188-221205-SArepv1	D. Smith		D. Innes	
16/01/06	D2	DSds9188-160106-SArepv2	D. Smith		D. Innes	
12/05/06	D3	DSds9188-120506-SArepv3	D. Smith		D. Innes	
16/06/06	D4	DSds9188-160606-SArepv4	D. Smith		D. Innes	
21/06/06	D5	DSds9188-160606-SArepv5	D. Smith		D. Innes	

1. Introduction

- 1.1 A Sustainability Appraisal (SA) of Development Planning Guidelines (DPG) to be adopted by the London Borough of Lambeth (LB Lambeth) has been undertaken for the mixed use redevelopment of the Myatts Field North estate in the LB Lambeth.
- 1.2 The site, shown in Figure 1, is referred to as 'Myatts Field North' and the DPG is being prepared to set out development planning guidelines to assess future planning applications for the site.
- 1.3 Whilst the SA is not part of the DPG process, UK Government guidance suggests that it necessary for the SA to follow the development of the guidelines. The DPG will therefore be tested against identified 'sustainability criteria' in accordance with prevailing Government policy.
- 1.4 The purpose of this document is to describe the context to the SA of the DPG, the approach to the appraisal and then the current conditions on and around Myatts Field North (referred to as the Baseline Conditions). The DPG is then reviewed in the context of a range of selected sustainability objectives and the reported Baseline Conditions, with a series of Sustainability Objectives and recommendations proposed at the end of the appraisal.

Site description

- 1.5 The Myatts Field North site, shown in Figure 1, covers an area of approximately 4 hectares and comprises a total of 477 residential properties, of which 92 are leasehold or freehold. Of these properties, 200 were refurbished in the 1990's under the Estate Action Programme. The remainder are largely 'as-built' (including low 1970's level of insulation and energy efficiency).
- 1.6 The site is bounded to the west by Cowley Road, to the north by Cancell Road and Elliot Road, to the east by Patmos Road and to the south by Mostyn Road and Akerman Road, although the site also extends to the south-east of Akerman Road

to include an area of open space between the road and the Charles Edward Brooke C of E Secondary School.

- 1.7 Land uses within, and surrounding, the site are predominately residential but there are a number of community facilities, largely located in the northern part of the site, including Patmos Lodge, Myatts Field Health Centre, the Community Centre and a Council Housing Office. The Christchurch C of E Primary School is also located within the northern part of the site and there are small-scale mixed uses along Cromwell Road, including shops with residential dwellings above.

Historic development

- 1.8 Myatts Field North is classified as 'brownfield' land and has been developed for residential purposes since the mid to late 1800s. The current form of the redevelopment area was established following bomb damage and slum clearance in the early 1970s.

Open space and public realm

- 1.9 There are a number of public open spaces and amenity areas within the development area, as shown in Figure 3.13 of the DPG. **Mostyn Gardens**, on the western side of the site is the principal open space within the development area and covers an area of approximately 35,372 m², including playing fields. Being visually and physically isolated from existing residences, it is considered to be unsafe and of poor quality. **Hammelton Green** is an unused, overgrown space of approximately 4,537 m² lying on the corner of Akerman Road and Patmos Road. Part of the Green includes the Olive Morris Garden Playground, which is accessible from Carlton Court. The **Dan Leno Garden** is a gated landscape feature located on the northern end of Patmos Road.
- 1.10 In addition to formal public open spaces, there are two areas of Housing Amenity Space within the site, Fairburn Green and Bramah Green. Fairburn Green covers 1,822 m², has no specific role and is considered to be dominated by car parking. Bramah Green is smaller, at 858 m², but is located centrally within the development area and is well used by residents, having a greater sense of enclosure than the majority of other spaces within the development area. There are also two

areas of undefined visual Amenity Space within the site, either side of Ackerman Road on the south-eastern side of the site. Both have a number of established trees and collectively total an area of 6,237 m²

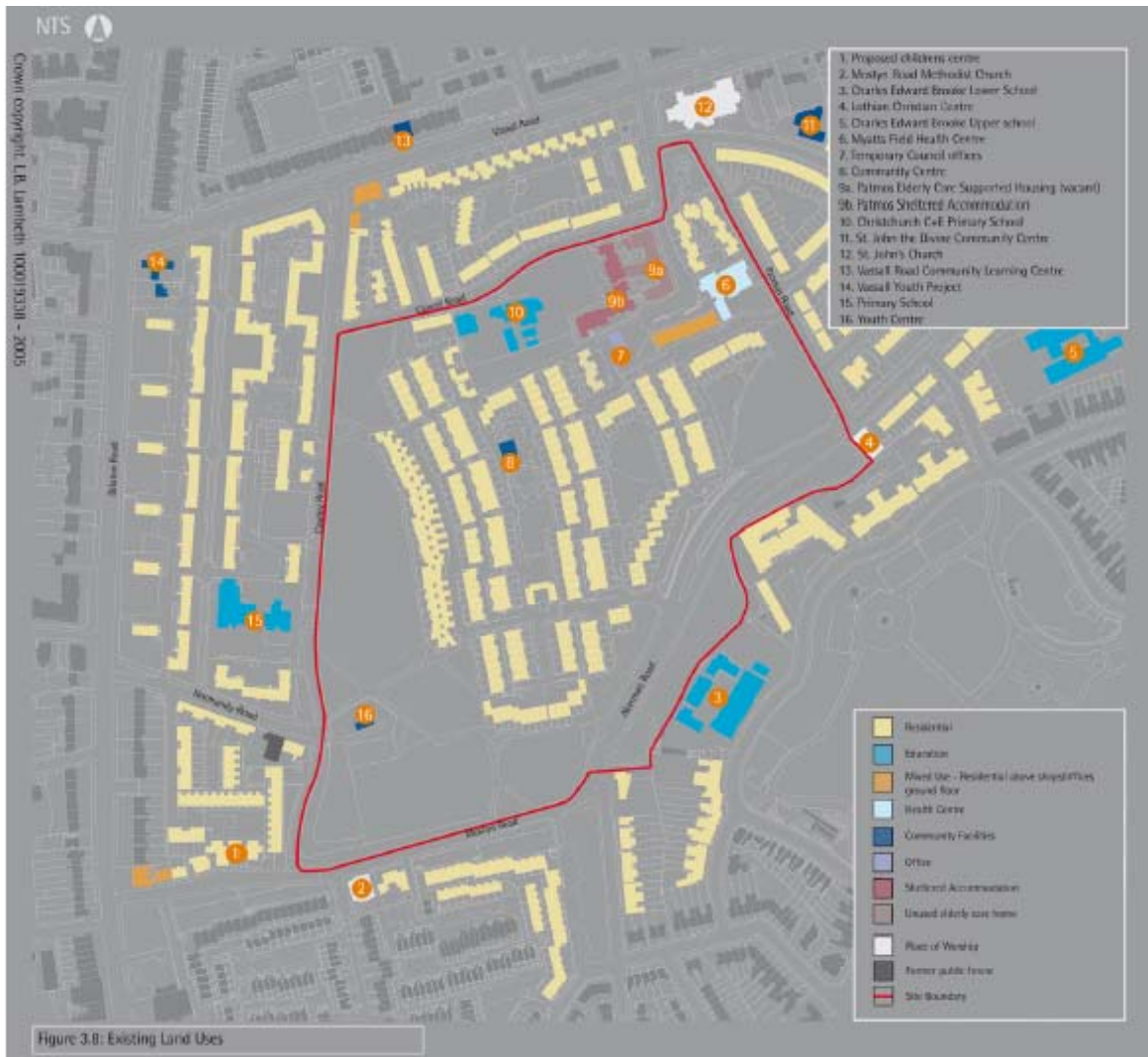
- 1.11 Under the Revised Deposit UDP (Policy 45), there is a presumption against the loss of existing open space, although with specific reference to the future development of Myatts Field North proposal MDO 48 (as a major development opportunity) the LB Lambeth has indicated that some loss may be permitted as long as it is minimised and compensated for in the quality of the remaining/replacement open space.

Surveys of the development area residents

- 1.12 The LB Lambeth commissioned a survey in 2003 to establish the nature of residents on the development area and what their prevailing housing needs were with respect to redevelopment options for the site. Key findings were that:

- Two-thirds of residents received housing benefit
- 52% of residents were economically active (an increase of approximately 22% from 1992/3)
- Almost half of residents felt unsafe after dark
- There was a general satisfaction with local facilities such as buses, health and community facilities.
- Almost two-thirds of residents would wish to remain on the development area in a new built home
- Levels of satisfaction were significantly higher among residents in properties that had been improved through the Estates Action Programme in the 1990s than amongst unimproved properties.

Figure 1:
Current site layout and boundary



2. Background to Sustainability Appraisal

- 2.1 Whilst the appraisal of development sustainability has taken place for many years in various guises, the catalyst for this SA is emerging guidance from the Office for the Deputy Prime Minister (ODPM) in the form of a Consultation Paper, *Sustainability Appraisals of Regional Spatial Strategies and Local Development Frameworks* (September 2004). The Consultation Paper suggests that the purpose of the SA is to promote sustainable development through integrating sustainability considerations into the preparation and adoption of plans, as opposed to being a separate activity.
- 2.2 Whilst the guidelines being prepared for the development of Myatts Field North cannot be adopted as a Supplementary Planning Document (SPD) at this stage, it is anticipated that the DPG will be adopted by the LB Lambeth and that the SA of the DPG should follow the same process that would be undertaken for the appraisal of SPD.
- 2.3 In the majority of cases, the SA of DPGs should draw extensively from SA undertaken for the prevailing Development Plan Document (DPD), where this has been undertaken. There are different forms of SPD and thus the approach to SA needs to be flexible, however the Consultation Paper suggests that the SA for SPD is likely to focus on a more limited range of significant effects than may be the case for the DPD, although it may be appropriate to consider these in more detail.

3. Background to the Development Planning Guidelines and the Sustainability Appraisal of Myatts Field North

3.1 The DPG process will enable the LB Lambeth to assess future planning applications for the site. Detailed information on the need for both regeneration and the development of the DPG as well as specific project objectives are provided in the 'Background' section of the DPG document. The overall objectives in preparing these DPGs is to:

- i. Identify an agreed planning framework, which will inform any future master plan for the area
- ii. Identify preferred approaches to development in relation to urban structure and layout, land use, scale, massing, building heights, housing types and tenure
- iii. Create a balanced vision in relation to the provision of community facilities and open space
- iv. Identify the relevant planning policy context by which all development proposals will be assessed
- v. Provide urban design guidance in seeking to promote best practice design
- vi. Provide best practice guidance in relation to sustainable development.

3.2 The DPG have addressed the existing land use context of the site, relevant planning policy context, and a wide range of issues associated with the future development of the site. Key issues considered by the DPG include urban design analysis, access and movement, public realm and open space.

3.3 A range of policy, both at national and local level, and other guidance documents has influenced the development of the DPG, and hence the SA process. Policy and guidance used is summarised in Table 1, with a more detailed discussion of policy, particularly at local and regional level being provided within Section 3.0 of the DPG. The DPG gives a full coverage of the relevant UDP policies and as such these are not repeated here. In appraising the DPG, this SA is intended to reflect those policies relevant to the DPG.

