

# Waterloo Supplementary Planning Document

## **Sustainability Appraisal**

Lambeth Borough Council

May 2009

Version 1

<b>1</b>	<b>Executive Summary</b> .....	<b>4</b>
1.1	Introduction .....	4
1.2	Purpose of the Waterloo Supplementary Planning Document .....	4
1.3	Purpose of the Sustainability Report.....	4
1.4	Appraisal methodology .....	4
1.5	Relationship to other plans, programmes and objectives .....	5
1.6	Establishing the baseline and key issues .....	5
1.7	Sustainability objectives.....	5
1.8	Appraisal of the strategic options.....	6
1.9	Appraisal of the plan effects.....	6
1.10	Implementation and monitoring .....	6
<b>2</b>	<b>Introduction</b> .....	<b>7</b>
2.2	The difference the SA process has made.....	7
<b>3</b>	<b>Background</b> .....	<b>8</b>
3.1	What is sustainable development? .....	8
3.2	Purpose of the Sustainability Appraisal .....	8
3.3	Sustainability Appraisal consultation arrangements to date .....	8
3.4	Plan objectives and content.....	9
<b>4</b>	<b>Appraisal Methodology</b> .....	<b>11</b>
4.1	Approach adopted.....	11
4.2	Timetable and responsibility .....	12
<b>5</b>	<b>Sustainability Objectives, Baseline and Context</b> .....	<b>13</b>
5.1	Links to other strategies, plans and objectives .....	13
5.2	Establishment of sustainability objectives.....	13
5.3	Baseline characteristics .....	14
5.4	Summary of the key issues arising from the baseline data .....	17
<b>6</b>	<b>Compatibility of SA and SPD Objectives</b> .....	<b>19</b>
6.1	The compatibility of the SA objectives .....	19
6.2	Are the sustainability objectives compatible with one another?.....	20
<b>7</b>	<b>Sustainability Appraisal Framework and Appraisal of Options</b> .....	<b>22</b>
7.1	Appraisal of strategic options.....	22
7.2	Summary of the broad options appraisal .....	22
7.3	Conclusion of the broad options appraisal.....	23
<b>8</b>	<b>The Preferred Approach</b> .....	<b>24</b>
8.2	The compatibility of the SPD objectives and principles .....	25
<b>9</b>	<b>Detailed Assessment of the Preferred Approach</b> .....	<b>27</b>
9.2	Summary and conclusions of the detailed appraisal of the preferred option .....	27
<b>10</b>	<b>Implementation and Monitoring</b> .....	<b>30</b>
10.1	Introduction .....	30
<b>11</b>	<b>Conclusion</b> .....	<b>34</b>
<b>12</b>	<b>Appendix A: Plans, Policies and Programmes</b> .....	<b>35</b>

13	Appendix 2: Baseline Characteristics .....	42
14	Appendix 3: Broad Options Appraisal .....	49
15	Appendix 4: Preferred Approach Detailed Appraisal .....	54

# 1 Executive Summary

## 1.1 Introduction

- 1.1.1 This section provides a non-technical summary of the Sustainability Appraisal (SA) report, setting out the SA process and the difference that it has made to the production of the Waterloo Supplementary Planning Document (SPD). Contact details are also provided within information on how to comment on the SA report during the consultation process.

## 1.2 Purpose of the Waterloo Supplementary Planning Document (SPD)

- 1.2.1 Urban Initiatives were commissioned by Lambeth Council in 2007 to prepare a development capacity study for Waterloo to provide guidance on urban design, building heights, the public realm and transport. The development capacity study work was used as the basis for the consultation draft of the Waterloo Supplementary Planning Document (SPD). The approach set out in the draft has been continued in the final version of the SPD, although the presentation of the document has been simplified.
- 1.2.2 The SPD follows on from the GLA's Waterloo Opportunity Area Planning Framework, which provides a strategic overview of the Waterloo area. The Framework identifies Waterloo's strengths and weaknesses and presents a vision and a series of strategic objectives and development opportunities. The vision for Waterloo as set out in the OAPF is "to give Waterloo a new 'city square' that also serves as a public transport interchange space; to improve permeability to and within the area and provide new development principally in the area around and above Waterloo Station".

## 1.3 Purpose of the Sustainability Report

- 1.3.1 The purpose of the SA is to promote sustainable development through the integration of sustainability considerations into the preparation and adoption of the SPD. The SA considers the SPD's implications from an environmental, social and economic perspective by assessing options and the SPD objectives and principles against sustainability objectives and available baseline data.
- 1.3.2 The production of a SA is mandatory for all SPDs under the requirements of the Planning and Compulsory Purchase Act (2004). Sustainability Appraisals of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive, which was transposed into English Law by the 'Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations).

## 1.4 Appraisal methodology

- 1.4.1 The approach adopted in undertaking the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) Guidance Paper 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November, 2005).

- 1.4.2 The level of detail and the scope that the SA covered was agreed by key stakeholders involved in the SA Scoping Report consultation. The Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the appraisal process.

## **1.5 Relationship to other plans, programmes and objectives**

- 1.5.1 The purpose of reviewing other plans, policies and programmes, and sustainability objectives is to ensure that the relationship between these documents and the draft Waterloo SPD has been fully explored. This will in turn ensure that Lambeth Council is able to act on any identified inconsistencies between international, national, regional and local objectives.
- 1.5.2 A range of national, regional and local policies and strategies were reviewed as part of the SA process and no major inconsistencies were found between policies. The key links identified were with; (i) the London Plan; (ii) the Sub-Regional Development Framework; (iii) the Waterloo Opportunity Area Development Framework; (iv) the Lambeth Unitary Development Plan 2007; and (v) the Lambeth Community Strategy.

## **1.6 Establishing the baseline and key issues**

- 1.6.1 Data was collected to show the current position of Waterloo in relation to a range of environmental, social and economic issues. This was used to establish key issues, and trends against which to measure the impact of the draft and final SPD.
- 1.6.2 From the examination of the baseline data and the plans, programmes, and policies that will influence the SPD it has been possible to identify the current sustainability issues faced within the Waterloo SPD area. These issues are summarised as follows:
- Impact on townscape and heritage;
  - Affordable housing;
  - Provision of community infrastructure
  - Public transport capacity;
  - Connectivity, legibility and public realm;
  - Ensuring adequate quality in green spaces;
  - Energy consumption;
  - Crime and fear of crime; and
  - Pollution.

## **1.7 Sustainability objectives**

- 1.7.1 The establishment of a framework of sustainability objectives against which to measure the ability of the SPD to deliver sustainable outcomes is central to the SA process and provides a way in which sustainability effects can be described, assessed and compared.
- 1.7.2 Having identified the key sustainability issues, 18 sustainability objectives appropriate for Waterloo have been identified.

## 1.8 Appraisal of the strategic options

1.8.1 The SA is required to consider alternative options as part of the appraisal process in order to weigh up the relative advantages/disadvantages, and to agree appropriate mitigation where appropriate and maximise potential beneficial impacts. Appraisal of three development options in the development capacity stage concluded that option 2 performs the best against the 18 sustainability objectives, particularly in making efficient use of limited land resources and improving the quality, attractiveness and character of the built environment. However, unlike option 1, option 2 does not take into account the engineering constraints posed by the network of Underground lines at Waterloo. The SPD therefore takes forward the approach of Option 2 – a cluster of tall buildings around the Station entrance, but allows more flexibility in the cluster to allow for engineering constraints.

## 1.9 Appraisal of the plan effects

- 1.9.1 In addition to assessing the broad options, the effects of the SPD objectives were assessed against the SA objectives in terms of the time period over which they will occur, whether they are probable or improbable, their geographical scale, and whether the effects are permanent or temporary.
- 1.9.2 Having appraised the SPD objectives in detail in Appendix 4, it is clear that a significant number of the sustainability objectives are affected either positively or very positively by the implementation of the Waterloo SPD. In particular the following objectives are very positively impacted:

8. Create and sustain prosperity and business growth and access to employment in a strong and dynamic local economy
9. Making efficient use of the area's limited land resources
10. Promote the vitality and viability of town centres and district centres
11. Improve the quality, attractiveness, character sustainability of the built environment by improving design quality and protecting historic assets
12. Enhance parks and open spaces in the area as valuable social, environmental and economic assets. Ensure that open spaces in the area can meet needs for sport, quiet recreation, children's play and habitat provision
13. Reduce reliance on the car and improve multi-modal transport opportunities with focus on a safer and more attractive environment for pedestrians and cyclists

## 1.10 Implementation and monitoring

1.10.1 A key part of the SA process is to establish how any significant sustainability effects will be monitored. Some potential indicators have been proposed as a starting point for developing the SPD and sustainability monitoring programmes. The indicators proposed are based on data already collected by the Council. Monitoring will be carried out as part of Lambeth's Annual Monitoring Report, although updates of some indicators may not be available with this frequency.

## 2 Introduction

- 2.1.1 Lambeth Council commissioned Urban Initiatives to prepare a Development Capacity Study for Waterloo, which was used as the basis for the draft Supplementary Planning Document (SPD) in July 2008. The Council carried out extensive consultation in Autumn 2008 and after taking into account comments received, amended and reported the final version of the SPD to Cabinet in June 2008.
- 2.1.2 In accordance with European and National legislation, Local Development Framework (LDF) Documents that the Council produces must be subject to a Sustainability Appraisal (SA). This involves an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
- 2.1.3 Sustainable development embraces economic, environmental and social concerns, and covers a range of issues from a local to a global level. SA is a process that identifies and reports on the likely significant effects of a plan and the extent to which the implementation of the plan will contribute to achieving sustainable development. This appraisal assesses the Waterloo SPD in terms of its impacts on sustainability.

### **2.2 The difference the SA process has made**

- 2.2.1 The SA process and the preparation of the SPD have been initiated to build upon the Council's aspirations for the Waterloo area. The SA process has informed the preparation of the SPD at all stages; the SA Scoping Report identified key issues to be addressed within the SPD, as well as key plans, policies and strategies to be taken into account, and the Interim SA Report has influenced the development of the options, as well as the identification and development of the preferred approach.

## 3 Background

### 3.1 What is sustainable development?

3.1.1 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term social, economic and environmental issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve sustainable development. These principles will form the basis for policy in the UK and are as follows:

- *Living within environmental limits* – Respecting the limits of the planet's environment, resources and biodiversity, and to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.
- *Ensuring a strong, healthy and just society* – Meeting the diverse needs of all existing and future communities, promoting personal well-being, social cohesion and inclusion, and creating equal opportunity for all.
- *Building a strong, stable and sustainable economy* – Providing prosperity and opportunities for all, ensuring that environmental and social costs fall on those who impose them (polluter pays), and promoting efficient resource use.
- *Promoting good governance* – Actively promoting effective and participative systems of governance in all levels of society, and engaging people's creativity, energy and diversity.
- *Using sound science responsibly* – Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

### 3.2 Purpose of the Sustainability Appraisal

- 3.2.1 The purpose of the SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The objective of this SA is to inform the development of the Waterloo SPD. The SA considers the SPD's implications from a social, economic and environmental perspective by assessing options and the SPD objectives and principles against baseline data and sustainability objectives.
- 3.2.2 Where negative impacts are identified it seeks to identify how they will be minimised through appropriate mitigation. It also seeks to maximise the positive impacts, particularly by identifying the complementary role of other initiatives, plans and programmes.