Table 1:
Relevant policy and guidance used in the preparation of the DPG

Policy and guidance
PPS1 Delivering Sustainable Communities (2004) promotes high quality inclusive design in the layout of new developments and individual buildings in terms of their function and impact.
PPG3 Housing (2000) seeks higher density housing, which should be about people, places and our environment.
PPG13 (2001) provides guidance on how to integrate planning and transport. This includes promoting more sustainable transport choices for people, and reducing the need to travel, especially by car.
London Plan (Spatial Development Strategy) (Adopted February 2004) provides the strategic planning framework for London for development of strategic importance
Lambeth Unitary Development Plan (August 1998) sets the context and policy for future development within the Borough. Lambeth's revised Deposit UDP was published in June 2004 and has now been examined at Public Inquiry. The Inspectors report was published in February 2006 and the proposed modifications have now been endorsed by the Council and are now on deposit. It is proposed that the Revised UDP be formally adopted by the end of 2006
Lambeth Local Development Scheme (LDS) (March 2005). This sets down the Council's policies and priorities for planning in the Borough, identifies the development plan documents (DPDs) and supplementary planning documents (SPDs) that are to be produced under the new planning system
By Design (2000) aims to promote higher standards of urban design in planning and is intended as a companion guide to the planning policy guidance notes.
Places, Streets and Movement (1998) A Companion Guide to Design Bulletin 32 (Residential Roads and Footpaths), encourages a people friendly approach to design of residential streets.
Better Places to Live by Design: A Companion Guide to PPG3 (2001) complements 'By Design' and 'Places, Streets and Movement'. It aims to promote principles of good design and its focus is on the urban design principles and approaches which underpin successful housing, not just the architectural treatment.
Secured by Design (1994) is produced by the Association of Chief Police Officers and provides advice on designing-out crime.
Guidance on Tall Buildings prepared by CABE and English Heritage (March 2003) provides advice and guidance on good practice in relation to tall buildings in the planning process and sets out criteria for evaluating tall building proposals.

- 3.4 Technical preparation of the guidelines has been supported by a programme of community consultation.

Community consultation

- 3.5 Community consultation has been an important element in the development of the DPG for the Myatts Field North site, and has been undertaken both as part of the preparation of the Private Finance Initiative (PFI) bid process and the development of the DPG.

- 3.6 One element of the consultation on the DPG was a stakeholder workshop, held at the Patmos Community Centre in November 2005, the purpose of which was to establish the key issues and priorities associated with the regeneration of Myatts Field North for a range of stakeholders.
- 3.7 Following the formal Council approval of the Draft DPG, public consultation continued, including a newsletter to summarise the guidelines, a public exhibition and further workshops in March 2006.
- 3.8 Detailed coverage of the outputs from the community consultation is provided within the DPG and Consultation Report but the key outputs are also relevant background to the SA and a summary of the main results of consultation is given in Table 2.

Objective of the SA

- 3.9 The objective of the SA is to appraise the sustainability of the DPG for Myatts Field North and to provide a series of sustainability objectives and recommendations for the future development of the site.
- 3.10 A Sustainability Appraisal Scoping report was submitted to the LB Lambeth in November 2005 to consult on the proposed content of the SA and the sustainability indicators to be used. This report is therefore based on the approach set out in the Scoping Report, later consultation with LB Lambeth regarding use of the methodology set out in the Strategic Environmental Appraisal (January 2002) and the Draft DPG.

Table 2:
Key results of the community stakeholder workshop

Community consultation
<p>Buildings and Density</p> <ul style="list-style-type: none"> • Quality of materials was important, with traditional materials generally being preferred. Homes for rent and sale should not be different in design. • Homes to have a clearly defined back and front with front doors opening onto the street. Houses and flats should be double aspect. • Gardens and/or balconies should be provided for all homes. • Flats are acceptable and family homes should be located at ground floor level. • Four storeys maximum height preferred as it relates to the scale of the existing development and does not incur management costs associated with running a lift. • Environmentally friendly, energy efficient buildings would be welcomed. • Some concern that development would be too dense. <p>Movement and Parking</p> <ul style="list-style-type: none"> • New development should be more permeable than currently, with clear, direct routes through, but not opened up too much • More frequent or additional buses are needed • Routes should be pedestrian-friendly, with wider streets if shared with cars. • Current roads are too narrow. Could create a Home Zone character within the new development. • Would like cars to be able to park close to owners' homes, but don't want to generate more rat runs or traffic from elsewhere. • Car club scheme to help overcome the problem of the lack of local shops. • Parking could be better integrated into house design. • Closure of parks at night (gated for security reasons). • Housing closer to Akerman Road in order to increase safety. • No underground car parking because perceived to be unsafe and under-utilised • Create connections along desire lines to Brixton Road and Camberwell New Road (to reach bus stops and local shops). <p>Open Space and Community</p> <ul style="list-style-type: none"> • Open space to be useable, safe and functional with clear, visible routes and to cater for everyone and not replicate current provision in the neighbourhood. • How about themed spaces, not one big park? Funding and management are important and need to be resolved very early. • Existing mature trees are important to retain, tree-lined streets would be nice. • Could link green spaces like Mostyn Gardens to Myatts Park. • Community facilities are essential and spaces need to be multifunctional. • Keep the Community Centre and Health Centre near to the park and other active uses. • Resources for older children (12+) are needed. • The shops on the estate could be redeveloped. Foxley Square fails because of lack of access.

4. Approach to the SA

4.1 As has been discussed previously, the SA will be undertaken to evaluate the DPG against a set of agreed sustainability criteria. The findings of the SA will be produced alongside public consultation on the draft DPG, following which the DPG will be finalised, taking account of the contributions during consultation, the planning policy context, urban design considerations and the SA.

4.2 Whilst general guidance on Sustainability Appraisals is available, as discussed previously, there is no standardised detailed methodology that can be utilised for this appraisal, and the ODPM Consultation Paper recognises that SAs will need to adopt a flexible approach. Planning Policy Statement 12: Local Development Frameworks suggests that 'the sustainability appraisal is commensurate with the scope of the local development document being appraised'.

4.3 Guidance on the preparation of the SA has been drawn from a range of sources including UK Government and the London Sustainable Development Commission, the latter of which was appointed by the Mayor of London in May 2002 to advise on sustainability issues in the capital. Sources referenced include:

- HM Government (2005), *Securing the Future, delivering the UK Sustainable Development strategy*
- London Sustainable Development Commission, *A Sustainable Development Framework for London*
- London Sustainable Development Commission (2004), *Making your plans sustainable: A London Guide*
- London Sustainable Development Commission (2005), *2005 report on London's Quality of life indicators.*
- London Borough of Lambeth (2004), *Unitary Development Plan (Revised Deposit Draft) incorporating the proposed modifications (2006).*

4.4 Within the LB Lambeth Revised Deposit Unitary Development Plan (UDP) there is a site-specific policy for Myatts Field North (MDO 48), which includes a series of aspirations for the development, some of which are relevant to the appraisal of sustainability:

'The Council supports the redevelopment of most of Myatts Field North Estate, part of the Cowley Road Estate, and the refurbishment of the remaining parts.

Redevelopment should create a safer series of streets and open spaces and a proper sense of enclosure along Cowley Road. Some loss of open space may be permitted provided the extent of loss is kept to a minimum, is compensated for through improvements to the quality of the remaining open space, and is supported through a community-led masterplanning exercise.

Replacement pitches should be provided as part of the redevelopment of Myatts Field North.

Redevelopment should also achieve the restoration of street frontage around Melbourne Square, (a protected London Square).

The loss of public open space should be minimised through the use of peripheral redevelopment sites.

The Council will also seek the downgrading of the dual carriageway on Akerman Road.

Redevelopment should be of a sufficient density to ensure an appropriate mix of housing type, affordability, and no loss of affordable housing. Zero energy development should be achieved on at least part of site.

Work continues in co-operation with the local community to produce proposals for the regeneration of Myatts Field North, an area of poorly designed social housing. The area has poor and unsafe through routes. The Mostyn Gardens open space is of poor quality, has never successfully worked as an open space and is extremely unsafe. Proposals are being developed to retain, through refurbishment and redevelopment, the existing social housing, and providing additional private housing in a part of the borough with the lowest concentration of such housing, helping create a more mixed and balanced community. Though there may be some loss of open space, that remaining would be better located, safer and of higher quality.'

4.5 Subsequent to the publication of the site-specific policy, the Housing Department at LB Lambeth, via the Environmental Development Team, commissioned specialist consultants to undertake an in depth assessment of the most sustainable energy efficiency approach for future development proposals for the Estate. The conclusion of this work is that greater benefits would be achieved if higher energy efficiency standards are applied across the whole of the site, as opposed to achieving zero energy on part of the site. Therefore it is proposed to focus on achieving Eco-homes 'very good' rating across the site.

4.6 Whilst the emerging Revised Deposit UDP does not provide specific guidance on the assessment of sustainability for developments within the Borough, it does include a specific section on Sustainability Performance Indicators which are intended to

assist monitoring of the plan and therefore, by association, are applicable to the consideration of elements of the Local Development Framework, such as SPD, which nest within the plan.

Appraisal objectives, indicators and the assessment matrix

4.7 Consultation with LB Lambeth has suggested that the sustainability objectives and indicators used within the SA should be the same as used in the Strategic Environmental Appraisal of Lambeth's Deposit Unitary Development Plan (January 2002), as set out in Table 3.

4.8 The proposed DPG will be evaluated against the objectives in the context of identified baseline conditions and conclusions will be drawn regarding the relative sustainability of the guidance at this stage.

Baseline information

4.9 Baseline information has been collated for a number of issues to provide a context for the SA that is specific to the site and its surrounding areas. Relevant baseline information that will be included within the SA includes:

- i. Lambeth Annual Monitoring Report (AMR) 2004/2005
- ii. Myatts Field North Study (traffic and transport), Colin Buchanan and Partners (2005)
- iii. Myatts Field North Open Space Analysis, Levitt Bernstein (2005)
- iv. Myatts Field North Mostyn Gardens - Tree Status Report, Levitt Bernstein (2005)
- v. Output from public consultation undertaken on the DPG.

4.10 In addition to above sources of baseline information, the current context of sustainability will be determined from progress reports on key sustainability indicators, both on the UK Sustainable Development Framework and those published by the London Sustainable Development Commission.

Table 3:
Objectives, indicators and targets used within the appraisal

Objective	Indicator and target
1. Ensuring safe communities with reduced crime and disorder	<ul style="list-style-type: none"> • Crime Surveys - % of new housing achieving 'Better by Design' Standards 75% 2002-2016
2. Promoting a healthy borough with better health care services, reduced health inequalities and by reducing the causes of ill health	<ul style="list-style-type: none"> • National and London Air Quality - Targets National and London Targets met
3. Making best use of the boroughs limited land resources	<ul style="list-style-type: none"> • National Land Use Survey – Reduction in the amount of derelict and vacant land by 50% by 2006.
4. Ensuring that everyone has the opportunity for a decent home and quiet enjoyment of that home and the protection of local amenity	<ul style="list-style-type: none"> • Borough Housing Returns Targets, by 2016, for overall housing completions and affordable housing completions in new UDP • Number of long term empty dwellings 40% reduction by 2016
5. Promoting access for all	<ul style="list-style-type: none"> • Access Surveys - % of major development meeting audits 80% 2002-2016
6. Integrating planning and transport decisions to reduce the need to travel, reducing reliance on the private car and the overall level of road traffic	<ul style="list-style-type: none"> • Traffic Surveys – Mayor of London' Transport Strategy Targets for traffic reduction • % of respondents who travelled to work by Public Transport, Walking and Cycling • 20% increase in use of non-car modes 2002-2016 • % of retail/leisure floorspace approved in areas of moderate or better public transport accessibility - 90% 2002-2016
7. Establishing a safe, accessible and attractive transport network, and which prioritises walking, cycling and public transport	<ul style="list-style-type: none"> • School travel surveys - % of children who walk or cycle to school 30% increase 2002-2016
8. Creating and sustaining business growth and access to employment in a strong and dynamic local economy	<ul style="list-style-type: none"> • Floorspace in Employment Use in Key Industrial and Business Areas No net loss 2002-2016
9. Ensuring Lambeth residents are given the best opportunities to gain the education, skills and training to enable them to compete for the best jobs in Lambeth and the wider London economy	<ul style="list-style-type: none"> • Training and access to employment measures secured through planning obligations • Projects benefiting 1,000 local residents 2002-2016
10. Promoting the vitality and competitiveness of the Borough' Town Centres and District Centres	<ul style="list-style-type: none"> • Town Centre Health Checks 20% reduction in vacant floorspace in cores of town and district centres 2002-2016
11. Ensuring that there are sufficient local facilities and opportunities to meet the needs of the community and the right to cultural expression	<ul style="list-style-type: none"> • No net loss of floorspace in D2 • Community Facilities Use 2002-2016
12. Protecting and enhancing the Boroughs built environment and promoting the highest quality and more sustainable designs	<ul style="list-style-type: none"> • Number of buildings independently commended. Year on Year increases • 75% of major developments meet sustainable construction criteria
13. Protecting and enhancing the Boroughs natural environment	<ul style="list-style-type: none"> • No loss of land of Metropolitan or Borough nature conservation importance
14. Protecting and enhancing biodiversity	<ul style="list-style-type: none"> • Biodiversity Action Plan Monitoring Target of biodiversity action plan
15. Ensuring that Lambeth' parks and open spaces are of the highest quality and are places for quiet recreation, and that sporting, recreational and children' play needs are met	<ul style="list-style-type: none"> • Lambeth Customer Panel Surveys Residents stating that their nearest park is of good or very good quality 30% increase 2002-2016
16. Ensuring that Lambeth deals with its energy, water and resource requirements in a sustainable manner, minimising pollution and treating waste products as a resource	<ul style="list-style-type: none"> • No net loss 2002-2016 in Waste management/manufacturing areas • Recycling rates • National and London Waste Strategy Targets.

Analysis of the appraisal matrix

- 4.11 The analysis of the SA will consider each of the objectives used within the appraisal and, where necessary, will explain why conclusions have been drawn, what factors were relevant to these conclusions and the ranking given to the respective options. The appraisal of each of the objectives is illustrated using the system included within the Strategic Environmental Appraisal of Lambeth's Deposit Unitary Development Plan, as shown in Table 4, below.

Table 4:
Grading system used within the appraisal

Grade	Description
Negative effect	Moving away from Sustainable Development Objectives
Neutral	No clear effect
Uncertain	Impact or sustainability unclear
Some improvement	Positive shift in behaviour
Positive effect	Lays the basis for Sustainable Development

- 4.12 Where quantification can be provided compared to a stated target for an objective (e.g. percentage of affordable housing achieved) this will be included within the appraisal, although for many objectives this will not be feasible due to the absence of specific details regarding the development proposals inherent within the DPG.
- 4.13 The findings of the SA will be reported alongside the DPG, with recommendations for measures or principles that should be incorporated into the future development of Myatts Field North in order to ensure that best practice is achieved on the site in relation to sustainable development.

5.0 Baseline information

5.1 An overview of the site and its surrounding area in the current context is provided within Section 1.0. This section of the SA presents a summary of the baseline information relevant to the objectives set out in Table 3. More detailed consideration of baseline conditions is provided within Appendix 1. For ease of comparison later in the assessment, baseline information is presented in the same order as the objectives.

5.2 Baseline information has been sought at two geographical levels, where available. Information has been sought at Borough level for Lambeth and, to provide a basis for comparison and context, also at London-wide level. Summarised baseline conditions for each of the objective areas is given below.

- i. Crime* - the total number of reported crimes in Lambeth (2004-2005) and the rest of London is reducing. Certain crimes (violence against the person, rape and robbery) are however increasing within Lambeth and London as a whole.
- ii. Promoting a health Borough with better healthcare services, reduced health inequalities and reducing the causes of ill health* - local air quality is a relevant indicator for this objective. The site is not within any Air Quality Management Areas and hence concentrations of pollutants have been predicted to be below the National Air Quality Strategy Objectives. With respect to healthcare provision, within the existing Myatts Field North site there is a Health Centre and Pharmacy.
- iii. Making the best use of the Boroughs' limited land resources* - 100% of new dwellings will be constructed on brownfield land within the Borough. The density of new dwellings constructed within London is increasing. LB Lambeth targets in the Revised Deposit Draft UDP are to increase the density of new housing developments within the Borough.
- iv. Ensuring that everyone has the opportunity for a decent home, quiet enjoyment of that home and the protection of local amenity* - existing housing completion rates within the Borough are below annual targets but the proportion of 'decent homes' within Lambeth is increasing.

-
- v. **Promoting access for all** - there is no specific relevant baseline data but the site currently has a number of level changes, multi-level uses and suffers from a lack of connectivity.
- vi. **Transport (including objectives 7 and 8)** - vehicular access to the site at present is difficult, which leads to a perception of isolation from the surrounding areas. Proportional car ownership is low within the ward and correspondingly the modal split for all journeys shows a higher proportion of bus journeys than car journeys. Access to public transport from Myatts Field North is relatively good at present, including bus, underground and main line services.
- vii. **Creating sustainable business growth and access to employment in a dynamic local economy** - the Lambeth economy has a high business start-up rate and the business survival rate within London has been shown to be increasing, although it is below that of the rest of the UK. There are few businesses within the site area but those that are present currently suffer due to poor location.
- viii. **Ensuring Lambeth residents are given the best opportunities to gain the education, skills and training to enable them to compete for the best jobs in Lambeth and the wider London economy** - there is good provision of schools and nurseries on, and in the vicinity of the site. Within London as a whole, the availability of childcare places is increasing and while the quality of primary education has stayed relatively static, the number of secondary pupils achieving grades A* to C has increased. The proportional increase within Inner London schools has been higher than those in outer London.
- ix. **Promoting the viability and competitiveness of the Borough' Town Centres and District Centres** - three of Lambeth's centres have below national average vacancy rates for commercial premises (Brixton, Clapham and Stockwell) and three had above national average vacancy rates (Streatham, Lower Marsh/Waterloo and West Norwood).
- x. **Ensuring that there are sufficient local facilities and opportunities to meet the needs of the community and the right to cultural expression** - community facilities are considered by existing residents of Myatts Field North to be essential and spaces need to be multifunctional. Residents are keen to keep the Community Centre and Health Centre near to the park and other

active uses and emphasised that resources for older children (12+) are needed. Feedback given suggests that facilities can fail because of lack of access.

- xi. Protecting and enhancing the Borough' built environment and promoting the highest quality and more sustainable design* - there is no specific baseline information available with respect to this Objective., except to say that current buildings on the Estate do not meet current standards of quality or design
- xii. Ecology and ecological footprint* - there are no nationally or locally designated nature conservation sites on, or in the vicinity of Myatts Field North but the open space within the site has the potential for ecological interest. There are a number of trees within the site, mainly within the existing open spaces.
- xiii. Ensuring that Lambeth' parks and open spaces are of the highest quality and are places for quiet recreation, and that sporting, recreational and children's play needs are met* - open space provision within the Borough equates to an average of 1.54 hectares per 1000 population and includes the range of open space types outlined in PPG17, with wide variety of sizes and quality. The Council has set an objective to resist the loss of any open space within the Borough and, where possible, provide new open space.
- xiv. Ensuring that Lambeth deals with its energy and resource requirements in a sustainable manner, minimising pollution and treating waste products as a resource* - The existing development includes inefficient district heating system and poor quality building fabric which is both expensive to maintain and has low energy efficiency. Greenhouse gas emissions within the UK have shown relatively stable trends but the carbon efficiency of economic output is predicted to increase by 28% in London due to improvements in resource use and energy efficiency. Domestic energy consumption has increased since the 1970s but only approximately 3% of the UK's electricity was generated by renewable sources in 2004. Domestic waste production and recycling in Lambeth has shown a fluctuating trend, with the best performance (i.e. lowest waste production with the highest recycling rates) in recent years being in 2003. There are no significant watercourses on, or close to the site.

6.0 Sustainability appraisal of the DPG

Summary of the DPG scheme to be subject to SA

6.1 It is important to note that the DPG does not constitute, and is not intended to be, a masterplan for the site. The intention of the DPG, and the development layouts therein is to promote a series of objectives and planning principles for the site. The final masterplan may differ from the plans provided within the DPG but it will need to accord with the principles set out in the DPG.

6.2 Key principles of the DPG that have been used as a the basis for the SA are set out below:

- There are 477 dwellings on the site at present, and assumptions considering the density of development on the site suggest that there will be 305 dwellings demolished, which are unimproved and in poor condition, and approximately 500 new dwellings created to prevailing standards, thus a net increase of approximately 200 units. This would increase the net housing units per hectare.
- Improve vehicular and pedestrian connectivity of the development area and the surroundings. New connection points would be provided into and through the area and most of the roads are proposed as Home Zones or similarly calmed. Clarification of east/west connections is considered to be of high importance
- The development should seek to improve safety in the area by delivering homes that overlook public spaces (including the new central park and roads), protecting private spaces and providing clear views with minimal hidden corners
- The new central park must link into the pedestrian and cycle routes and convey a sense of safety and protection in order to encourage its use. A variety of user groups should be provided for in the central park
- The area should have a recognisable character and identity, working with existing buildings to be retained, along with the wider context
- It is accepted that any new development will meet prevailing building standards and energy efficiency, as set out in prevailing regulations and guidance.

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- 6.3 The SA is undertaken in relation to the objectives in Table 5, explaining the perceived performance of each of the DPG in relation to each of the objectives.

Ensuring safe communities with reduced crime and disorder

- 6.4 Development layouts have the potential to influence levels of crime, particularly burglary, car crime and physical attack, in terms of the degree to which spaces are overlooked, the frequency with which areas of a development are used and the ease with which 'would-be' criminals can hide, congregate and disperse.

- 6.5 The DPG sets a strong framework of overlooked, connected direct routes for the future layout and urban design of the site to assist with the minimisation of street crime and reduction in the fear of such crime. It is therefore considered that the DPG represents a 'positive' influence with respect to this objective.