### 3.3 Sustainability Appraisal consultation arrangements to date

- 3.3.1 In November 2007 a SA Scoping Report was prepared to set out the initial context and findings of the SA and the proposed approach to the rest of the appraisal. The aim was to ensure that the SA was comprehensive and that it addresses all relevant issues and objectives, by enabling input from key stakeholders and consultation bodies at an early stage in the process. The SA Scoping Report was produced in



accordance with SEA Regulations and guidance prepared by the ODPM (Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks).

3.3.2 The Scoping Report set out an initial assessment of:

- The relationship between the SPD and other relevant plans, policies and programmes;
- Relevant sustainability objectives established at the national, regional and local level;
- The current environmental, social and economic baseline conditions;
- The likely key sustainability issues; and
- The sustainability framework.

3.3.3 The report also set out the proposed methodology for the SA, giving details of its proposed level of detail and scope.

3.3.4 Comments on the Scoping Report were invited from the three consultation bodies required by the SEA Regulations (Environment Agency, Natural England and English Heritage). Comments were received from English Heritage, and these bodies were consulted again during the consultation on the SPD.

3.3.5 During the formal public consultation on the draft SPD from 24 October to 5 December 2008, the SA was available on the Council's website for comment and was sent to key stakeholders, including the Environment Agency, Natural England and English Heritage. The Environment Agency responded requesting further coverage of flood risk and biodiversity, while English Heritage requested more coverage of built heritage. This final version of the SA has been amended to take account of these comments.

### **3.4 Plan objectives and content**

3.4.1 The Waterloo SPD follows on from the Waterloo Opportunity Area Planning Framework (OAPF), which provides a strategic overview of the SPD area and was endorsed by Lambeth Council. The Framework identifies Waterloo's strengths and weaknesses and presents a vision and a series of strategic objectives and development opportunities.

3.4.2 The vision for Waterloo as set out in the OAPF is to give Waterloo a new 'city square' that also serves as a public transport interchange space, to improve permeability to and within the area and provide new development principally in the area around and above Waterloo Station.

3.4.3 The Waterloo SPD builds on this vision and provides guidance on urban design and incorporates a framework on transport, public realm, building height and the location of tall buildings.

3.4.4 The draft SPD had seven objectives:

- A place with a distinct identity, which embraces the four character areas and builds on the cultural, employment and residential assets of the Waterloo area;

- A place where public and private spaces are clearly distinguished, with continuous street frontages and enclosed spaces, and a clear definition of private and public spaces;
- A place with attractive and successful outdoor areas, with safe and uncluttered streets and high quality green open spaces that work effectively for all in society, residents and visitors alike;
- A place that is easy to get to and to move around, with places that are well connected and permeable, finding a balance between different road users designed especially for pedestrians and cyclists;
- A place that has a clear image and is easy to understand, which provides recognisable routes, intersections and landmarks to help people find their way around;
- A place that can change easily, with developments that can respond to changes in social, technological and economic conditions;
- A place that offers diversity and choice, with a rich mix of uses and compatible developments that work together to create viable places and respond to local and national needs.

## 4 Appraisal Methodology

### 4.1 Approach adopted

- 4.1.1 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) guidance paper 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November 2005).
- 4.1.2 The table below sets out the SA stages and tasks, based on those listed in the Government guidance.

Figure 1: SA Stages and Tasks

<b>PRE-PRODUCTION</b>
<b>Stage A:</b> Setting the context and objectives, establishing the baseline and deciding the scope
<ul style="list-style-type: none"> <li>➤ Identify and review other relevant plans, programmes and sustainable development objectives that will affect or influence the SPD/Masterplan.</li> <li>➤ Collect relevant social, environmental and economic baseline information.</li> <li>➤ Identify key sustainability issues for the SA to address.</li> <li>➤ Develop the SA framework, consisting of the sustainability objectives, indicators and targets.</li> <li>➤ Test the SPD/Masterplan objectives against the sustainability objectives and whether the SPD/Masterplan objectives are consistent with one another.</li> <li>➤ Produce Scoping Report and carry out necessary consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.</li> </ul>
<b>PRODUCTION</b>
<b>Stage B:</b> Developing and refining options
<ul style="list-style-type: none"> <li>➤ Carry out appraisal of the SPD/Masterplan options and make recommendations for improvement</li> </ul>
<b>Stage C:</b> Appraising the effects of the draft SPD/Masterplan
<ul style="list-style-type: none"> <li>➤ Predict the effects and carry out detailed assessment of the effects of the draft SPD/Masterplan.</li> <li>➤ Propose measures to maximise beneficial effects and mitigate adverse effects.</li> <li>➤ Develop proposals for monitoring.</li> <li>➤ Prepare the final SA Report along with the draft SPD/Masterplan.</li> </ul>
<b>Stage D:</b> Consultation on the SA Report and draft SPD
<ul style="list-style-type: none"> <li>➤ Consult on the final SA Report along with the draft SPD.</li> <li>➤ Carry out, where necessary, appraisal of any significant changes made as a result of representations.</li> </ul>
<b>ADOPTION AND MONITORING</b>
<ul style="list-style-type: none"> <li>➤ Inform consultees that SPD has been adopted.</li> <li>➤ Issue statement summarising information on how the SA results and consultees' opinions were taken into account, reasons for choice of options and proposals for monitoring, including in relation to any recommended changes.</li> <li>➤ Make SPD/Masterplan and SA Report available for public viewing.</li> </ul>
<b>Stage E:</b> Monitoring and implementation of the SPD

- Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects.
- Undertake appropriate remedial action where necessary.

## 4.2 Timetable and responsibility

4.2.1 The Sustainability Appraisal of the development capacity work was prepared by Urban Initiatives, with subsequent iterations appraising the draft SPD July 2008 and final version in May 2009 updated by Lambeth Council. The timing of the key SA outputs and tasks is set out in the following table:

Figure 2: SA Timetable and Responsibilities

<b>TASK</b>	<b>TIMETABLE</b>
Preparation of the SA Scoping Report	May 2007
Consultation on the SA Scoping Report	November 2007
Appraisal of strategic options	April 2007
Appraisal of draft SPD	May 2008
Appraisal of final SPD in response to consultation	May 2009

## 5 Sustainability Objectives, Baseline and Context

### 5.1 Links to other strategies, plans and objectives

- 5.1.1 As part of the SA Scoping Report, a comprehensive review of policies and programmes was undertaken in order to identify the range of sustainability objectives that were consistent with the objectives of the SPD. The documents reviewed are outlined in Appendix 1.
- 5.1.2 The objectives of the SPD were found to be compatible with the policy framework examined at national, regional and local levels. The key sustainability linkages were found to be in relation to the following documents; (i) the London Plan; (ii) the Sub-Regional Development Framework; (iii) the Waterloo Opportunity Area Development Framework; (iv) the Lambeth Unitary Development Plan 2007; and (v) the Lambeth Community Strategy.

### 5.2 Establishment of sustainability objectives

- 5.2.1 The establishment of sustainability objectives is central to the SA process and provides a way in which sustainability impacts can be described, assessed and compared. The objectives outlined below, reflect the objectives outlined in the SA Scoping Report.
- 5.2.2 18 sustainability objectives have been identified for the Waterloo SPD. These are as follows:

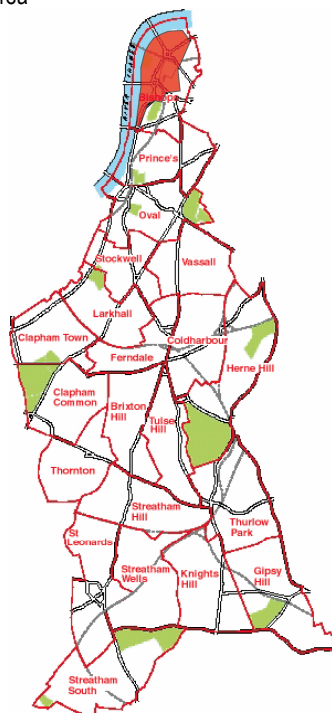
- 1 Increase community safety and security by reducing crime, disorder and the fear of crime
- 2 Improve health by encouraging healthy lifestyles, reducing inequalities and the causes of poor health especially air pollution
- 3 Promoting access for all
- 4 Ensuring sufficient local facilities to cater for the social and daily needs of local people and visitors to the area
- 5 To improve educational achievement, training and opportunities for lifelong learning and employability, and ensure current and future residents have access to education facilities
- 6 Achieve more equitable sharing of the benefits of prosperity across all sectors of society
- 7 Provide decent housing to all those in the area who need it and protect local amenity
- 8 Create and sustain prosperity and business growth and access to employment in a strong and dynamic local economy
- 9 Making efficient use of the area's limited land resources
- 10 Promote the vitality and viability of town centres and district centres
- 11 Improve the quality, attractiveness, character and sustainability of the built environment by improving design quality and protecting and enhancing historic assets and their settings.

- 12 Enhance the parks and open spaces in the area for as valuable social, environmental and economic assets. Ensure that open spaces in the area can meet needs for sport, quiet recreation, children's play and habitat provision.
- 13 Reduce reliance on the car and improve multi-modal transport opportunities with focus on a safer and more attractive environment for pedestrians and cyclists
- 14 Increase and protect biodiversity in the area and protect, enhance and create natural environments (terrestrial habitats, the River Thames and aquatic habitats).
- 15 Ensure that infrastructure can accommodate growth
- 16 Minimise energy consumption and increase energy efficiency and the use of renewable energy
- 17 Reduce the amount of waste produced and encourage re-use and recycling of waste
- 18 Maintain and enhance Waterloo's role as an international centre for art and culture for the benefit of everyone

### 5.3 Baseline characteristics

- 5.3.1 Before assessing / predicting the impact of the Waterloo SPD, it is important to outline the baseline characteristics of the SPD area, particularly where the SPD is likely to have a direct and significant impact.
- 5.3.2 The table below provides a summary of the social, economic and environmental characteristics of the study area, and further details are provided in Appendix 2. The SPD area is shown highlighted in red below.

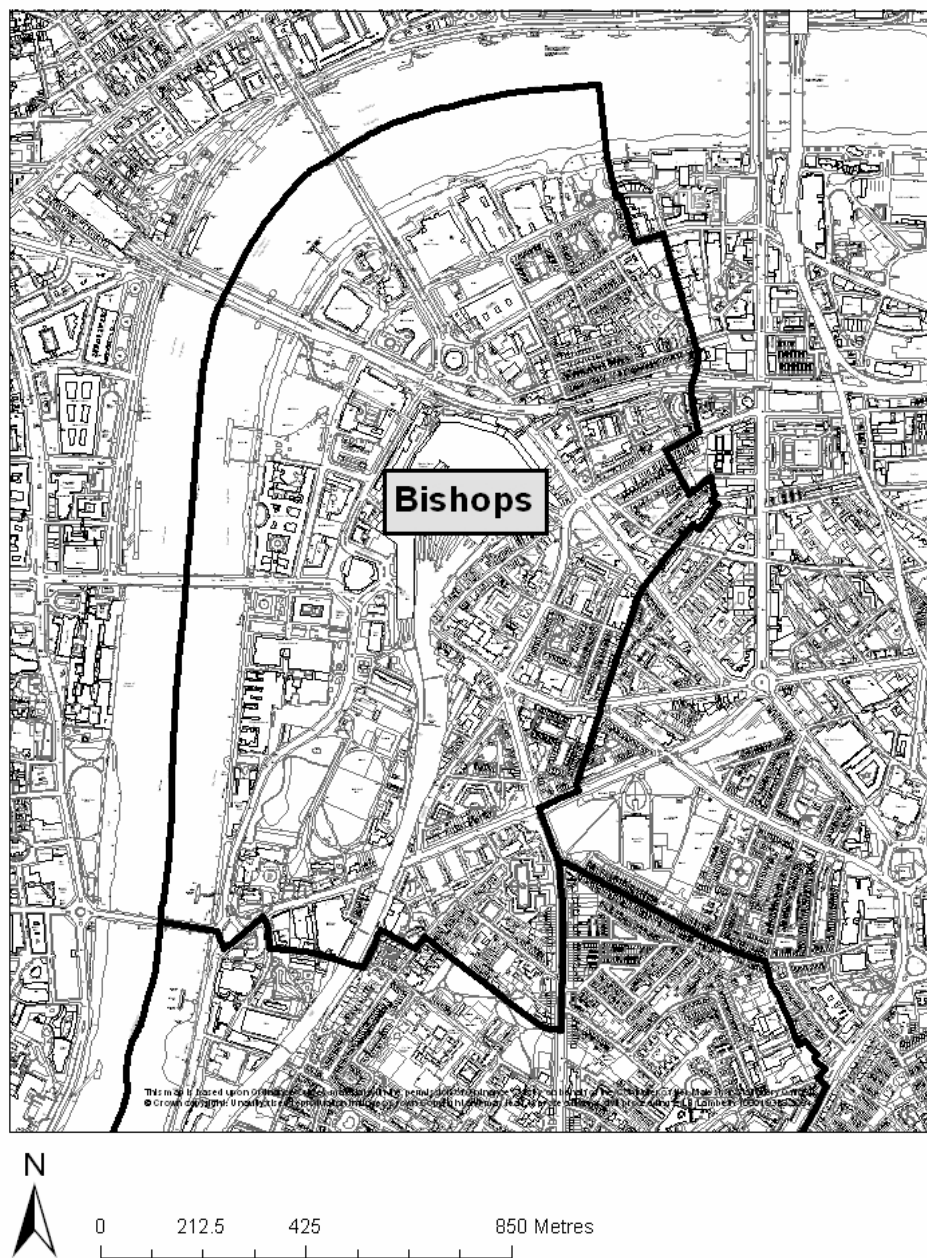
Figure 3: The Waterloo SPD Area



5.3.3 Much of the baseline information outlined in the table below was collected for Bishop's Ward in July 2008. This area is shown below:

Figure 4:

## Bishops Ward



Topic	Characteristics
Social	<p>At the time of the last Census, there were 9,190 people living in 4,594 households within Bishop's ward, resulting in an average household size of two people. Bishop's ward also has a high proportion of all-student households. With regards to household tenure, Bishop's ward had 48% affordable Council or Housing Association rented, 28% privately rented and 20% owned outright accommodation in 2001. The study area therefore has a higher proportion of affordable housing than the remainder of the borough. White people make up the majority of the population within the study area. Significant ethnic minority groups include Black or Black British, Asian and Chinese. With regards to education and skills, Census information demonstrates that Bishop's ward has slightly lower levels of resident qualifications than the rest of Lambeth, although the performance of the schools compares well to national standards. Health statistics for Bishop's ward are comparable with regional and national targets and standards. Crime is also an issue within Bishop's ward, with higher levels of burglary, criminal damage, theft/handling and violence against the person than both Lambeth and London averages. This is in part due to the high number of people visiting the South Bank and crime levels across the ward are falling. One of Waterloo's greatest assets is the South Bank, which is a major cultural destination. The South Bank area contains excellent visitor facilities, internationally significant centres for the arts and a wide range of bars and restaurants, attracting large numbers of visitors all year round. These facilities are part of a quality riverfront setting.</p>
Economic	<p>Within Waterloo the main sectors of employment include real estate, renting and business activities, followed by health and social work and retail. Economic activity is lower within Bishop's ward than in the rest of Lambeth partly because the ward has a high proportion of 15-19 year olds and a high number of students. Unemployment levels, however, are lower within Bishop's ward than the borough as a whole, with 3.5% of resident working age people claiming jobseekers allowance, compared with 4.5% for the borough as a whole. Waterloo's economic position is supported by a strong transport network, with easy access to good radial and orbital road routes, two mainline train stations, access to four underground lines and a number of bus routes. Sustainable methods of travel therefore dominate people's travel to work choices.</p>



Topic	Characteristics
Environmental	<p>Significant open spaces within the area include the Riverside Walk, Jubilee Gardens and Hungerford Car Park, Emma Cons Gardens, Millennium Green, Hatfield's and Archbishop's Park. Lambeth's Biodiversity Action Plan highlights the biodiversity interest of these areas, as well as private gardens, railway lines, houses and churchyards. With regards to air quality, Waterloo suffers from high levels of pollution given the presence of large-scale road infrastructure. This infrastructure also causes severance and as a result the quality of the public realm and the pedestrian experience suffers. Indeed, the Index of Multiple Deprivation scores a large part of the study area as the 7<sup>th</sup> worst in the country for living environment deprivation. All of Bishops ward lies within an area prone to once in a hundred year floods. DTI figures show, however, that Lambeth consumes less fuel than any other London borough. Finally, Waterloo has five conservation areas, the character and appearance of which will need to be carefully considered when analysing the development potential of the Waterloo study area. There are many historic buildings which contribute to the diverse character of the area, including many listed buildings and a registered park and garden.</p>

## 5.4 Summary of the key issues arising from the baseline data

5.4.1 As summary of the key issues that have arisen from the analysis of the baseline data are shown below:

- **Impact on townscape and heritage.** High visibility of new tall buildings will provide an opportunity for landmarks, improved legibility, offices and homes with excellent sustainable transport links, but the impacts on the historic townscape and location of such buildings, will need to be managed.
- **Affordable housing.** There is a serious need across London for quality socially affordable housing and housing that is affordable to first time buyers. Development within Waterloo should contribute to the provision of all the housing types that are expected to be needed over the coming years.
- **Public transport capacity.** Transport infrastructure will need to increase above and beyond the level required to support new development. It will need to respond both to projected increases at improved standards to those available now. Hence, increasing capacity at Waterloo Station and improving bus services are under consideration to address these issues outside the scope of the SPD.
- **Connectivity, legibility and public realm.** As part of making Waterloo a more sustainable location for growth, a focused community with a clear centre and a place with a legible and attractive pedestrian environment, major improvements will be needed to the public realm. Connectivity between the South Bank Centre and the Station and beyond to Lower Marsh, as well as uniting Waterloo's varied opportunities and services will need to be facilitated through improvements to streets and spaces.
- **Ensuring adequate quality in green spaces.** Although parks and gardens in the area provide a variety of habitats, new developments should contribute to increasing biodiversity both for ecological reasons, as a recreational resource and as relief from the otherwise hard urban environment.

- **Energy Consumption.** Energy consumption in London is very high and the city has a huge environmental footprint. Waterloo itself consumes high levels of water, gas and electricity. New development must address issues of fuel shortages and price rises and the need to reduce emissions, pollution and waste.
- **Crime and Fear of Crime.** Crime and fear of crime is a barrier to sustainable communities where people can enjoy a high standard of living and enjoy their homes and localities in safety. Waterloo has higher levels of crime than much of the rest of Lambeth (MET Police). New developments should aim to reduce opportunities for crime and antisocial behaviour without moving the problems elsewhere. Failure to do so could have a negative impact on visitor's perceptions of the area as a safe and secure place to visit.
- **Pollution.** The area has very high levels of pollution, mainly from vehicle emissions. This poses significant threats to peoples health and quality of life. There is particular risk to people living adjacent to major roads. Development at Waterloo should aim to minimise this conflict whilst balancing this with good urban design principles of active frontages and the surveillance of streets and spaces.

## 6 Compatibility of SA Objectives

### 6.1 The compatibility of the SA objectives

6.1.1 This section tests the 18 sustainability objectives identified within the SA Scoping Report against each other. This is a requirement of the SEA Directive and is a way of checking that the objectives of the Waterloo SPD are in accordance with sustainability principles and the SA objectives.

6.1.2 The following matrix tests the 18 sustainability objectives against each other. Due to the range of sustainability objectives identified there may be tensions between some of the objectives. The following compatibility assessment should identify these tensions to enable any conflicting objectives to be modified to make them more compatible.

Figure 5: Sustainability Objectives Compatibility Chart

1	✓																	
2	✓	✓																
3	✓	✓	✓															
4	✓	✓	✓	✓														
5	✓	✓	✓	✓	✓													
6	✓	✓	✓	✓	✓	✓												
7	✓	?	✓	✓	✓	✓	?											
8	✓	?	✓	✓	✓	?	✓	✓										
9	✓	✓	✓	✓	✓	✓	✓	✓	✓									
10	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓								
11	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓							
12	✓	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓						
13	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					
14	✓	✓	✓	✓	✓	✓	?	✓	?	✓	✓	✓	✓	✓				
15	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
16	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
17	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
18	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

## 6.2 Are the sustainability objectives compatible with one another?

- 6.2.1 The compatibility matrix chart above shows that there are certain sustainability objectives that are potentially incompatible with each other. Points in italics below set out how the draft SPD was revised in order to address some of these potential incompatibilities.
- 6.2.2 Objectives reducing the number of private car journeys, promoting sustainable transport modes and increasing density are potentially incompatible. With the encouragement of further development, absolute numbers of people travelling by all modes of transport may increase, which would impact negatively upon air quality.
- *The draft SPD was amended to give greater emphasis to sustainable travel and promoting car free development.*
- 6.2.3 In relation to air quality, objectives 2 and 7 may be potentially incompatible. In other words, with increasing numbers of individuals travelling through the area because of additional homes, both residents and visitors alike may suffer from respiratory related illnesses, as a result of traffic pollutants from buses and other vehicles.
- *The emphasis is on promoting less polluting forms of transport than the car and to give more space to pedestrians. The Council will work with its partners to monitor air quality and reduce air pollution, eg through cleaner technology in bus vehicles.*
- 6.2.4 Objective 7 – Providing more homes is potentially incompatible with a number of other objectives. The provision of more housing may reduce levels of biodiversity within the area and detract from the character and distinctiveness of the local area (objective 11), placing pressure on existing open spaces and historic buildings. Moreover, in the drive to provide affordable housing there is a risk that design quality can suffer. The Waterloo SPD should therefore aim to ensure that green spaces are well connected and preserved and that safe pedestrian and cycle links are provided. Further, the introduction of adequate design policies should guarantee the provision of new housing that contributes positively to the character of the local area.
- *The SPD includes guidance to promote high quality design, to protect historic assets such as listed buildings and conservation areas and re-emphasises protection and enhancement of open spaces.*
- 6.2.5 The provision of affordable housing within the area may be potentially incompatible with objective 7, which seeks to ensure that future developments maximise their levels of environmental sustainability. Some methods for generating electricity or reducing consumption may be relatively expensive and inappropriate for use within affordable housing schemes. However, in some instances housing associations are leading the way in implementing energy efficient technologies and aiding the reduction of fuel poverty. Objective 7 may indeed be compatible with objectives.
- *The SPD promotes pooling of s.106 obligations on energy and makes links with a South Bank University/LDA/SBEG project to create a CHP network – these could enable provision for affordable housing.*
- 6.2.6 A balance needs to be struck between the amount of new employment and new housing, including requisite social infrastructure, as there are pressures on the area to provide both.

- *The SPD includes a section on securing social infrastructure through s.106 obligations.*

## 7 Sustainability Appraisal Framework and Appraisal of Options

### 7.1 Appraisal of strategic options

7.1.1 One of the key requirements of a SA is to consider alternative options as part of the appraisal process in order to weigh up the relative advantages/disadvantages, and agree appropriate mitigation in order to minimise harmful impacts and maximise potential beneficial impacts.