Promoting a healthy Borough with better healthcare services, reduced health inequalities and by reducing the causes of ill-health

- 6.6 The DPG does not include specific provision for new healthcare facilities within Myatts Field North, but suggests that it may be beneficial to relocate and extend the current Estate facility on another location within the area. The existing pharmacy is considered to be operating well but the eventual development proposals may enable the relocation and reprovision of the Health Centre on the site to a higher standard than at present. This is considered to represent 'some improvement'.

- 6.7 Local air quality is a relevant indicator with respect to this objective, and based on the level of detail available from the DPG. Additional residential dwellings on the site will mean that the total number of cars on the development area will increase, and it is considered at this stage that there will be proportional increase in the emission of associated airborne pollutants. The scale of this increase is however minor when compared to the traffic flows on the surrounding highway network and hence, the potential for this additional potential traffic flow to adversely affect local air quality is considered to be low. With respect to the relevant indicator and target, it is not considered likely that the DPG would lead to an increase in

emissions of a scale that would result in National or Regional air quality targets being exceeded, and hence the DPG would represent a 'neutral' influence.

Making the best use of the Borough's limited land resources

Development of brownfield land

- 6.8 The focus of this objective is the amount of new dwellings and/or development constructed on previously developed land. The whole of the Myatts Field North site is previously developed and therefore in providing additional new development on the site, the DPG is considered to represent a 'positive' influence with respect to this objective.

Dwelling density

- 6.9 This objective considers the amount of residential dwellings that will be provided for a given area (e.g. per hectare), which is a guide to the efficiency of land use. The DPG include an assumption that there will be an increase in dwelling density on the site per hectare. This increase in density would maintain the density of development on the site above the 2004 average for London (59%), and as such would be considered to be a more efficient use of land. This is assessed as being of 'positive' influence in the context of the SA.

Ensuring that everyone has the opportunity for a decent home and quiet enjoyment of that home and protection of local amenity

- 6.10 This objective focusses on the number of homes below the decent homes standard and the DPG sets an objective for all new homes on the development area to be above this standard. The latest available figures for 'decent homes' within London was approximately 64% (2001) and in this light, the DPG is considered to represent a 'positive' influence.

Environmental noise levels

- 6.11 Baseline noise levels have not been surveyed as part of the SA but the character of noise on, and in the vicinity of, Myatts Field North will be characteristic of typical urban sites, with background noise being predominantly influenced by road traffic. It is unlikely that the nature of development outlined for the site within the DPG

will result in land uses that represent significant sources of noise, either in terms of their absolute levels or in terms of the characteristics of the noise being substantially different to the prevailing background sources. There will be affects associated with construction noise, predominantly affecting nearby residential properties and sensitive land uses such as schools but in the context of an SA, this source of noise will be intermittent and over a limited time span. The influence of the DPG with respect to environmental noise levels is therefore considered to be 'neutral'.

Promoting access for all

- 6.12 Access issues within the DPG has been considered in terms of disabled accessibility to buildings and within the public realm. The DPG states that all homes within Myatts Field North should be wheelchair accessible in line with Part M of the Building Regulations. The mix and floor area of all units should be in accordance with Lambeth and GLA standards (SPG 4: Internal layout and Room Sizes). The target proportion of wheelchair accessible housing is 10% of all dwelling units. The DPG will also seek to improve accessibility to stairwells and doorways for the new-build development. This element of the DPG is therefore considered to be a 'positive' effect.

Integrating planning and transport decisions to reduce the need to travel , reducing reliance on the private car and the overall level of road traffic

- 6.13 In the absence of evidence to the contrary, it has been assumed that the proportion of car ownership for the future development will be comparable to that reported by the Colin Buchanan and Associates development area survey (January 2005) and on this basis, with an increase in the number of dwellings on the development area resulting from the DPG, that there will be a proportional increase in the level of car ownership. Whilst this is likely to result in an increase in local traffic flows at certain times, the scale of this change in the context of background flows is not considered to be significant. On this basis, the guidelines will result in a 'neutral' influence with respect to traffic volumes.

Establishing a safe, accessible and attractive transport network, which prioritises walking, cycling and public transport

How children get to school

- 6.14 The way that children from the future Myatts Field North development get to school will be influenced predominantly by parental preferences, the location of the school in relation to where children live and whether the school has any initiatives to assist access (e.g. 'walking buses'). Appraisal of this objective has therefore been based on the potential for children to be taken to/get to school by means other than private cars.
- 6.15 The access and movement guidelines of the DPG do however seek to create better east-west links across the site and substantially improve the pedestrian environment by slowing down traffic (creating Home Zones) and improving the feeling of pedestrian safety and security by ensuring that routes are lit and overlooked. These elements of the DPG are likely to have a beneficial effect on the propensity of children from the site, and surrounding areas, to access schools on foot as opposed to by car and, as such, the DPG is considered to be a 'positive' influence in this respect.

Use of public transport/accessibility to public transport

- 6.16 The DPG 'access and movement guidelines', described within the DPG, encourage the provision of accessible public transport throughout the area. The creation of a network of 'safe' direct pedestrian routes within the development area will assist in enabling increased access to public transport. On the basis of the information provided within the DPG, the influence on public transport is considered to be 'positive'.

Walking and cycling

- 6.17 As discussed previously with respect to children's travel to school, the DPG 'access and movement guidelines' place substantial emphasis on improvement of the pedestrian environment on the site, thus increasing the potential for residents of the development area to use this mode of transport and for residents and users of surrounding areas to cross the site on foot. The DPG also encourages the use of

cycle parking. The DPG are therefore considered to represent a 'positive' influence in this respect.

Road accidents: number of people killed or seriously injured

- 6.18 The DPG includes key aspirations for the creation of Home Zones within the site and pedestrian-friendly streets. Although there are no specific accident data for the development area with which to compare, it is considered likely that the urban design principles advocated within the DPG will have a 'positive' influence on the potential for road accidents on the development area.

Creating and sustaining business growth and access to employment in a strong and dynamic local economy

Employment

- 6.19 Whilst the operational phase of the development would not be expected to have a significant effect on this objective, the DPG does seek to maintain and improve on the existing neighbourhood centre within Myatts Field North (potentially through the reorientation of shops such that these are more accessible) and there will be substantial requirements for employment during the construction phase associated with the DPG. The DPG is therefore considered to represent 'some improvement' with respect to this objective.

Economic output

- 6.20 Economic output is considered within the SA in terms of business survival, which for London is shown to be an improving trend. The DPG will result in an increase in the population of the development area and thus there will be increased potential patronage for local businesses and a corresponding beneficial effect on business survival. The DPG do not include provision for commercial development and hence there is not likely to be an adverse effect on existing local businesses via increased competition. On this basis the DPG is considered to represent 'some improvement' with respect to economic output.

Ensuring Lambeth residents are given the best opportunities to gain the education, skills and training to enable them to compete for the best jobs in Lambeth or the wider London economy

- 6.21 At the level of detail appropriate to the DPG, it is not possible to consider the potential influence of the future development on childcare or the quality of primary, secondary or further education. On this basis, the DPG are appraised as being of 'neutral' influence in this respect.

Promoting the vitality and competitiveness of the Borough Town Centres and District Centres

- 6.22 Whilst the DPG promotes an increase in the total number of people living within Myatts Field North, the potential effect (beneficial or otherwise) that these additional residents have on this objective is considered to be 'uncertain' at this stage. Depending on the retail preferences of the additional residents on the site, the DPG has the potential to represent a positive influence.

Ensuring that there are sufficient local facilities and opportunities to meet the needs of the community and the right to cultural expression

- 6.23 The DPG includes provision for the replacement of the existing community facility located on Bramah Green. The new facility will need to be carefully located such that it is convenient for residents without resulting in adverse effects associated with noise and disturbance (these being minor issues associated with the existing facility). As a minimum, at least the current floor space and activities should be provided and should ideally be extended to meet wider community needs and aspirations. The performance of the DPG with respect to this objective is to show 'some improvement' over the current situation. This also applies to Foxley Square/Cromwell Road local centre/shops.

Protecting and enhancing the Borough's built environment and promoting the highest quality and more sustainable designs

- 6.24 The DPG promotes three key principles with respect to sustainable design:

- promotion of best practice in relation to construction methods, reduction in energy demand and promotion of energy efficiency
- Achieving Eco-homes 'Very Good' standard across all the residential development on the site.

6.25 Reference should be made to Section 4.0 of the DPG for a more detailed description of the measures to be considered in the development of the site. On the basis that the recommendations within the DPG are implemented into the design of the proposed development, and the fact that the DPG makes a clear commitment to the residential units within the development achieving the aforementioned Ecohomes standard, the DPG is considered to represent a 'positive' influence with respect to this objective.

6.26 The key stated principles and objectives of the DPG are to deliver a better living environment on Myatts Field North through approaches including improving permeability, reducing traffic speeds, improving security and the perception of crime, enhanced streetscapes through high quality urban and architectural design and multifunctional public open spaces that facilitate integrated use by a variety of sectors of the local community. The DPG also aims to bring back into use parts of the development area that are currently disused or poorly used and the collective result of the implementation of the guidelines, as set out in the DPG is envisaged to be a substantially higher level of neighbourhood satisfaction.

6.27 The DPG emphasises that there should be no architectural distinction between housing tenures and hence there will be a consistent visual and design quality across all dwellings on the site. Homes will be constructed to Ecohomes 'Very Good' standards which will ensure a high standard of sustainable design for the new dwellings within the site. Until the detailed design is developed there is uncertainty regarding the specifics of design and therefore at this stage, the DPG is considered to present 'positive'. As the design process progresses and becomes more detailed, it is likely that the positive influence of the scheme in this respect will increase.

Protecting and enhancing the Borough's natural environment

- 6.28 The DPG proposals will have no effect on land that is of Metropolitan or Borough nature conservation importance and are therefore considered to be of 'neutral' influence at this stage. Development of proposals for the site will however present potential for improvement of the natural environment on the site through the habitats created.