7.1.2 Three options were devised for the development capacity work. These options responded to the issues identified in the section above. The three broad options are summarised below and a more detailed appraisal can be found in Appendix 3.

- **Option 1** is based on current development proposals showing how Waterloo's townscape would evolve if emerging schemes were to be built, including the proposed towers at Doon Street and Elizabeth House.
- **Option 2** proposes a coherent cluster of tall buildings focused around a metropolitan landmark identifying the entrance of Waterloo Station. New district landmarks rise up towards this metropolitan landmark surrounding the station and enclosing the new 'City Square'.
- **Option 3** is similar to option 2, but takes a more conservative approach maintaining and improving Waterloo Station frontage and the Shell Centre Complex.

### 7.2 Summary of the broad options appraisal

7.2.1 The following section provides a summary of the options appraisal. For more details please refer to Appendix 3.

Figure 6: Summary of Options Appraisal

Sustainability Objective		Option 1	Option 2	Option 3
1	Increase community safety and security by reducing crime, disorder and the fear of crime	✓	✓	✓
2	Improve health by encouraging healthy lifestyles, reducing inequalities and the causes of poor health especially air pollution	✓	✓	✓
3	Promoting access for all	✓	✓	✓
4	Ensuring sufficient local facilities to cater for the social and daily needs of local people and visitors to the area	✓✓	✓✓	✓
5	To improve educational achievement, training and opportunities for lifelong learning and employability and ensure current and future residents have access to educational facilities	0	0	0
6	Achieve more equitable sharing of the benefits of prosperity across all sectors of society	✓	✓	✓

7	Provide decent housing to all those in the area who need it and protect local amenity	✓✓	✓✓	✓✓
8	Create and sustain prosperity and business growth and access to employment in a strong and dynamic local economy	✓✓	✓✓	0
9	Making efficient use of the areas limited land resources	✓✓	✓✓	✗
10	Promote the vitality and viability of town centres and district centres	✓✓	✓✓	✓✓
11	Improve the quality, attractiveness, character sustainability of the built environment by improving design quality and protecting historic assets	✗	✓	✓✓
12	Enhance the parks and open spaces in the area for as valuable social, environmental and economic assets. Ensure that open spaces in the area can meet needs for sport, quiet recreation, children's play and habitat provision.	✓✓	✓✓	✓✓
13	Reduce reliance on the car and improve multi-modal transport opportunities with focus on a safer and more attractive environment for pedestrians and cyclists	✓✓	✓✓	✓✓
14	Increase and protect biodiversity in the area and protect, enhance and create natural environments.	0	0	0
15	Ensure that infrastructure can accommodate growth	✗	✗	✗
16	Minimise energy consumption and increase energy efficiency and the use of renewable energy	✓	✓	✓
17	Reduce the amount of waste produced and encourage re-use and recycling of waste	✓	✓	✓
18	Maintain and enhance Waterloo's role as an international centre for art and culture for the benefit of everyone.	✓	✓	✓

### 7.3 Conclusion of the broad options appraisal

7.3.1 In conclusion, given that the options presented are in reality broadly similar to one another, it is unsurprising that there is little variation in the SA of each option. However the assessment reveals that overall, option 2 performs best against the sustainability objectives. In particular, option 2 performs well against those sustainability objectives concerned with making efficient use of limited land resources and improving the quality, attractiveness and character of the built environment.

7.3.2 However, all three of the options performed poorly against sustainability objective 15, regarding the accommodation of infrastructure growth. The draft SPD therefore aims to pool s.106 contributions for the provision of social infrastructure. In other respects infrastructure is outside the scope of this report and outside the remit of the Council. However, the SPD allows for and support the development of infrastructure projects such as improvements to capacity at Waterloo Station and bus capacity. In addition, a new chapter has been added to the final version of the SPD to set out how social and community infrastructure will be expanded as development occurs.

## 8 The Preferred Approach

8.1.1 The next stage of the SA process is to examine the effects of the preferred approach. This approach is encompassed in the seven SPD objectives outlined in section 3.4, as well as the following overarching principles:

- **Building heights:** to create a coherent cluster of tall buildings focused around Waterloo Station.
- **Shell Centre:** encourage development to reinforce the cluster of tall buildings around Waterloo Station, and create a durable public realm.
- **Hungerford Car Park and South Bank Centre:** encourage cultural uses, extend Jubilee Gardens, protect views to St. Paul's Cathedral, and encourage active uses along the Riverside Walk and Belvedere Road / Upper Ground.
- **Waterloo Station:** create an attractive arrival point, provide a good interchange space and create significant new floorspace. Two options for Waterloo Station were appraised which varied in terms of urban layout as follows (NB a phased approach is set out in the final SPD):
  - Option 1: Remodelling of station to lengthen platforms and increase capacity; extending station frontage to encompass railway arches to north; development of five tower blocks above station; and utilisation of railway arches below.
  - Option 2: Remodelling of the station to increase capacity within existing station buildings; addition fronting Waterloo Road; utilisation of railway arches below; retention of Edwardian entrance façade; and enliven railway arches.
- **Elizabeth House:** contribute towards the creation of a cluster of tall buildings around the station, with the potential for a landmark building, and improve access to the Riverside walk.
- **Union Jack Club:** maximise new floorspace, improve the public realm, and improve accessibility to residential areas to the east.
- **Lower Marsh:** encourage development of contextual height through the redevelopment of infill sites, promote the continuation/restoration of the historic urban grain, and create improved gateways to the area and connections to Millennium Green and Waterloo Station.
- **IMAX and 'City Square':** ensure the creation of a high quality public realm and pedestrian-friendly space.



## 8.2 The compatibility of the SPD objectives and principles

8.2.1 In addition to assessing the compatibility of the SA objectives, it is important to understand the relationships between each of the SPD objectives and principles. The following compatibility chart assesses each of the SPD objectives and principles against each other.

Figure 7: Compatibility Chart of the SPD objectives

1																
2	✓															
3	✓	✓														
4	✓	✓	✓													
5	✓	✓	✓	✓												
6	✓	✓	✓	✓	✓											
7	✓	✓	✓	✓	✓	✓										
8	✓	✓	✓	✓	✓	✓	✓									
9	✓	✓	?	?	✓	✓	✓	✓								
10	✓	✓	?	?	✓	✓	✓	✓	✓							
11a	✓	✓	?	?	✓	✓	✓	✓	✓	✓						
11b	✓	✓	?	?	✓	✓	✓	✓	✓	✓	x					
12	✓	✓	?	?	x	✓	✓	✓	✓	✓	✓	✓				
13	✓	✓	?	?	✓	✓	✓	✓	✓	✓	✓	✓	✓			
14	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
15	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	1	2	3	4	5	6	7	8	9	10	11a	11b	12	13	14	15

8.2.2 This chart demonstrates that the majority of the SPD objectives and principles are compatible with each other. There are some objectives, however, that are potentially incompatible.

8.2.3 The site specific principles for the Shell Centre, Hungerford Car Park and South Bank Centre, Waterloo Station, Elizabeth House and the Union Jack Club, for example, are potentially incompatible with two objectives which are as follows:

- A place with attractive and successful outdoor areas, with safe and uncluttered streets and high quality green open spaces that work effectively for all in society, residents and visitors alike. High density development of these sites add to the numbers of people using streets and spaces – development of the sites will need to contribute through s.106 obligations to local enhancements.
- A place that is easy to get to and to move around, with places that are well connected and permeable, finding a balance between different road users designed especially for pedestrians and cyclists. Development of the sites should be designed to improve permeability and improve provision for pedestrians and cyclists.

- 8.2.4 The site-specific principles encourage substantial new residential and employment floorspace within Waterloo, which may place additional pressures (i) on the provision and success of new and existing open spaces, and (ii) on the surrounding road network. New developments must therefore be considered in conjunction with, and supported by, additional infrastructure, including a good range of high quality public transport and good quality open spaces with suitable provision for children's play.
- 8.2.5 The current development proposals for Elizabeth House have an uncertain impact on SPD objective 5, namely to create a place that has a clear image and is easy to understand, which provides recognisable routes, intersections and landmarks to help people find their way around. The southern tower of Elizabeth House will affect views from Parliament Square but will improve the appearance of this part of Waterloo. The scheme provides new routes, but could provide a clearer focus for the area by providing a taller tower at the northern end of the site. However, this is not possible due to the engineering constraints of the site.

## 9 Detailed Assessment of the Preferred Approach

9.1.1 The impact of the SPD objectives and principles against the sustainability objectives were recorded on a 6 point scale as below:

✓✓	MAJOR POSITIVE
✓	MINOR POSITIVE
0	NEUTRAL
×	MINOR NEGATIVE
××	MAJOR NEGATIVE
?	UNCERTAIN

9.1.2 Other terminology used in the appraisal of the Waterloo SPD includes:

- **Timescale** – Three cut off points have been used to demonstrate whether the effect of the SPD objective against the sustainability objective will be short-term (0-3 years), medium-term (3-10 years) or long-term (10+ years).
- **Certainty** – This relates to the level of confidence for which the predicted impact might be expected to occur.
- **Scale** – This relates to the spatial scale of predicted impacts. Whether the impacts will occur at a site, local, neighbourhood, or city-wide level.
- **Permanence** – This is an assessment of whether the predicted impacts will be permanent or likely to undergo a reversal after a period of time.
- **Secondary effects** are not a direct result of the plan, but occur as a result of an alternative pathway or programme which in itself is a result of the plan, e.g. regeneration in relation to population increase.
- **Cumulative effects** arise when several small impacts, which individually are not significant, result in a combined effect which is significant.
- **Synergistic effects** occur when the total impact has greater value than the sum of the individual impacts.

9.1.3 The comments column allows some narrative to explain the predicted outcomes and effects of the draft Waterloo SPD on the sustainability objectives.

### 9.2 Summary and conclusions of the detailed appraisal of the preferred option

9.2.1 Having appraised the preferred approach in detail within Appendix 4, it is clear that a significant number of the sustainability objectives are affected either positively or very positively by the implementation of the Waterloo SPD. A summary of these impacts is outlined below:

Figure 8: Summary of Preferred Approach Appraisal

SA Objectives		Impact
1	Increase community safety and security by reducing crime, disorder and the fear of crime	✓
2	Improve health by encouraging healthy lifestyles, reducing inequalities and the causes of poor health, especially air pollution	✓
3	Promoting access for all	✓
4	Ensuring sufficient local facilities to cater for the social and daily needs of local people and visitors to the area	✓
5	To improve educational achievement, training and opportunities for lifelong learning and employability and ensure current and future residents have access to educational facilities	0
6	Achieve more equitable sharing of the benefits of prosperity across all sectors of society	✓
7	Provide decent housing to all those in the area who need it and protect local amenity	✓
8	Create and sustain prosperity and business growth and access to employment in a strong and dynamic local economy	✓✓
9	Making efficient use of the area's limited land resources	✓✓
10	Promote the vitality and viability of town centres and district centres	✓✓
11	Improve the quality, attractiveness, character sustainability of the built environment by improving design quality and protecting historic assets	✓✓
12	Enhance parks and open spaces in the area as valuable social, environmental and economic assets. Ensure that open spaces in the area can meet needs for sport, quiet recreation, children's play and habitat provision	✓✓
13	Reduce reliance on the car and improve multi-modal transport opportunities with focus on a safer and more attractive environment for pedestrians and cyclists	✓✓
14	Increase and protect biodiversity in the area and protect, enhance and create natural environments	✗
15	Ensure that infrastructure can accommodate growth	✓
16	Minimise energy consumption and increase energy efficiency and the use of renewable energy	?
17	Reduce the amount of waste produced and encourage re-use and recycling of waste	?
18	Maintain and enhance Waterloo's role as an international centre for art and culture for the benefit of everyone	✓

9.2.2 There are, however, several sustainability objectives against which the impact of the SPD is uncertain. These objectives relate to the minimisation of energy consumption, energy efficiency, and the reduction of waste produced. Given that the SPD proposes the development of a significant amount of new residential and commercial floorspace, there is likely to be a negative impact on the identified sustainability objectives. In order to ensure a more positive impact the SPD must seek to attain the highest possible design and environmental standards within the Waterloo area. In response to this SA, an additional chapter has been added to the SPD, which provides guidance on sustainable design and construction.

- 9.2.3 The appraisal has also identified a potential negative impact on levels of biodiversity within the area, again as new development brings more people into the area and puts more pressure on Waterloo's open spaces. The SPD aims to offset this through appropriate investment in the existing green open spaces. In addition, opportunities for new development to contribute towards biodiversity will be considered; for example through the use of green / brown roofs, etc.
- 9.2.4 Elizabeth House will have a positive impact on SO11 as it will improve the appearance of a key part of Waterloo, replacing very low quality buildings at present, but also has a potentially negative impact on the settings of listed buildings. The key impact is from the proposed southern tower affecting views from Parliament Square. Option 2 would create a tight cluster with the tallest building on the northern end of the Elizabeth House site, but Option 1 takes into account the Underground lines beneath this part of the site and aims to minimise the impact on views from Parliament Square.

## 10 Implementation and Monitoring

### 10.1 Introduction

10.1.1 As the Waterloo SPD is implemented it will be important to keep it under review and monitor the significant effects of the plan. This will allow the confirmation of the anticipated impacts, the identification of any unforeseen consequences and the undertaking of appropriate mitigation/remedial action where necessary. It is anticipated that monitoring will be undertaken as part of the Annual Monitoring Report.

10.1.2 Monitoring measures will be particularly important for those sustainability objectives outlined in paragraphs 9.2.2 to 9.2.4 above, where the impact of the SPD is either predicted to be uncertain or negative.

10.1.3 The following table outlines potential indicators.

Figure 9: Sustainability Indicators

	Objective	Indicator / criteria
1	Increase community safety and security by reducing crime, disorder and the fear of crime	<p><b>Indicator:</b> Fear of crime, Crime rates per 1000 population for crime types, offences per 1000 population</p> <p><b>Criteria:</b> Will it reduce actual crime, fear of crime and antisocial behaviour</p>
2	Improve health by encouraging healthy lifestyles, reducing inequalities and the causes of poor health especially air pollution	<p><b>Indicator:</b> Life expectancy, health self assessment, air quality and pollution, particulate levels.</p> <p><b>Criteria:</b> Will it help to improve local health, reduce health inequalities, reduce causes of ill physical and mental health, and promote healthy lifestyles</p>
3	Promoting access for all	<p><b>Indicator:</b> Access to local services, public transport accessibility</p> <p><b>Criteria:</b> Will it improve access to local services and facilities to all local residents</p>
4	Ensuring sufficient local facilities to cater for the social and daily needs of local people and visitors to the area	<p><b>Indicator:</b> Number of community facilities, % of residents from minority ethnic communities, population by birthplace.</p> <p><b>Criteria:</b> Will there be adequate community facilities and basic local facilities to provide for the increased population</p>

5	To improve educational achievement, training and opportunities for lifelong learning and employability, and ensure current and future residents have access to educational facilities	<p><b>Indicator:</b> Qualifications, schools with pupils achieving 5+ A-C grades at GCSE, % of workforce in professional positions</p> <p><b>Criteria:</b> Will education levels among existing adults and young people in the area improve</p>
6	Achieve more equitable sharing of the benefits of prosperity across all sectors of society	<p><b>Indicator:</b> % of taxes spent on civic amenities. Projects in the area benefiting from lottery funding.</p> <p><b>Criteria:</b> Will social, community, arts and sports infrastructure be improved as a result of change</p>
7	Provide decent housing to all those in the area who need it and protect local amenity	<p><b>Indicator:</b> % of social rented homes, average house prices, house price to income ratio. Dwelling stock by council tax band, properties at risk from flooding.</p> <p><b>Criteria:</b> Will it increase access to the housing market for first time buyers and those on low incomes. Will it help reduce homelessness and will it help deliver a mix of housing types and tenure</p>
8	Create and sustain prosperity and business growth and access to employment in a strong and dynamic local economy	<p><b>Indicator:</b> VAT registrations per 1000 adult population, average weekly earnings, % on jobseekers allowance, economic activity.</p> <p><b>Criteria:</b> Will it promote a strong and vibrant and sustainable local economy that enhances business competitiveness and the diversity of economic sectors</p>
9	Making efficient use of the areas limited land resources	<p><b>Indicator:</b> availability of previously developed land, developments on previously developed sites.</p>
10	Promote the vitality and viability of town centres and district centres	<p><b>Indicator:</b> vacancy rates, turnover rates, health of local markets, retail rents in shopping locations.</p> <p><b>Criteria:</b> Will it promote regeneration and reduce disparity, will it enhance the image of the area</p>
11	Improve the quality, attractiveness, character sustainability of the built environment by improving	<p><b>Indicator:</b> Conservation Areas, Listed Buildings, Listed buildings at risk, townscape heritage projects, award winning developments</p>

	design quality and protecting historic assets	<b>Criteria:</b> Will it ensure that development is of a high standard of design that respects local character and enhances urban landscape quality
12	Enhance the parks and open spaces in the area for as valuable social, environmental and economic assets. Ensure that open spaces in the area can meet needs for sport, quiet recreation, children's play and habitat provision	<b>Indicator:</b> assessment of local parks, quality of local parks, health of local habitats, hectares of public open space.  <b>Criteria:</b> Will it safeguard the security of Metropolitan Open Spaces or add new and improve open spaces to the area
13	Reduce reliance on the car and improve multi-modal transport opportunities with focus on a safer and more attractive environment for pedestrians and cyclists	<b>Indicator:</b> Public transport accessibility, mode of travel to work, miles travelled to work, average journey length by purpose  <b>Criteria:</b> Will new residents and commuters to the area use sustainable transport methods to move around
14	Increase and protect biodiversity in the area and protect, enhance and create natural environments	<b>Indicator:</b> Area covered by nature designations at a local, national and European level.  <b>Criteria:</b> Will there be an increase in numbers and extent of habitats in the area after redevelopment. Will biodiversity increase in the area as a result of development.
15	Ensure that infrastructure can accommodate growth	<b>Indicator:</b> projected population growth, % of journeys taken on public transport  <b>Criteria:</b> Will capacity of services match or exceed use demand
16	Minimise energy consumption and increase energy efficiency and the use of renewable energy	<b>Indicator:</b> Energy consumption per household, number of microgeneration schemes granted planning permission. % of BREEAM rated excellent new buildings  <b>Criteria:</b> Will 10% of Waterloo's energy be generated by renewable energy by 2010 and 20% by 2020
17	Reduce the amount of waste produced and encourage re-use and recycling of waste	<b>Indicator:</b> Kg of waste produced per household, % of waste recycled, % served by doorstep recycling



		<b>Criteria:</b> Will recycling increase as a result of proposals.
18	Maintain and enhance Waterloo's role as an international centre for art and culture for the benefit of everyone	<p><b>Indicator:</b> Investment in the arts, amount spent on the public realm, positive CABI reviews of open spaces</p> <p><b>Criteria:</b> Will the cultural facilities of the South Bank and Waterloo benefit from proposals</p>

## 11 Conclusion

- 11.1.1 It is considered that the SPD balances social economic and environmental impacts. Within this policy framework, the guidelines for the development of Waterloo generally do not have a negative impact on sustainable development if the guidelines are implemented appropriately. The guidelines give a general steer and are not prescriptive as to what the Council expects.
- 11.1.2 Formal consultation on the draft SPD in October to December 2008 resulted in 37 formal written responses, 225 questionnaire responses and 396 street survey completions. The final SPD has been revised substantially to address the points made, but this has been mainly to simplify and improve the presentation. There has been no significant change in the approach to developing the area, but a new chapter has been added – Chapter 2 on Land Use – to address consultation responses and SA concerns about the provision of social and community infrastructure to cope with an increasing resident and working population.
- 11.1.3 Specific comments on the SA were received from the Environment Agency and English Heritage. The Environment Agency sought more coverage of biodiversity and flood risk issues. The SA has been amended to include these matters and the final version of the SPD amended to include a section on flood risk and Environment Agency guidance (Chapter 7 of the SPD). English Heritage made detailed comments seeking more coverage of heritage assets which have been added as requested.
- 11.1.4 The consultation and SA processes have helped to refine the approach of the SPD and ensure that it sets out a sustainable framework for new development and projects coming forward in the Waterloo area. The sustainability principles in the SPD will be applied to new development proposals and projects in the area and this will be monitored in Lambeth's Annual Monitoring Report.

## 12 Appendix A: Plans, Policies and Programmes

### **International Policy**

EU - European Spatial Development Perspective [1999]

EU Habitats Directive

UN - The Johannesburg Declaration on Sustainable Development [2002]

EC - Air Quality Framework Directive 96/62/EC and Daughter Directives

EC - Directive 2002/49/EC relating to the assessment and management of environmental noise (the Environmental Noise Directive (END))

EC - Framework Waste Directive (Directive 75/442/EEC, as amended)

EC - Landfill of Waste Directive (99/31/EC)

UNEP & Council of Europe - Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)

EC - Birds Directive (79/409/EEC)

UNEP - Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)

EC - Conservation of Natural Habitats and of Wild Fauna and Flora Directive (92/43/EEC)

UN - Kyoto Protocol (1992)

EC - Water Framework Directive (2000/60/EC)

### **National Policy**

ODPM - Securing the Future: Delivering the UK Sustainable Development Strategy [2005]

ODPM - Sustainable Communities: Building the Future [2003]

ODPM - PPS12: Local Development Frameworks [2005]

ODPM - Draft Planning for Mixed Communities [2005]

ODPM - RPG9: Regional Planning for the South East of England [2001]

DfT - National Cycle Strategy

ODPM - Sustainable Communities: People, Places Prosperity [2005]

DCLG PPS1: Delivering Sustainable Development

DCLG PPS3: Housing

DCLG PPS6: Town Centres

DCLG PPS9: Biodiversity and Geological Conservation

ODPM PPS 10 : Planning for Sustainable Waste

DCLG PPG13: Transport

DCLG PPG15: Planning and the Historic Environment

DCLG PPG16: Planning and Archaeology  
ODPM - PPG17: Planning for Open Space, sport and recreations  
ODPM - PPG21 Tourism  
ODPM - PPS22: Renewable Energy  
ODPM - PPG24: Planning and noise  
DCLG PPS25: Development and Flood Risk  
ODPM - Living Places: Cleaner, Safer, Greener  
ODPM - RPG9/3B: Strategic Planning Guidance for the River Thames [under investigation]

### **Regional Policy**

SERA - Draft South East Plan – A clear vision for the South East [2005]

### **London Policy**

GLA London Plan 2004  
GLA Central Sub-Regional Development Framework Draft  
GLA London View Management Framework SPG Draft  
CRP London South Central – Restoring London's Hidden Quarter  
Environment Agency Thames Catchment Flood Management Plans (CFMP)

### **Lambeth General Policy**

LBL Lambeth Sustainable Community Strategy 2008  
LBL Adopted Lambeth UDP 2007  
LBL Draft Conservation Area Statement for Lower Marsh  
LBL Draft Conservation Area Statement for Roupell Street  
LBL Draft Conservation Area Statement for Renfew Road