Protecting and enhancing biodiversity***Ecological footprint of development***

- 6.29 Ecological footprinting is an increasingly used technique for assessing the sustainability of development and can be implemented at a variety of scales, from the ecological footprint of whole nations down to the footprint of a specific site or process. At the DPG level of detail, there are a large number of unknown variables that will be influential in the ecological footprint of the Myatts Field North site, including the outlook and philosophy of residents with respect to factors such as specific resource use and waste management. Consideration of the potential influence of the DPG with respect to the ecological footprint of the site is therefore limited to the principles set out within the DPG.
- 6.30 Comparison with this objective is not intended to be a complete assessment of ecological footprint, as this could form a detailed assessment in its own right, but rather to compare the DPG with the principles of ecological footprints in the context of the level of detail on the site available at the DPG stage.
- 6.31 The overall ecological footprint of the site incorporates some of the other elements of the SA:
- i. Intensity of land use* - the DPG seeks to increase the density of development on the site, thus increasing the efficiency of land use and potentially reducing the requirement for additional development on land elsewhere
 - ii. Resource use* - Taken on a pro-rata basis and making no allowance for the performance of materials or design within the proposed development, it is likely

that the development following the DPG would result in an increase in resource use

- iii. *Sustainable transport* - the DPG promotes principles that will support the use of modes of transport other than private cars, particularly for local journeys and particularly on foot
- iv. *Use of/production of renewable energy* - the DPG emphasises the need to ensure consistency with existing and emerging policies at the national, regional and local levels and as such would seek to meet the aspirations of the Energy Strategy of the London Plan, one element of which is the use of or production of a proportion of the site's energy demand via renewable sources
- v. *Waste production and management* - as for resource use, this is taken on a pro-rata basis and hence would be likely to increase as a result of the DPG
- vi. *Trees as carbon-sinks* - the DPG is likely to result in the loss of a number of existing trees, some of which are mature, although may be in a poor condition. Via photosynthesis, these trees have the potential to absorb CO₂, and unmitigated, the net loss of trees on the site would have an adverse effect on the potential CO₂ emissions that are absorbed. There would however be a significant number of new trees planted as part of the DPG proposals.
- vii. *Biodiversity* - At the present time, in advance of specific ecological surveys, it is not possible to determine the specific value of areas of the site that may be subject to change as a result of the DPG proposals. Development of areas such as Hammelton Green may have positive or adverse ecological impacts because ecological interest may have developed in this area due to its lack of use. Overall there will be no net loss in the area of open space as a result of the DPG proposals.

6.32 On the basis of the above factors, it is considered that, at present, the DPG represents a 'neutral' influence with respect to its ecological footprint, with some elements being negative and others positive. The development of detailed elements of the scheme, including the layout of green spaces and species used within the landscaping proposals will offer the potential to improve the potential of the site for biodiversity.

Ensuring that Lambeth' parks and open spaces are of the highest quality and are places for quiet recreation, and that sporting, recreational and children's play needs are met

- 6.33 The results of community consultation has clearly identified the importance of the existing park, open space and public realm within Myatts Field North. The DPG affords significant emphasis to the provision of high quality open space and public realm and whilst the scale of additional residential development will not require an increase the total area of space provided, the guidelines propose a substantial increase in the quality and activities within the spaces in accordance with local requirements.
- 6.34 The DPG includes reprovision of a range of open spaces, including variety in character, scale and function such that these spaces can be attractive to different sectors of the local community. There will be a replacement park, with new football pitch/changing facilities, three children's play spaces to National Playing Fields Association standards and improvements to squares, gardens and streetscapes. Green links will also be provided to link spaces within, and adjacent to the site. The DPG is therefore considered to present a 'positive' influence in this respect.

Ensuring that Lambeth deals with its energy, water and resource requirements in a sustainable manner, minimising pollution and treating waste products as a resource

- 6.35 Many of the elements that would influence this objective are considered at later stages in the development process and thus are not considered in detail within the DPG. Some of the principles of resource use have however formed part of the DPG and will influence the way that the site is developed in these respects.

Uptake of the Mayors Green Procurement Code and use of sustainable materials

- 6.36 The aspirations for the quality of the future built development on Myatts Field North (as set out in the 'land use guidelines' of the DPG) reflect an emphasis on high quality architectural design and the need for compliance with prevailing best

practice. Whilst the DPG does not make specific reference to green procurement, this would be expected to assist delivery of the guidelines and hence the DPG should result in further uptake of the Mayors Green Procurement Code.

CO₂ emissions by the end user

- 6.37 The potential effects of the DPG with respect greenhouse gases are based on carbon dioxide (CO₂) emissions for domestic and travel purposes. In reality the CO₂ emissions from both of these sources will be influenced significantly by factors that will be determined later in the development of the proposals, such as the energy efficiency of the buildings or elements that will be specifically related to the people using the development, such as the mix of diesel and petrol vehicles.
- 6.38 With these variables in mind, the assessment of the greenhouse gas indicator for this stage of the SA assumes that each of the future residential units will have a higher energy efficiency than existing and hence, due to the replacement of a large number of existing properties with new properties, the proportional effect of the site on carbon dioxide emissions would either be 'neutral' or 'positive'.
- 6.39 The potential for vehicle-generated CO₂ emissions has been based on an assumption that the proportion of car ownership of new residents on the development area would be comparable to that at present (approximately 43%). On this basis, and with an increase in the number of residents on the development area, it is likely that there will be a proportional increase in the number of vehicles using the development area, and a corresponding increase in vehicle-related CO₂ emissions. This potential increase in emissions may however be partially mitigated by an increase in the modal split for alternatives to car travel facilitated by the some of the key principles of the 'access and movement strategy' in the DPG, and the guidelines for reducing the fear of crime through high quality urban design on the site.
- 6.40 Taking these factors into account, it is considered that DPG would, overall, be likely to have a 'negative' influence on greenhouse gas emissions associated with end users of the site, although in view of the scale of the site this is not likely to be of a substantial magnitude. This conclusion reflects the fact that, at this level of development detail, the DPG constitutes an intensification of land use.

Likely domestic material and water consumption

- 6.41 The extent to which the future uses on the site will affect the objective will, in reality, be dependant to a substantial degree on the lifestyle and outlook of future residents of the site, and on the design of the dwellings within the completed development. It is not practical to make a specific assessment of this objective at the level of detail provided by the DPG and therefore it is assumed that the levels of consumption would be comparable with those elsewhere in London. In view of the fact that there will be an increase in the number of residents on the future site, it follows that domestic consumption related to the site is also likely to increase and hence the DPG is considered to be a 'negative' influence in this respect.

Local environmental quality - flooding

- 6.42 The site lies partially within the Environment Agency indicative floodplain for the River Thames, although the EA mapping makes reference to the fact that this part of London benefits from flood defences. Whilst the DPG makes no specific reference to the proposed management of surface water on the site, the guidelines for open space and public realm seek to retain a comparable quantum of public open space with permeable surfaces as at present, although there is a slight reduction shown as a result of development. At this level of detail, this is considered to represent a 'neutral to negative' influence with respect for the potential to increase flooding, on the basis that there is a slight reduction in impermeable surface on the site.

Renewable energy consumption per unit per annum

- 6.43 Consideration of the potential rate of renewable energy consumption by residences on the development area is beyond the scope of the DPG although, it is likely that in complying with prevailing policy and good practice (as emphasised within the DPG), the future development of the site would be conducive to the use of renewable energy. At the present time however, the influence of the DPG on this objective is considered to be 'neutral'.

Waste

- 6.44 The likely household waste arisings associated with the DPG are likely to be directly linked to domestic material use and hence performance against this objective will,

in reality, be very closely linked to the lifestyle and outlook of future residents. Based upon available information, and ahead of specific details about the ways that waste will be managed on the site (e.g. biomass, recycling facilities, composting etc.), the DPG proposals will result in an increase in the number of residents on the site and this is likely to result in an increase in the total amount of waste produced. The amount of waste produced per household is likely to be comparable to other areas in the Borough, which demonstrated an increase in 2004 compared to the previous year. On this basis, the DPG proposals are likely to be a 'negative' influence.

- 6.45 Whilst on the whole, the level of waste arisings and recycling within the site is likely to be broadly consistent with the respective rates for the Borough as a whole, it is considered that height of dwellings may have a bearing on the propensity of residents to recycle materials. Although a generalisation, it is considered that rates of recycling may be lower in taller buildings (i.e. those living in a two storey house with a separate recycling bin may be more likely to recycle or compost than those living in the fifth storey of a block who need to store recyclable materials within their property until a weekly/fortnightly collection). Taking this factor aside, and assuming that the development pursuant to the DPG follows the general trend in LB Lambeth for increased recycling, the DPG is considered to be a 'neutral' influence in this respect.
- 6.46 There are many variables that could influence the efficiency of construction waste production, most of which will be determined by the detailed design, construction/demolition techniques adopted and prevailing good practice. Current trends are for an increase in the proportion of construction waste that is recycled and on the basis that these trends would be maintained through the development of the site, the DPG are considered to have potential to present a 'positive' influence for this factor.
- 6.47 There is a wide range of factors within this objective and on balance, at the DPG stage in the development of proposals for the site, the effect of the guidelines with respect to these elements is considered to be 'uncertain'.

Summary of the SA with respect to the DPG objectives

6.48 The SA has been undertaken by reviewing the DPG in a holistic manner against a range of objectives, as identified in the LB Lambeth Strategic Environmental Appraisal of Lambeth's Deposit Unitary Development Plan (January 2002). It is however also relevant to consider the overall influence of the DPG objectives with respect to sustainability, and a summary is present as Table 6 accordingly.

Table 5:
SA appraisal matrix

Objective	Predicted impact of the DPG					Quantification/Comment	Text paragraph reference
	Positive effect	Some improvement	Uncertain	Neutral	Negative		
1. Ensuring safe communities with reduced crime and disorder						DPG on the design and layout of the new dwellings and public spaces will serve to minimise certain crimes	6.4 to 6.5
2. Promoting a healthy Borough with better health care services, reduced health inequalities and by reducing the causes of ill health						There are no new healthcare facilities proposed within the DPG, although the development proposals may allow relocation of, and improvement to, the existing Health Centre.	6.6 to 6.7
						There will be an increase in atmospheric emissions associated with traffic, in common with the majority of developments with an increase in density but this is not considered to be of a scale that would lead to National or Regional air quality objectives being exceeded	
3. Making best use of the Borough's limited land resources						All development will be on previously developed land and will result in a higher density of development on the site area	6.8 to 6.9
4. Ensuring that everyone has the opportunity for a decent home and quiet enjoyment of that home and the protection of local amenity						All new homes will meet the Decent Homes Standard but the ability of the DPG to deliver quiet enjoyment and the protection of local amenity is uncertain at the current level of detail	6.10 to 6.11
5. Promoting access for all						The DPG will improve disabled access	6.12
6. Integrating planning and transport decisions to reduce the need to travel, reducing reliance on the private car and the overall level of road traffic						There are few overlaps between this objective and the DPG but the guidelines and intensification of development on the site will result in a minor increase in the numbers of cars on the site, when compared to the traffic flows on the surrounding road network. It is likely that any adverse effects on local traffic flows can be addressed through traffic management as the development progresses	6.13
7. Establishing a safe, accessible and attractive transport network, and which prioritises walking, cycling and public transport						Significant emphasis is placed on the improvement of the non-car environment within the design elements of the DPG	6.14 to 6.18
8. Creating and sustaining business growth and access to employment in a strong and dynamic local economy						The focus of the DPG is on residential/mixed use development and hence it has limited potential to influence business growth. There will be no net loss.	6.19 to 6.20
9. Ensuring Lambeth residents are given the best opportunities to gain the education, skills and training to enable them to compete for the best jobs in Lambeth and the wider London economy						As above, there is only a minor focus on education within the DPG, and hence limited potential to influence this objective	6.21
10. Promoting the vitality and competitiveness of the Borough' Town Centres and District Centres						The DPG will not have a direct effect on Town or District Centres but additional population may have the potential to be influential	6.22
11. Ensuring that there are sufficient local facilities and opportunities to meet the needs of the community and the right to cultural expression						There will be no net reduction in community facilities on the site and the DPG presents potential for improvement in the facilities provided	6.23
12. Protecting and enhancing the boroughs built environment and promoting the highest quality and more sustainable designs						The principles of the DPG are for a high quality built environment, using sustainable design and construction but at this stage in the development process, these elements are uncertain. The development proposals will be replacing old housing stock and will need to comply with prevailing Building Regulations and Borough Policy	6.24 to 6.27
13. Protecting and enhancing the Boroughs natural environment						There will be no loss of land that is of Borough or Metropolitan biodiversity importance	6.28
14. Protecting and enhancing biodiversity						There will be some losses and some gains with respect to biodiversity	6.29 to 6.32
15. Ensuring that Lambeth' parks and open spaces are of the highest quality and are places for quiet recreation, and that sporting, recreational and children' play needs are met						Provision of high quality open space and public realm is an important element of the DPG, with proposals seeking to include a wide range of community groups	6.33 to 6.34
16. Ensuring that Lambeth deals with its energy, water and resource requirements in a sustainable manner, minimising pollution and treating waste products as a resource						The increase in population will increase resource use, and hence be a negative influence but there is significant potential within the detailed design of the proposals to minimise resource use and facilitate elements such as recycling of waste.	6.35 to 6.47