### **Design Guidance**

CABE/English Heritage Tall Buildings Guidance  
CABE Better Places By Design: A companion Guide to PPG3  
Lambeth proposed design guidance  
English Partnerships/Housing Corporation Urban Design Compendium  
Lambeth Open Space Strategy (2004)

### **Housing**

DCLG Planning and Access for Disabled People  
LBL Lambeth's Housing Strategy 2003  
Planning and Access for Disabled People: A Good Practice Guide (ODPM, 2003)  
DCLG/Home Office Safer Places: Planning System and Crime Prevention

LP Draft SPG 2004 - Affordable Housing; achieving an Inclusive Environment

LP Draft SPG 2005 – Housing provision

Housing Corporation Scheme Development Standards

BRE Site Layout Planning for daylight and sunlight – a guide to good practice

CABE Better Places to Live

### **Transport and access**

London South Central Transport Strategy 2002

Intermodal Transport Interchange for London, Mayor of London BPG 2004

Transport and Visitor Management Strategy, SBP, 2001

Lambeth Local Implementation Plan 2005 – 2011

Access along the South Bank: Access Planning and Design Guidance (David Bonnett Architects 2001)

Waterloo Access Audit (CRP and TfL, 2002)

CRP South Central Transport Strategy

CRP Light at the End of the Tunnel

### **Heritage**

GLA London View Management Framework SPG Draft

Historic Environments: A Force for our Future (DCMS/DCMS, 2002)

Building in Context (CABE/ EH, 2003)

Conservation Area Practice: English Heritage Guidance on the Management of Conservation Areas (EH, 1995)

## **12.1 Key policy messages**

<b>Policies</b>	<b>Key policy messages</b>
PPS1 – Delivering Sustainable Communities Securing the Future – Delivering the UK Sustainable Development Strategy Sustainable Communities PPS6 – Town centres PPS3 – Housing London Plan	<b>Make best use of scarce urban land</b> <ul style="list-style-type: none"><li>• Maximise density subject to achieving high standards of local amenity, land use mix and transport capacity</li><li>• Should seek to exceed the London Plan minimum guidelines for housing and have regard to the indicative estimates for jobs</li></ul>

<p>PPS1 – Delivering Sustainable Communities Securing the Future – Delivering the UK Sustainable Development Strategy Sustainable Communities PPS6 – Town centres PPS3 – Housing London Plan</p>	<p><b>Secure a mix of uses</b></p> <ul style="list-style-type: none"> <li>• Secure a mix of compatible uses, including Central London Activities, which contribute to London’s role as a world class city</li> <li>• Include active frontage uses at pavement level and provide new homes as part of larger developments, where new housing should generally equate to 50% of the proposed increase in commercial floorspace</li> </ul>
<p>PPS1 – Delivering Sustainable Communities Securing the Future – Delivering the UK Sustainable Development Strategy Sustainable Communities PPS6 – Town centres PPS3 – Housing London Plan Central Sub regional Development Framework for London Adopted UDP Lambeth</p>	<p><b>Encourage business and enterprise</b></p> <ul style="list-style-type: none"> <li>• Encourage large scale office development around Waterloo Station (Waterloo Office Regeneration Area)</li> <li>• Create a cultural hub, where creative and cultural industries thrive</li> <li>• Secure affordable workspace</li> </ul>
<p>Planning and Access for disabled people Lambeth Housing Strategy Safer places: Planning System and crime prevention London Plan SPG Housing Provision CABE Better Places to Live</p>	<p><b>Maximise opportunities for housing</b></p> <ul style="list-style-type: none"> <li>• Include housing as part of mixed use developments and for larger sites secure a mix of dwelling type, tenure (at least 50% affordable) and size of homes</li> <li>• Of the affordable housing, 70% should be social rented housing and 30% intermediate accommodation</li> <li>• There should be no discernible difference in external appearance of affordable homes</li> <li>• A design led approach should achieve densities of between 650 and 110 Habitable Rooms/hectare</li> <li>• All new homes should be built to lifetime homes standards and 10% should be designed to be wheelchair accessible.</li> </ul>
<p>Lambeth Housing Strategy</p>	<p><b>Make sure there is adequate social infrastructure</b></p>

<p>London Plan Sustainable Communities PPS1 Delivering sustainable Development</p>	<p><b>provision</b></p> <ul style="list-style-type: none"> <li>• Ensure that new housing and other uses are supported by adequate social infrastructure</li> </ul>
<p>Waterloo Development Framework London Plan</p>	<p><b>Capitalise on the South bank infrastructure provision</b></p> <ul style="list-style-type: none"> <li>• Promote and enhance the South Bank as a strategic cultural area</li> <li>• Direct hotel and visitor attractions to Waterloo Visitor Management Area and provide better visitor management</li> </ul>
<p>Lower Marsh Conservation Area Appraisal Waterloo Development Framework Lambeth UDP</p>	<p><b>Protect and strengthen Lower Marsh</b></p> <ul style="list-style-type: none"> <li>• Sustain and enhance the vitality and viability of the lower marsh district shopping centre</li> <li>• Have regard to the Lower Marsh Conservation Area Appraisal</li> </ul>
<p>PPG13 – Transport London South Central Transport Strategy Intermodal Transport Interchange for London Transport and Visitor Management Strategy Lambeth Local implementation Plan Waterloo Access Audit</p>	<p><b>Improve Transport provision</b></p> <ul style="list-style-type: none"> <li>• Develop Waterloo as a strategic transport hub</li> <li>• Support cross river tram proposals</li> <li>• Manage the scale and cumulative impact of development to be within the capacity of the public transport network requiring, where necessary contributions to a joint fund to secure improvements</li> <li>• Limit off street parking and improve pedestrian and cycle facilities</li> <li>• There should be a legibility, safety, security and ease of transport between modes.</li> </ul>
<p>Conservation Listed Buildings and Conservation Areas Act 1990 PPG15 – Planning and the historic environment London Plan: A spatial Development Strategy for Greater London Lambeth Development Plan comprising the London Plan and Unitary Development Plan/Local Development Framework</p>	<p><b>Ensure high quality design</b></p> <ul style="list-style-type: none"> <li>• The overall scale, design and layout of major proposals in Waterloo should form a coherent urban design, creating a world-class quality</li> <li>• Development should respond to Waterloo’s unique character (the four character areas), provide a connected and accessible place with high quality public realm</li> <li>• Tall buildings should be located where they enhance the skyline, make significant contribution to the focus and momentum of regeneration and do not harm London’s character. They should be of the highest quality design, create pedestrian friendly places at their base, be sustainable in design and construction and not harm the amenity of the local area (sunlight, daylight, wind turbulence etc)</li> <li>• Protect and enhance strategic and local views</li> <li>• Preserve and enhance the conservation areas, listed</li> </ul>

	<p>buildings and their settings</p> <ul style="list-style-type: none"> <li>• Meet the needs of all the community by delivering inclusive design</li> <li>• Improve the quality of the public realm</li> </ul>
<p>Lambeth open Space strategy London Plan Sustainable Communities</p>	<p><b>Improve open space</b></p> <ul style="list-style-type: none"> <li>• Protect and improve Jubilee Gardens and the Hungerford Car Park Site as Metropolitan Open Land</li> <li>• Protect and enhance the nature conservation interest of the River, Archbishops park and other open spaces</li> <li>• Need to develop a network of green links to improve the quality of pedestrian movement and amenity</li> </ul>
<p>Waterloo Development Framework London Sustainability Framework PPS1 Lambeth's Community Strategy London Plan Sub Regional Development Framework Central London</p>	<p><b>Make Waterloo a sustainable place</b></p> <ul style="list-style-type: none"> <li>• New buildings should be adaptable, to allow for different uses over time and designed to minimise energy needs</li> <li>• Development should generate at least 10% of its predicted energy requirements from renewable sources</li> <li>• Developments should be designed to meet BREEAM standards</li> <li>• All buildings should incorporate measures to minimise the use of water</li> <li>• Incorporate waste segregation and storage space to encourage recycling</li> <li>• Maximise the use of recycled and sustainable materials</li> </ul>
<p>London Plan</p>	<p><b>Help regenerate neighbourhood Areas</b></p> <ul style="list-style-type: none"> <li>• Ensure that regeneration activity in waterloo extends to communities living in deprived neighbourhoods nearby</li> </ul>
<p>London Plan PPS1</p>	<p><b>Equal Opportunities for All</b></p> <ul style="list-style-type: none"> <li>• London plan; PPS1; SPG; Accessible London: achieving an inclusive environment; ODPM Planning and Access SPG</li> </ul>
<p>London Plan</p>	<p><b>Health</b></p> <ul style="list-style-type: none"> <li>• Encourage healthy lifestyles</li> <li>• Improve opportunities for recreation and activity and encourage use</li> <li>• Reduce causes of ill health including pollution</li> <li>• Improve the pedestrian Environment</li> <li>• Reduce stress causing features and increase levels of mental health through environmental</li> </ul>



	improvements
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## 13 Appendix 2: Baseline Characteristics

### 13.1 Data Summary

#### Population

9,190 people lived in Bishop's ward at the time of the last census (up from 6,796 in 1991). That was approximately 3.5% of Lambeth's 270,000 population – and the borough's least populous ward. Lambeth's population is expected to increase by 71,000 to 341,000 by 2021. If Bishop's ward were to continue to provide for 3.5% of the Borough's population, its population could reach 10,263 by 2021. Lambeth's UDP calls for an additional 20,500 new homes across the Borough to accommodate this growth. Waterloo is projected to be able to accommodate 500 new homes in the Waterloo Development framework. 563 new homes would be needed in Bishop's, to accommodate an additional 1127 people at an average household size of 2. If Bishop's were to become a higher density development area it may need to accommodate an even greater percentage of Lambeth's projected population growth (GLA Round population projections June 2005)

#### Households

Bishop's ward's 9,190 residents were divided between 4,594 households in 2001, making an average household of 2 people. Lambeth also has the highest number of households of any inner London Borough in 2001. This is projected to grow from 119,000 to 148,000 assuming Lambeth's average household size of 2.3 people continues. The number of households in Lambeth in 1991 was 113,853. The rate of population growth for Lambeth is projected at 24.5% to 2021. This compares to 20% for inner London and 14% for Greater London. As such, the density of accommodation will have to increase well above average.

Bishop's also has the highest proportion of all-student households in Lambeth, accounting for 10.5% of the borough's all student households (1% of the ward's households)

#### Ethnicity

At the time of the last census the largest ethnic minority groups resident in the borough were Black or Black British accounting for approximately 26% (21.7 in 1991). In Bishop's ward this group accounted for closer to 20% where White people made up 63% of the population compared to Lambeth's 49% (69.7 in 1991). Other significant ethnic minority groups included Asian and Chinese/other accounting for approximately 4.6 each in Lambeth (4.8 in 1991). In Bishop's Asian or Asian British accounted for 5.3% and

Chinese/other 3%. Of this resident population significant numbers were not born within the UK. Census data suggests that 30.8% of the Bishop's population were born in the EU or elsewhere, and in Lambeth the figure was about 29%.