Table 6:
Summary of the DPG objectives

DPG Objective	Comment	Overall influence of the DPG with respect to sustainability
Access and movement	These guidelines seek to optimise pedestrian and cycle permeability, access to public transport and use high quality urban design to increase the attractiveness of these options	Positive
Land use	Guidelines for land use involve replacement of any existing facilities lost, reorganisation of the site to optimise land use and increasing support for local services and land uses through the increase in population	Some improvement
Open space and public realm	Guidelines ensure no net loss of open space, high quality open space for a range of community uses, retention of high quality trees and groups of trees. The provision of open space within the site will offer potential for increased biodiversity	Some improvement
Scale, density and character	Guidelines with respect to scale have reflected feedback from public consultation. The height of development will be generally in accordance with the existing development and the increase in density will make better use of the land resource and provide a higher critical mass of population to assist in support of local services. The urban design principles will respond to the character of the surrounding area.	Positive
Urban design	Guidelines for urban design will assist in fulfilling sustainability objectives relating to travel patterns, community safety, provision of community facilities and the functionality of public open space	Some improvement
Sustainability	Stated DPG principles will support and provide a basis for more detailed integration of sustainable construction techniques and technology as the design of the site progresses	Some improvement

7. Recommendations and sustainability guidelines for Myatts Field North

- 7.1 It is not the intention of this SA to determine whether the DPG for Myatts Field North are absolutely sustainable or not. The objective is to review the planning guidance in the context of relevant indicators of sustainable development and provide a series of recommendations and objectives to assist the future development of the site to proceed in as sustainable manner as practicable.
- 7.2 The conclusions of the SA undertaken, as set out in Tables 5 and 6, show that for the majority of issues, the DPG represent a 'positive' influence or 'some improvement' on sustainability.
- 7.3 Due to the intended function and required level of detail of the DPG some indicators cannot be considered in specific detail and in these areas a conclusion of 'neutral' or 'uncertain' has been reached. These areas are the subject of future objectives and recommendations. Recommendations are also made for areas that were not necessarily included within the scope of the DPG but which are important considerations for the future development of the site.
- 7.4 The sustainability recommendations and guidelines for the site are based around the LB Lambeth Unitary Development Plan (Revised Deposit Draft) site-specific policy for Myatts Field North (MDO 48).
- 7.5 Some of the guidelines represent clear recommendations that are also reflected in the DPG but for others, perhaps where the guideline was outside the scope of the DPG or was not specifically addressed in the DPG, key areas of potential recommendations with respect to the future sustainable development of Myatts Field North are shown under the relevant guidelines. These are presented below.

Guideline 1: The development of Myatts Field North will be aware of its potential impact on the rest of the UK and beyond, and will take a responsible leadership role which contributes to sustainability beyond the site itself.

Recommendation 1a: There should be an ongoing review of the sustainability of the Myatts Field North development proposals as these progress from the DPG through to detailed design and implementation.

Guideline 2: The development of Myatts Field North will make use of the information, knowledge, motivation and support of individuals, households, businesses, local and regional government, voluntary groups to help to take both short and longer-term decisions that will make the development and our city more sustainable.

Recommendation 2a: The ongoing development of Myatts Field North should include maintenance of the public consultation previously undertaken to ensure as broad a consensus as possible for the future development of site. It will be important to ensure that key stakeholders in the site are committed to the implementation of measures proposed to improve the sustainability of the future development.

Guideline 3: The development of Myatts Field North will seek new and creative ways to overcome the constraints of time and money that may otherwise prevent effective decisions. Partners in the development of the site should ensure that these decisions are informed by a long-term perspective.

Recommendation 3a: The future development of Myatts Field North should seek to adopt a forward-thinking approach to securing the most practicable sustainable solutions and opportunities with respect to the detailed design and occupation of the site. Consideration of sustainable development in relation to the site should be proactive as opposed to reactive.

Guideline 4: Myatts Field North development partners will build and sustain a powerful sense of ownership and responsibility for the site, within its context as part of London, with civic participation as the norm.

Recommendation 4a: The future development of the site should seek to integrate those stakeholders who will be responsible for implementation of initiatives proposed.

Guideline 5: The development of Myatts Field North will be based on a culture of fairness and respect for local people and the environment. The right of all London's citizens and communities to pursue fulfilment will be assured, so long as this does not infringe on the rights of others.

Guideline 6: The development of Myatts Field North will celebrate the unique ethnic and cultural diversity of London's citizens as London's key strength. The Myatts Field North development partners will consider unacceptable all forms of discrimination and prejudice as a result of a person's race, gender, disability, age, sexuality, faith, HIV status, or place of residence.

Recommendation 6a: The future development of Myatts Field North should seek to achieve improvement of social integration through the variety in the urban design, scale and tenure of residential development on the site

Guideline 7: The Myatts Field North development will be a place where everyone feels at ease and is able to enjoy life. All who work, live and play on the site will be able to pursue their objectives in peace, free from the threat of crime, violence or intrusion.

Guideline 8: The Myatts Field North community will be dynamic, stable, adaptable, innovative, progressive – part of a city in which conflicts will be resolved as part of a transparent and participatory process.

Guideline 9: The development of Myatts Field North will seek to protect and improve the sites' natural ecosystems, its biodiversity, its open spaces and its built environment.

Recommendation 9a: an ecological footprint exercise should be undertaken at the detailed design stage, but before final decisions are made to enable identified improvements to be incorporated

Recommendation 9b: Opportunities should be identified to provide enhancement of the biodiversity of the site

Recommendation 9c: The future development of Myatts Field North should ensure no net loss of trees as a result of the proposed development

Recommendation 9d: Ensuring that created open space is functional for varied uses and can maintain its function over the longer term

Guideline 10: The planning and design of the Myatts Field North development will limit and deal with its pollution, and seek to use energy and material resources prudently, efficiently and effectively, including reusing and recycling waste.

Recommendation 10a: The future development of the site should be undertaken such that a minimum of the Ecohomes 'very good' standard can be achieved.

Recommendation 10b: Development of strategies for the use of environmentally sustainable materials during the construction of the future development. Development of the site is to be in accordance with the prevailing Code for Sustainable Building and prevailing Building Regulations.

Recommendation 10c: Development of strategies for waste minimisation and management within the site.

Guideline 11: The development of Myatts Field North will contribute to London's objective of making consistent economic progress – not necessarily always growth – to enable wider economic, social and environmental objectives to be pursued both in London and beyond.

Guideline 12: Those living, working and playing on the Myatts Field North development will be healthy and fulfilled – through living in good housing, with wide opportunities to develop as individuals and communities, through access to services, good quality food, green space and cultural, sporting and leisure activities.

Guideline 13: The redevelopment of Myatts Field North should be of a sufficient density to ensure an appropriate mix of housing type, affordability and no loss of affordable housing.

Guideline 14: Zero-energy development should be achieved on at least part of the site and the overall development should incorporate renewable energy sources.

Recommendation 11a: Setting of standards for the energy efficiency of the development both through the construction and operational phases

Recommendation 11b: The future development on the site should aim to achieve a 10% minimum contribution for renewable energy once completed.

- 7.6 This SA has appraised the DPG rather than a specific development form and design. The conclusions reached with respect to the potential sustainability of the future development, based on the principles set out in the DPG are dependant on the guidance being implemented in the final development of the site. It would be beneficial to undertake a future SA at a later stage in the development process, in order to take account of the detailed proposals, layout and design of the site and the way that these influence the sustainability of the development.

Appendix 1

Baseline information

-
- A.1 Whilst not intended to duplicate some of the more extensive descriptions provided within the DPG, issues are considered through reference to information compiled during site-specific assessment undertaken in the preparation of the DPG, desk-based research and information provided through progress reports against relevant sustainable development objectives on a London-wide scale, referred to as 'London SDC trends' (London Sustainable Development Commission), *2005 report on London's Quality of Life Indicators*).

Crime

- A.2 Data obtained from the Metropolitan Police has been used for the baseline conditions with respect to the borough (<http://www.met.police.uk/crimefigures>). The Metropolitan Police data revealed that between October 2004 and October 2005, the total number of reported crimes within the borough had decreased from 46,928 to 45,606 and that 5 of the 12 recorded categories of crime had also reduced within Lambeth, including homicide, burglary (total, residential and non-residential) and motor vehicle crime.
- A.3 The other six categories of crime, including violence against the person, rape and robbery had seen an increased number of reported offences over the period. It should be noted that, with the exception of robbery from businesses, the trends observed for increased crime in Lambeth are mirrored by the statistics for the whole of the Metropolitan Police area. Operation Dante has been launched in Lambeth with the objective of tackling street crime within the Borough.