### **Housing and population density**

Population growth is putting continued pressure on the housing market, and there is a desperate need for more affordable housing. Currently the household income to house price ratio stands at about 1:5 for Lambeth. If a single person wanted to buy a house it would cost over 10 times their yearly salary. At the time of the last census 48% of all housing in Bishop's ward was affordable Council or Housing Association rented. 28% was privately rented and 20% owned either outright, with a mortgage or shared ownership. In contrast, Lambeth offered a lower proportion of social rented housing at 41%, a higher proportion of owned at 37% and a lower proportion of private rented at 20%. In early 2007 the average house price in Lambeth was £310,396, and the lowest tenure type, maisonette/flat, was £268,940 - 11 times a £30,000 annual wage!

Lambeth's 'Housing Strategy' is based on "housing needs survey 2002" and showed 21% of households 24,246 were living in unsuitable housing of which 57.2% require alternative housing to meet their housing needs. The largest problems identified were disrepair, overcrowding and lack of affordability. The survey estimated that 4,213 affordable homes are needed each year until 2009. The annual supply of social rented property to meet demand is 2,268, leaving a shortfall of 1,945 affordable homes a year

Population Density had increased to 74.31 people per hectare (pph) in 2001 in Bishop's Ward. Lambeth's density was higher at 99.24 pph, up from 89.8 pph in 1991, London's was 99.24. Figures for 1991 show Greater London's population density at 42.3 pph, Outer London's at 33.2 and Inner London's at 78.1pph.

### **Education and skills**

Census data suggests that Bishop's has slightly lower levels of resident qualifications to the rest of Lambeth. For the employed, 52.5% of the population have higher level qualifications in Bishop's compared to 54% in Lambeth – much higher than the 25.5% national average. School's also compare quite well to national figures for schools with pupils achieving 5+ A-C grades at GCSE. Lambeth has a figure of 89.1% compared to England's 88.9%. Bishop's does however have fewer with NVQ1 and above level qualifications than Lambeth and the national average, but higher numbers with NVQ 4 and above qualifications suggesting greater levels of educational disparity than national and London averages.

## **Economy – Key sectors**

In terms of employment by sector and social professional grade, Bishop's has fewer people in managerial or senior official roles (16.4%) than Lambeth (17.5), but more than the London average (14.9). The main industry of employment is 'Real estate, renting and business activities' employing 1040 of the 4366 workers in Bishop's ward. This is also the biggest industry sector in London. Bishop's second biggest employment sector was 'health and social work'. In Lambeth the second biggest employer was 'wholesale, retail and repairs' followed by health and social work. Retail is the third biggest sector in Bishops. The biggest sector nationally is also retail, followed by manufacturing. In Bishop's ward, manufacturing was the only the 10<sup>th</sup> biggest sector.

Specialist sectors where Bishop's employs a greater percentage than elsewhere are Culture, media and sports, which employs 13% of the workforce compared to 11.3% in Lambeth and 2.1% nationally.

Economic activity is lower than in the rest of Lambeth partly because the ward has Lambeth's highest percentage of 15-19 year olds and a high number of students

## **Unemployment**

Jobseekers Allowance claims provide the most up to date unemployment figures for Bishop's and Lambeth. The most recent figures (March 2007) show 242 people in Bishop's are claiming, or 3.5% of resident working age people, compared with 4.5% of Lambeth's and 2.6% for Great Britain. A higher proportion of Bishop's residents are also claiming for longer periods of time than elsewhere. 26.7% of claimants have been receiving benefits for over 12 months compared to 21.5% for Lambeth and 16.3% for Great Britain.

## **Deprivation**

The 2004 index of multiple deprivation measured deprivation across the country against indicators of income, employment, health and disability, education skills and training, barriers to housing services, living environment and crime. 32,000 'Super Output Areas' (SOAs) (See Appendix 2 for SOA map) were measured and deprivation in each category is given a rank with 1 being the most deprived and 32,000 being the least. The Waterloo Capacity study area, and Bishop's ward is covered by several smaller SOAs. While many of the indicators show a level of deprivation below much of the rest of the borough in income, employment, skills and education, crime and income deprivation affecting children and older people, the study area has high levels of deprivation in several of the indicators, particularly 'living

environment'. This indicator measures interior and exterior living conditions including 'housing in poor condition', 'housing with central heating', 'air quality' and 'road traffic accidents'. The SOA in Bishop's is the worst performer in Lambeth possibly due to poor air quality on the roads and as an accident blackspot. Income deprivation for Bishop's SOAs, places the ward average at approximately 13980 /32,000 although the eastern SOAs outside the study area are significantly more deprived.

### **Crime**

Like much of London, Bishop's and Lambeth suffer from higher crime rates than nationally. Comparing Bishop's to Lambeth and London for 2005, The Bishop's ward has higher levels of burglary, criminal damage, theft/handling and violence against the person than both Lambeth and London averages. Although Bishop's has higher crime rates than Brixton in almost all categories (other than 'other notifiable offences'), it does have lower rates than the London average in Burglary. In every other respect crime rates are higher. The most prolific crime type is Theft and handling at 91 offences per 1000 population. The figures for 2006 though point at many decreases in recorded crime levels for criminal damage, fraud and forgery, robbery and violence against the person. However there have also been rises in burglary and drugs offences.

Interestingly, the 2004 Index of Multiple Deprivation, which measures crime contradicts recent crime figures. In this ranking, compared to the rest of the borough, the Bishop's ward and the study area within it, have considerably lower crime deprivation scores than the rest of the borough. This ranking is based on Burglary, Theft, criminal damage and violence levels which are almost all lower than for the study area than rest of the borough. This contradiction is difficult to account for, especially as much attention has been gained by Bishop's ward over the last few years for its falling crime rate, but despite this crime levels are still amongst the highest in Lambeth according to the Metropolitan Police.

### **Health**

Self-assessed health levels are very similar between Lambeth and Bishop's ward. Both have 71% with self assessed good health although Bishop's does have a higher percentage with self assessed poor health at 8.6% compared to 7% in London. Both areas have better health in these assessments than the UK averages.

Life expectancy for Lambeth is 73 for men and 80 for women. This compares to the national averages of 81 for women and 76 for men.

There are also much higher levels claiming incapacity benefits in Bishop's than in Lambeth and London. 15.6% of benefit claims in bishops are for incapacity compared to 7.4% for Lambeth and London.

### **Open space provision**

Significant public open spaces in Waterloo include the attractive and well-used Riverside Walk and South Bank, Jubilee Gardens and Hungerford Car Park, Emma Cons Gardens, Millennium Green, Hatfields and Archbishop's Park. Several new spaces are also being built around cultural institutions on the South Bank and a number of local squares exist, for example in front of the Old Vic Theatre. The Waterloo Development Framework acknowledges that the public realm, although very strong in parts, is disjointed and that currently, the public realm is not effectively bringing Waterloo's parts together into a coherent whole by helping to strengthen linkages between them.

Annual residents surveys conducted for Lambeth Council reveal satisfaction with local open spaces. The satisfaction rate has increased between 2003 to 2005 from 45% to 51%. Levels of satisfaction however, remain lower than rates for London as a whole (58%, 2005). However, for Lambeth North, rates are higher than the Lambeth average at 51%.

### **Biodiversity**

Although an almost completely built up area, the study area has significant biodiversity. Just outside the study area boundaries, Lambeth Palace Grounds and adjacent Archbishop's Park make up 4 hectares of green open space, with football pitches and tennis courts, childrens play and many mature trees. Within the study area, the largest green space is Millennium Park at the Shell Centre. Although mainly grass at present, improvements to the park will significantly increase biodiversity on the site.

Lambeth's Biodiversity Action Plan highlights the extent of the borough's biodiversity, particularly it's extent beyond obvious locations of parks. Habitats of surprising variety offering habitats for many common and some rarer creatures, exist in private gardens, on railway lines, in houses and in churchyards. Various microhabitats can be found in the super-dominant habitat of the built environment. The greatest threats to these areas come from pollution and contaminated surface water runoff

### **Air quality and pollution**

90% of air pollution in London is represented by vehicle emissions (Lambeth.gov.uk). Some of Central London's busiest roads run through Waterloo, and consequently pollution in parts of the area is very high. The Index of Multiple Deprivation, as mentioned earlier, scores a large part of the

study area as 7th worst in the country for living environment deprivation. This, to a large extent is down to pollution from the roads between Lambeth Bridge and the Imax.

Pollution levels are constantly monitored in the area. The nearest pollution monitoring station to the Waterloo study area, which is part of the London Air Quality network of stations, is at Vauxhall Cross. For this station as with most in London, objectives have been exceeded. The station has recorded breaches in objective levels for Particulate and Nitrogen Dioxide levels.

Lambeth's latest 'Annual Air Quality Report', published by Lambeth Council, details emission levels for Nitrogen Dioxide, fine particles, Sulphur Dioxide, Ozone, Benzene, Carbon Monoxide. Again, the source of the data that is closest to the study area, is at Vauxhall which only measures particulates and NO<sub>2</sub>. At this location particulates were for the majority of days per year, were 'very high', exceeding objectives. For Nitrogen Dioxide, the requirements for an annual mean, not exceeding 40 µg/ m<sup>3</sup>, were also not achieved at this location.

For Lambeth trends show consistently falling levels of Sulphur Dioxide and Benzene, more gradual reductions in NO<sub>2</sub> but increasing levels of particulates.

### **Transport**

Most people in Bishop's travel to work on the underground (or light rail) 1127 out of 7352 workers, this is followed by walking 1038, bus 708 and car/van 546 then train 363. Sustainable methods of travel therefore already dominate peoples travel to work choices as would be expected in an area of such excellent transport connectivity. Lambeth's most used method is the underground (38,538/ 203,976) too but this is followed by car users 19277. Waterloo redevelopment could certainly help to increase the level of sustainable transport opportunities available to the rest of Lambeth.

### **Flood risk**

The SPD area in question lies wholly within the high risk Flood Zone 3a with tidal influences from the River Thames, which spans the entire North and North West boundary of the SPD area. The area is protected by flood defences and the Thames Barrier. However risks still exist in the event of a failure of flood defences and other forms of flooding.

### **Cultural heritage**

There are many listed buildings within the SPD area, many of which are well known London landmarks, including the National Theatre, County Hall, the Old Vic and the Grade 1 listed Royal Festival Hall. The Grade 1 listed

Lambeth Palace is located just outside the SPD area to the south. The Palace also contains a registered park and garden. A number of other significant historic townscape areas exist near to Waterloo including Westminster World Heritage Site. This site is sensitive to developments in Waterloo which might impact on views. Other significant controls on development in the area, which might impact on areas of historic importance, include views from Westminster Pier to St. Paul's and Richmond Park to St. Paul's.

Waterloo has five Conservation Areas, which could potentially be damaged by increased development capacity at Waterloo. These are Lower Marsh, Roupell Street, South Bank, Waterloo and Renfrew Street. The area also bounds the significant conservation areas of Lambeth Palace to the South and Albert Embankment to the north east. Lambeth has 60 CAs, more than any borough except Richmond.

Culturally, the South Bank is a major asset to Lambeth and London containing internationally significant centres for the arts. Waterloo's main cultural offers are The South Bank Centre, National Theatre, London Eye, IMAZ, Old Vic Theatre, London Aquarium, Oxo Tower Wharf, the Riverside Walk and South Bank University

### **Urban Design**

The Waterloo Development Framework outlines the strengths and weaknesses of the areas urban design. Principally, the main strengths are connectivity, and cultural opportunities. However serious issues include severance caused by the station and railway routes, poor connections between the South Bank and the rest of Waterloo, poor pedestrian environment caused by highways and a lack of central focus near the station which ties Waterloo's fractured parts together.

### **Energy**

DTI figures show that Lambeth consumes less fuel than any other London borough at 164 terrajoules (2003). By contrast neighbouring Southwark used 532tjs.