London SDC trends

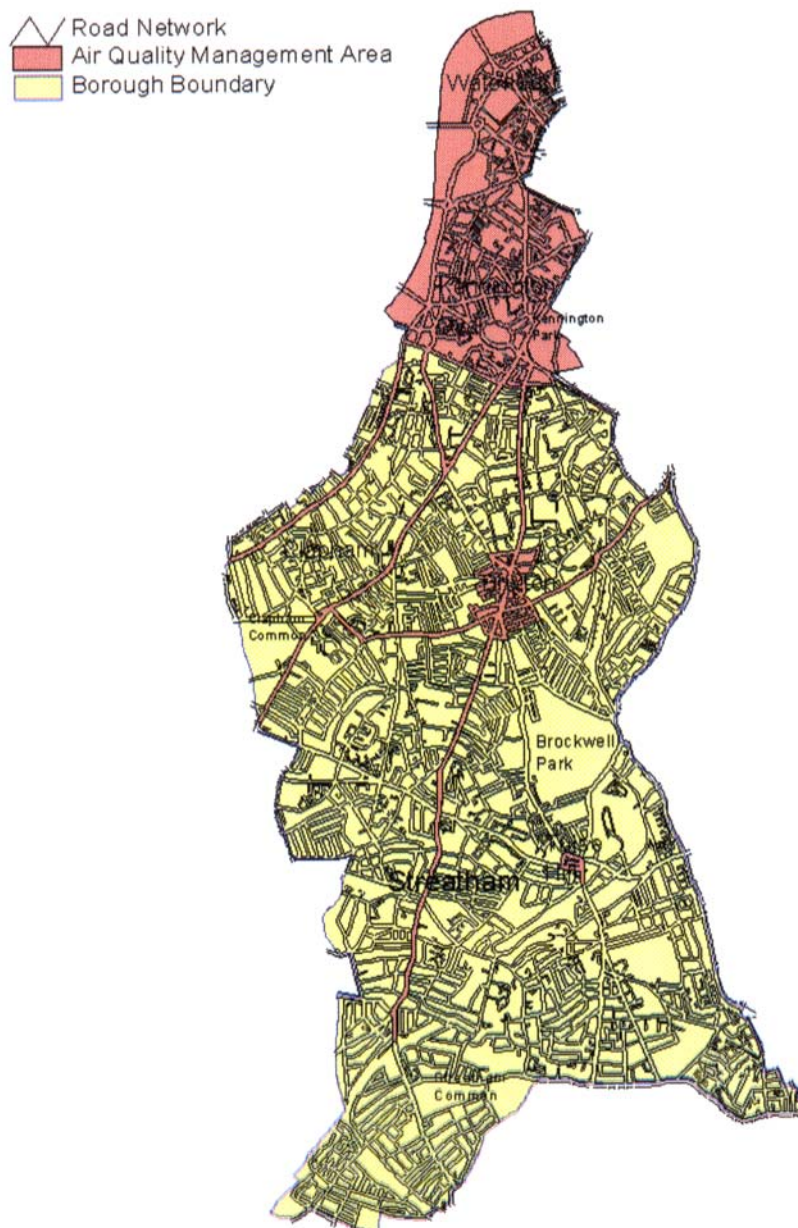
- A.4 Data for the whole of London for 2003/4 showed a decrease in street crime offences of 4.2% compared to 2002/3. The decline in offences was greater within inner London boroughs, being 6.4%, whilst outer London boroughs were relatively static. The street crime statistic refers to robbery of personal property and 'snatch theft' and fear of street crime is considered to be a reason for making people unwilling to walk, use public transport or venture out after dark (London Sustainable Development Commission, May 2005).

Promoting a healthy Borough with better healthcare services, reduced health inequalities and reducing the causes of ill health

Emissions of local air pollutants

- A.5 Local air quality was the relevant indicator for this objective within the Strategic Environmental Appraisal of Lambeth's Deposit Unitary Development Plan (January 2002), and hence has been used as an indicator within this appraisal. Review of the UK Air Quality Archive (<http://www.airquality.co.uk/archive/>) has revealed that the LB Lambeth has declared an Air Quality Management Area (AQMA) for nitrogen dioxide in the northern part of the borough as far south as Kennington Park. There is a relatively large area covering central Brixton, a number of roads and fronting properties in Tulse Hill and a number of sections of main road (and fronting properties) including the A202 Camberwell New Road, A3036 Wandsworth Road, A203 South Lambeth Road, A3, A2217 Clapham Park Road and A23. The extent of the AQMA is shown in Figure A.1 and demonstrates that the site is not within this area, although the corridors of Brixton Road and Camberwell New Road are within the AQMA.
- A.6 With respect ***London SDC trends***, reporting of air quality is historic and the 2004 Quality of Life Indicators demonstrated that there had been a general decrease in the emissions of fine particulates (PM₁₀) between 1999 and 2001, with emissions in inner London decreasing by a greater proportion than outer London. This trend is repeated for other pollutants of concern in the UK Air Quality Strategy between 1996 and 2003, including nitrogen dioxide, carbon monoxide and nitrogen oxides. Whilst the general trend is for decreasing background concentrations of pollutants, there are still areas (AQMA) where it is predicted that the UK AQS objectives will not be met. Various measures are being introduced, some through AQMA Action Plans, to help reduce pollution concentrations, including reducing traffic flows and improvements in vehicle technology.

Figure A.1:
LB Lambeth Air Quality Management Area



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Making the best use of the Borough's limited land resources

- A.7 Development of brownfield land is a key Government objective. The Government has set a target of 60 per cent of new developments to be built on previously developed land and through conversion of existing buildings by 2008. Data held by the ODPM reports that in London 90% and 94% of new dwellings were built on previously developed (brownfield) land in 2002 and 2003 respectively¹. These figures for London are substantially higher than those for England, which were 63% and 65% respectively, and reflect the development history within London.
- A.8 The LB Lambeth AMR suggests that, owing to the built-up and dense nature of the Borough, 100% of new dwellings will be constructed on previously developed land.
- A.9 The density of newly built dwellings in England remained fairly constant between 1995 and 1999, at an average of 25 new dwellings per hectare. Recently, however, density has increased and in over the period 2000 to 2004 the figure was 28 new dwellings per hectare. For London, dwelling density rose from 53 new dwellings per hectare over the period 1995 to 1999 up to 59 dwellings per hectare between 2000 and 2004. (ODPM, May 2004).
- A.10 The Deposit Draft UDP recognises that different housing densities are appropriate to different contexts within the Borough but that targets are to increase the density of new housing.

Ensuring that everyone has the opportunity for a decent home and quiet enjoyment of that home and the protection of local amenity

- A.11 The LB Lambeth AMR reports the provision of housing as one of the most important issues for the Borough, with a need to balance the demand for good quality housing, maintaining existing quality and character of areas, and the environmental impact of new housing. The Council has set a target of 20,500 net additional dwelling completions between 2002 and 2016 (1367 annually). Annual completions in the Borough between 1997/8 and 2001/2 were 566.

¹ Office of the Deputy Prime Minister. Land use change in England: Residential Development to 2003 and 2004. Statistical Releases, May 2003 and May 2004

A.12 The measure of 'neighbourhood satisfaction' has been used within London's Quality of Life Indicators as a simple measure of Londoners' view of their neighbourhood and city. The data from 2004 showed a slight increase in the proportion of respondents who were satisfied compared to 2003 (75% in 2004, 71% in 2003), with some of the positive points being job opportunities, the mixture of people living in the city, transport and schools. Cost of living and housing were however highlighted as key issues within the capital.

A.13 The neighbourhood satisfaction surveys have demonstrated that housing is a key issue associated with quality of life and therefore sustainable development. Poor quality housing is often associated with health and social issues. The Office for the Deputy Prime Minister (ODPM) has defined 'decent homes' as those that are:

'warm, weatherproof and have reasonably modern facilities.'

A.14 The 2005 Quality of Life Indicators report that in 2001, 64% of all London households were living in decent homes compared to a figure of 67% for England as a whole. There are currently no updated figures for London with which to review trends in decent homes but information from LB Lambeth has confirmed that the situation is improving within the borough. Over the past two years Lambeth Housing has improved 3,600 council homes and is on track to refurbish another 1,700 by the end of April 2006.

Promoting access for all

A.15 There is no specific baseline information available pertinent to this Objective.

Transport (including Objectives 6 and 7)

A.16 Preliminary assessment of the transport and access provision on, and in the vicinity of the site has been undertaken by Colin Buchanan and Partners (January 2005), which included a number of surveys, among which were traffic, pedestrian and parking surveys and a household questionnaire. The key elements relevant to the SA are summarised below.

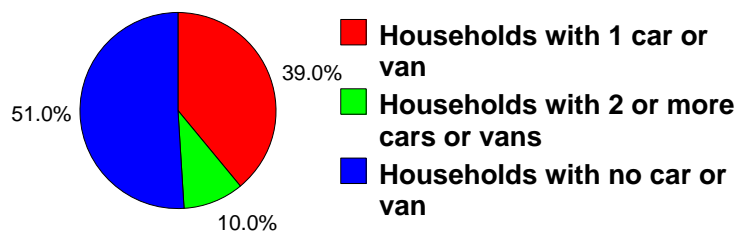
-
- A.17 Vehicular access to the site is difficult due to a number of one way streets and traffic control. Consequently there are only four vehicular access points: two along Cancell Road, one on Patmos Road and one on Ackerman Road. Whilst this has a beneficial effect in that the development area is not used by through-traffic, it leads to a perception that the site is isolated from its surrounding environment. Parking around the development area is mainly via on-street facilities and a limited amount of dedicated parking. There are underground garages beneath some of the blocks but these have been out of use for the majority of their life on safety grounds.
- A.18 The most convenient underground station to the site is Oval, which is within a 10-15 minute walk north-west of Myatts Field North, although Stockwell station to the west of the site is closer but has no direct walking route from the site. The nearest mainline station is Loughborough Junction (Thameslink) to the south. There is a range of bus services running close to the site, including routes along Brixton Road and Camberwell New Road. One additional service (the P5) passes close to the development area, running along Akerman Road, Patmos Road, Elliot Road and Vassal Road. This service links the site to local areas including Brixton, Battersea and Loughborough Junction but only runs every 15 minutes in the off-peak.
- A.19 The LB Lambeth AMR provides information on public transport accessibility levels (PTALS) (see Figure A.2) and whilst the document reflects that the Borough enjoys comparatively good access to public transport, sets a target to increase the proportion of the Borough that is served by Moderate, Good, Very Good or exceptional PTALS.

Figure A.2:
Public Transport Accessibility Levels (Transport for London)



A.20 The Colin Buchanan and Partners report indicated that a significant proportion of development area residents work locally (Lambeth, Westminster or Southwark) and that within the Vassal ward, the level of car ownership is relatively low, with around 57% of households not owning a car. The car ownership trends shown by the Colin Buchanan and Partners report is reflected by data for the Borough as a whole, as shown by Table A.1.

**Table A.1:
Personal Transport in Lambeth**



A.21 Review of the 'modal split' for travel for respondents from the development area for all purposes indicated that car journeys represented approximately 30% of trips, with the remainder comprising mainly of bus travel (33%), walking (27%) and the underground (5%).

London SDC trends

A.22 Data on London's Quality of Life Indicators suggests that traffic volumes in the capital as a whole have been relatively stable, at around 32 billion vehicle kilometres. Since the introduction of congestion charging in February 2003, this has contributed to a 16% reduction in the volume of traffic (vehicle kilometres) within the central London charging zone.

A.23 With respect to statistics for 'travel to school', this is not monitored on an annual basis and hence it is not possible to consider relevant trends.

Creating sustainable business growth and access to employment in a strong and dynamic local economy

Employment

- A.24 The Lambeth economy is characterised by a high proportion of Small and Medium sized Enterprises (SMEs) and a high business start-up rate. There are also a number of large multi-national firms located in the northern part of the Borough. The LB Lambeth AMR sets targets to minimise loss of employment land generally, and particularly to residential development but does not include any data on Borough trends for the loss of employment land to residential.
- A.25 Employment is measured in the context of this SA in terms of 'labour force participation'. Data from the Office of National Statistics for 2004 reports that 75% of Londoners were economically active in the labour force, compared to 79% nationally. These figures are broadly comparable to those for the preceding year.

Economic output

- A.26 Within the London Quality of Life Indicators, the rate of business survival is used to reflect the success of the city's economy. Therefore, in the context of this appraisal, this measure has been used as an indication of economic output, which is a key element of sustainable development. London's one-year business survival rate has been shown to be increasing since 1999, although it is below that of the UK as a whole.

Ensuring Lambeth residents are given the best opportunities to gain the education, skills and training to enable them to compete for the best jobs in Lambeth and the wider London economy

- A.27 There is good provision of schools within the area surrounding Myatts Field North. There are pre-school facilities at the Day Nursery adjacent to the south-western corner of the site and the Vassal Road Pre-School Centre at the junction of Vassal Road and Brixton Road. With respect to primary education, the Christchurch C of E Primary School is located within the site and the Mostyn Primary School is located just to the west of the site boundary between Cowley Road and Gosling Way. Beyond primary level, the Charles Edward Brook Upper School is located to the east

of the site and the linked secondary school is situated to the south-east of the site. Educational resources in the vicinity of the site are shown in Figure 1 of this report.

London SDC trends

- A.28 Provision of ***childcare places*** is considered an important indicator as a lack of affordable childcare can keep parents out of paid employment and training. In 2004, there was a 25% increase in the number of childcare place for the under 5's in London compared to the previous year. The increase was proportionally greater in outer London (46%) with a total provision of 15.1 places per 100 children compared to 4% increase for inner London and a total provision of 14.6 places per 100 children.
- A.29 The ***quality of primary school education*** is gauged using the Key Stage 2 Value Added improvement measure, which for London has stayed static compared to 2003, although it is noted that the average scores for both inner and outer London are slightly higher than the rest of England as a whole.
- A.30 The ***quality of secondary school*** education in London, as measured by pupils of 15 or over achieving five or more A* to C grade GCSE (or equivalent) showed a 1% increase on the results for 2003. This increase took the results for London above the average for England for the first time. Inner London Local Education Authorities had shown a higher than average increase (43% to 47%) but were still behind those in outer London (55%).

Promoting the viability and competitiveness of the Borough' Town Centres and District Centres

- A.31 The LB Lambeth AMR emphasises the importance of reducing the need to travel to local services and creating a network of town centres that represent the primary location for retail and leisure. The AMR notes that vacancy rates of commercial and retail units is a visible manifestation of the health of a town centre, and an independent retail capacity study undertaken on behalf of the Council in August 2004 confirmed that three of the major/district centres had below national average vacancy rates (10.6%), whilst three others were slightly above, as shown in Table A.2.

Table A.2:
Vacancy rates in Major and District Town Centres in Lambeth

Town Centre (Classification)	Total units	Total retail	Total Class A2	Total Class A3	Vacant (Vacancy Rate %)
Streatham (Major TC)	455	243 (53%)	82 (18%)	81 (18%)	49 (10.8%)
Brixton (Major TC)	352	247 (70%)	31 (9%)	44 (12.5%)	30 (8.5%)
Clapham (District TC)	205	101 (49%)	37 (18%)	54 (26%)	13 (6.3%)
Lower Marsh/Waterloo (District TC)	101	51 (50%)	10 (10%)	26 (26%)	14 (13.9%)
Stockwell (District TC)	33	22 (67%)	5 (15%)	4 (6.1%)	2 (6.1%)
West Norwood (District TC)	144	75 (52%)	23 (15%)	18 (12.5%)	18 (12.5%)

Ensuring that there are sufficient local facilities and opportunities to meet the needs of the community and the right to cultural expression

- A.32 Consultation undertaken with local stakeholders as part of the DPG preparation has identified a range of issues with existing community facilities and aspirations for future facilities. Community facilities are considered essential and spaces need to be multifunctional. Residents are keen to keep the Community Centre and Health Centre near to the park and other active uses and emphasised that resources for older children (12+) are needed. Feedback given suggests that facilities can fail because of lack of access.

Protecting and enhancing the Borough' built environment and promoting the highest quality and more sustainable design

- A.33 There is no specific baseline information available with respect to this Objective.

Ecology and ecological footprint (including Objectives 13 and 14)

- A.34 The LB Lambeth Biodiversity Action Plan has identified priority habitats and priority species that are offered a high level of protection due to their limited or declining numbers locally, regionally, nationally or internationally. These habitats include

Acid Grassland; Allotments and Community Gardens; Churchyards and Cemeteries; Ponds and Open Water; Parks, Public Gardens and Open spaces; Railsides; Tidal Thames; and Woodlands. Priority species include the bat, blackbird, crucian carp, house sparrow, reptiles, stag beetle and mistletoe. There are 35 designated Sites of Nature Conservation Importance in Lambeth, including one site of Metropolitan Importance, this being the River Thames. There are 17 sites of Borough Importance and 17 sites of Local Importance.

A.35 There are no national or locally designated nature conservation sites on, or in the vicinity of Myatts Field North, but, as previously discussed, there are relatively large areas of open space within the site that have the potential for ecological interest. Trees are an evident ecological and landscape resource on the site and a Tree Status inspection was undertaken by Levitt Bernstein in May 2005 with the objective of identifying any trees that should be taken into consideration in any future development proposals with respect to protection or retention. The Tree Status Report (October 2005) has categorised trees on the site into three classes:

- those mature trees with no significant defects which would be the most suitable to retain (referred to as 'green')
- reasonably good trees but with significant defects which would be good to retain as part of a group (referred to as 'amber')
- Those trees which are not suitable for retention individually, and trees with defects or of poor quality (referred to as 'red').

A.36 The survey considered three key areas of the site; Mostyn Gardens open space, Hammelton Green and the Dan Leno Gardens and concluded that these spaces contained trees of the following status:

- i. *Mostyn Gardens* - 27 green, 31 amber and 25 red
- ii. *Hammelton Green* - 10 green, 20 amber and 6 red
- iii. *Dan Leno Gardens* - 3 amber.

A.37 The **London SDC trends** with respect to ecology and nature conservation are reported using the Ecological Footprint of London based on two key indicators, Waste and Carbon Dioxide emissions. The term 'ecological footprint' refers to the

land area required to supply a given area with resources and absorb its output of wastes. The ecological footprint of Londoners in 2000 was reported as 49 million global hectares, which equates to 6.63 global hectares (gha) per Londoner. This compares to a global average of 2.18 gha per person.

Bird populations

- A.38 The use of bird population data is considered to be a useful surveillance indicator to health and diversity changes in the natural environment as birds are particularly sensitive to positive or adverse impacts on their surroundings. **London SDC trends** for 2005 report that the London Bird Species index for 2002 stood at 115 species compared to 100 in 1994.
- A.39 Certain species are showing an increase in London and the surrounding areas, but six showed significantly greater increases in London (Carrion Crow, Chaffinch, Greenfinch, Robin, Woodpigeon and Wren). Only one species (House Sparrow) decreased both in London and the surrounding areas but more in London. In 2002, this species was at 30% of its 1994 population level in the capital.

Ensuring that Lambeth' parks and open spaces are of the highest quality and are places for quiet recreation, and that sporting, recreational and children's play needs are met

- A.40 The LB Lambeth AMR notes that there are numerous public and private open spaces within the Borough and the Council recognises the economic, social and environmental value that these open spaces can create as well as the physical and mental ' quality of life' benefits that they can provide. The Council carried out an audit of open space in 2004. This indicated that there are 228 open space sites over 0.2 hectares in or adjoining the borough, totalling 410 hectares of open space. These spaces cover the range of open space types outlined in PPG17 (Annex: Definitions (2)) with wide variations in their size and quality. The open space within the Borough equates to an average of 1.54 hectares per 1000 population.
- A.41 The Council has set an objective to resist the loss of any open space within the Borough and, where possible, provide new open space

Ensuring that Lambeth deals with its energy and resource requirements in a sustainable manner, minimising pollution and treating waste products as a resource

Greenhouse gas emissions

- A.42 Greenhouse gas emissions have been quantified in terms of carbon dioxide (CO₂) and for 1999/00, London produced 40.3 million tonnes. Figures for London have not been updated beyond 1999/00 but figures for the UK as a whole have showed a relatively stable situation, being 146.3 million tonnes in 2002 compared to 146.4 million tonnes in 1999.
- A.43 The carbon efficiency of economic activity is measured against economic output in terms of Gross Value Added (GVA). This is the sum of incomes earned from the production of goods and services. For the year 2000, London is reported to have emitted 628 tonnes of CO₂ per GVA (£ million). Being based on CO₂ emissions, there is not comparable data beyond 2000 at present but predictions from the Greater London Authority suggest that carbon efficiency will have increased by 28% in London by 2014 due to improvements in resource use and energy efficiency.

Resource use

- A.44 The Mayor of London introduced a Green Procurement Code in 2001 which aims to close the recycling loop by engaging organisations to make a commitment to use more recycled products. Uptake of the code has shown an increased between 2004 and 2005, with 397 signatories this year compared to 316 in 2004.
- A.45 Domestic energy consumption has increased by 32 per cent since 1970 and by 19 per cent since 1990. The average annual electricity consumption of a household in the UK is 4,700kWh. (One kilowatt hour (kWh) of energy consumption is equivalent to leaving an immersion heater on for 20 minutes, or a hair dryer for an hour). At the beginning of 2004, 3% of the UK's electricity was generated from renewable sources. The UK Government target is for 10 per cent of the UK's electricity to be supplied from renewable energy sources by 2010, with the major focus on landfill gas, hydro, onshore and offshore wind energy.

- A.46 In 2004, a recommendation for a minimum standard was made for the overall percentage of 're-used and recycled' materials to be incorporated into a construction project by the Government's Sustainable Buildings Task Group. The recommendation was that this standard (10% of materials value) should be incorporated into the forthcoming *Code for Sustainable Building* and the Building Regulations.

Waste

- A.47 *London SDC trends* report that in 2003/4 London's households produced 3,326,000 tonnes of waste, which was a decrease compared to the previous year. Data specific to the LB Lambeth shows that there was a trend in decreasing production of household waste per head from 363 kg in 2001 to 343 kg in 2003 but that this increased to 358 kg in 2004. Statistics for the proportion of household waste recycled in the borough over the same period has demonstrated a fluctuating performance from 9.5% in 2001 to 10.2% in 2004 and a high of 10.6% in 2003. (<http://www.capitalwastefacts.com>).
- A.48 Data for construction and demolition waste between 1999 and 2001 suggest that the production of recycled aggregate and soil had increased from 25 million tonnes in 1999 to 45 million tonnes in 2001. This increase accounts for nearly all the increase in overall Construction and Demolition waste in England and Wales in that time period. The amount of waste disposed at landfill sites has declined from about a quarter of the total to just 4% (ODPM).

The water environment

- A.49 There are no known significant surface watercourses on, or in the vicinity of the site, and it is therefore assumed that all surface and foul drainage associated with the site is discharged to the mains systems. Review of the British Geological Survey Solid and Drift Edition (South London, Sheet 270) has confirmed that the majority of the site is underlain by Kempton Park Gravels over London Clay, although to the immediate eastern area of the site development is underlain by Langley Silt over clays of the Lambeth Group. The site does not lie within any Source Protection Zones.

A.50 The northern part of the site is shown to lie within the Environment Agency indicative flood mapping for the River Thames but this mapping also demonstrates that the area benefits from flood defences.