## 14 Appendix 3: Broad Options Appraisal

### Option 1

1	✓	Active street frontage will bring more people and lighting to pavements. Street improvements and Townscape Square will bring more lighting and activity generally to the area. All new development will have primary entrances on the street and regular windows facing it.
2	✓	Street improvements will promote walking and cycling in area and by new residents. However, increase in land uses will result in more traffic and related air pollution.
3	✓	New development will be accessible to disabled people. There will be higher levels of permeability than are presently available because of finer grain building patterns and reconnected streets.
4	✓✓	New development is mixed use and will help grow the local population and improve feasibility for community infrastructure. Local facilities should be promoted at ground floor levels on high streets.
5	0	New development will not include new educational facilities. However, planning obligations for local educational programmes, particularly training can be considered.
6	✓	The South Bank and Waterloo area benefits enormously from existing cultural facilities. New uses adjacent to the Jubilee Gardens on the Hungerford Car Park will add to these local assets.
7	✓✓	Development will enhance the local environment by providing high quality public spaces. Provision for affordable housing should meet the levels set in the London Plan and the Lambeth UDP: 50 percent affordable.
8	✓✓	Development will significantly increase the amount of office space in the area and increase the neighbourhood size. This will increase the size of the local economy and allow a larger spectrum of uses and employment opportunities.
9	✓✓	Development uses available space very intensively. The London Plan and Waterloo Development Framework calls for 15,000 new jobs by 2016 and the Central London Sub-regional Framework calls for 1,500 new homes by 2026.
10	✓✓	The extensive investment in the public realm will significantly improve the image of the area and contribute to its regeneration. The townscape square will spread the activity emerging from Waterloo Station across the area. New frontage along the square will make the area even more vibrant as additional uses bring more customers to local businesses.
11	✗	Shape and positioning of tall buildings can have a negative impact on historic assets in the area. This option takes into account engineering constraints arising from Underground lines, but results in a looser cluster of tall buildings which could result in greater impacts on views and settings of historic assets.
12	✓✓	Jubilee Gardens will be improved with a new cultural use on the Hungerford

		Car Park fronting the site. The townscape square will provide another high quality open space to an area that currently lacks local open spaces.
13	✓✓	New public realm will be an improvement for both pedestrians and cyclists. Transport connections at Waterloo are excellent. Development will allow for a car-free lifestyle in accordance with the Lambeth UDP.
14	0	The development should take guidance from the London Biodiversity Strategy and the Lambeth Biodiversity Action Plan in terms of implementing sustainable features within the built environment such as permeable paving and green roofs.
15	✗	Waterloo Station is currently operating at capacity and passenger demand is expected to grow even without development. New development may include renovation of the station.
16	✓	New development will be built to the most modern building code and require high energy performance. Development will provide on-site energy sources of at least 10% by 2010 and 20% by 2020 in compliance with the London Plan and the emerging Lambeth UDP.
17	✓	Waste recycling and disposal facilities should be provided on site. The goals set out in London's Municipal Waste Management Strategy and Lambeth's Waste Recycling and Management Plan require a number of commercial and household recycling facilities at new development. This will partially remedy the shortage of household facilities in this part of the borough.
18	✓	The new cultural facility on the Hungerford Car Park and public realm improvements will better connect Southbank facilities, the Thames, and the Waterloo area.

## Option 2

1	✓	Active street frontage will bring more people and lighting to pavements. Street improvements and Townscape Square will bring more lighting and activity generally to the area. The relocation of the proposed Doon Street tower to the Square's edge will positively impact the Square itself. All new development will have primary entrances on the street and regular windows facing it.
2	✓	Street improvements will promote walking and cycling in area and by new residents. However, increase in land uses will result in more traffic and related air pollution.
3	✓	New development will be accessible to disabled people. There will be higher levels of permeability than are presently available because of finer grain building patterns and reconnected streets.
4	✓✓	New development is mixed use and will help grow the local population and improve feasibility for community infrastructure. Local facilities should be

		promoted at ground floor levels on high streets.
5	0	New development will not include educational facilities. However, planning obligations for local educational programmes, particularly training can be considered.
6	✓	The South Bank and Waterloo area benefits enormously from existing cultural facilities. New uses adjacent to the Jubilee Gardens on the Hungerford Car Park will add to these local assets.
7	✓✓	Development will enhance the local environment by providing high quality public spaces. Provision for affordable housing should meet the levels set in the London Plan and the Lambeth UDP: 50 percent affordable.
8	✓✓	Development will significantly increase the amount of office space in the area and increase the neighbourhood size. This will increase the size of the local economy and allow a larger spectrum of uses and employment opportunities.
9	✓✓	Development uses available space very intensively. The London Plan and Waterloo Development Framework calls for 15,000 new jobs by 2016 and the Central London Sub-regional Framework calls for 1,500 new homes by 2026.
10	✓✓	The extensive investment in the public realm will significantly improve the image of the area and contribute to its regeneration. The townscape square will spread the activity emerging from Waterloo Station across the area. New frontage along the square will make the area even more vibrant with additional uses bringing more customers to local businesses.
11	✓	The height and bulk of tall buildings on the Elizabeth House site and the reduced height of the proposed Doon Street tower have a more neutral affect on local historic assets. Design quality of open space and townscape will be strong.
12	✓✓	Jubilee Gardens will be improved with a new cultural use on the Hungerford Car Park fronting the site. The townscape square will provide another high quality open space to an area that currently lacks local open spaces.
13	✓✓	The new public realm will be an improvement for both pedestrians and cyclists. Transport connections at Waterloo are excellent. Development will allow for a car-free lifestyle in accordance with the Lambeth UDP.
14	0	The development should take guidance from the London Biodiversity Strategy and the Lambeth Biodiversity Action Plan in terms of implementing sustainable features within the built environment such as permeable paving and green roofs.
15	✗	Waterloo Station is currently operating at capacity and passenger demand is expected to grow even without development. New development may include renovation of the station.
16	✓	New development will be built to the most modern building code and require high energy performance. Development will provide on-site energy sources of at least 10% by 2010 and 20% by 2020 in compliance with the London Plan

		and the emerging Lambeth UDP.
17	✓	Waste recycling and disposal facilities should be provided on site. The goals set out in London's Municipal Waste Management Strategy and Lambeth's Waste Recycling and Management Plan require a number of commercial and household recycling facilities at new development. This will partially remedy the shortage of household facilities in this part of the borough.
18	✓	The new cultural facility adjacent to Jubilee Gardens on the Hungerford Car Park and public realm improvements will better connect Southbank facilities, the Thames, and the Waterloo area.

### Option 3

1	✓	Active street frontage will bring more people and lighting to pavements. Street improvements and Townscape Square will bring more lighting and activity generally to the area. The relocation of the proposed Doon Street tower to the Square's edge will positively impact the Square itself. Urban design quality of all spaces will be high.
2	✓	Street improvements will promote walking and cycling in area and by new residents. However, increase in land uses will result in more traffic and related air pollution.
3	✓	New development will be accessible to disabled people. There will be higher levels of permeability than are presently available because of finer grain building patterns and reconnected streets.
4	✓	New development is mixed use and will help grow the local population and improve the feasibility for community infrastructure. Local facilities should be promoted at ground floor levels on high streets.
5	0	New development will not include educational facilities. However, planning obligations for local educational programmes, particularly training can be considered.
6	✓	The South Bank and Waterloo area benefits enormously from existing cultural facilities. New uses adjacent to the Jubilee Gardens on the Hungerford Car Park will add to these local assets.
7	✓✓	Development will enhance the local environment by providing high quality public spaces. Provision for affordable housing should meet the levels set in the London Plan and the Lambeth UDP: 50 percent affordable.
8	0	Development will only marginally increase neighbourhood size and might not improve business market apart from lunchtime traffic resulting from added office space.
9	✗	Development uses available space intensively, but space is limited by conservation efforts. The London Plan and Waterloo Development Framework call for an additional 15,000 new jobs by 2016 and the Central London Sub-

		regional Framework calls for 1,500 new homes by 2026.
10	✓✓	The extensive investment in the public realm will significantly improve the image of the area and contribute to its regeneration. The townscape square will spread the activity emerging from Waterloo Station across the area. New frontage along the square will make the area even more vibrant with additional uses bringing more customers to local businesses.
11	✓✓	The townscape square will spread the activity emerging from Waterloo Station across the area. Urban design quality will be high and this option sees the preservation of the Waterloo Station façade.
12	✓✓	Jubilee Gardens will be improved with a new cultural use on the Hungerford Car Park fronting the site. The townscape square will provide another high quality open space to an area that currently lacks local open spaces.
13	✓✓	New public realm will be an improvement for both pedestrians and cyclists. Development will allow for a car-free lifestyle in accordance with the Lambeth UDP.
14	0	The development should take guidance from the London Biodiversity Strategy and the Lambeth Biodiversity Action Plan in terms of implementing sustainable features within the built environment such as permeable paving and green roofs.
15	✗	Waterloo Station is currently operating at capacity and passenger demand is expected to grow even without development. New development may include renovation of the station.
16	✓	New development will be built to the most modern building code and require high energy performance. Development will provide on-site energy sources of at least 10% by 2010 and 20% by 2020 in compliance with the London Plan and the emerging Lambeth UDP.
17	✓	Waste recycling and disposal facilities should be provided on site. The goals set out in London's Municipal Waste Management Strategy and Lambeth's Waste Recycling and Management Plan require a number of commercial and household recycling facilities at new development. This will partially remedy the shortage of household facilities in this part of the borough.
18	✓	New leisure/cultural facility adjacent to Jubilee Gardens and public realm improvements will better connect Southbank facilities, the Thames, and the Waterloo area.

## 15 Appendix 4: Preferred Approach Detailed Appraisal

SA Objective	SPD Objective	Identity	Public/private	Outdoor spaces	Easy to move	Legibility	Adaptability	Diversity and choice	Comment
1. Increase community safety and security by reducing crime, disorder and the fear of crime		0	✓✓	✓✓	✓	✓✓	✓	0	Most of the SPD objectives will have a positive impact on the sustainability objective (SO) 1 over the medium to longer term, although in the short term, during the redevelopment phases, there may be uncertain impacts on SO1. All new development will comply with 'Secure by design' guidance.
2. Improve health by encouraging healthy lifestyles, reducing inequalities and the causes of poor health, especially air pollution		0	0	✓✓	✓✓	✓	0	✓	The provision of good quality open spaces and the creation of a permeable and connected place will help to improve health in the medium to longer term. These will be secondary impacts as a result of people being more active and walking more.
3. Promoting access for all		✓	✓	✓	✓✓	✓	0	✓✓	There is a need to ensure that all new development is inclusive by design during all phases (design, construction and completion) of the development.

4. Ensuring sufficient local facilities to cater for the social and daily needs of local people and visitors to the area	✓	0	✓	0	0	✓	✓✓	The diversity and choice SPD objective scores particularly highly against SO4. This will be a cumulative impact – as greater diversity and choice is provided there will be more facilities to meet local needs.
5. To improve educational achievement, training and opportunities for lifelong learning and employability and ensure current and future residents have access to educational facilities	✓	0	0	0	0	✓	✓	The SPD objectives will not have a significant impact on SO5. Skill training could therefore be provided at the employment / retail / cultural facilities.
6. Achieve more equitable sharing of the benefits of prosperity across all sectors of society	✓	0	0	0	0	✓	✓	Some of the SPD objectives will have a secondary positive impact on SO6 over the longer term. The creation of place that builds on existing residential, economic and cultural assets; and that encourages adaptability, diversity and choice will help to create a successful, viable and vital place the benefits of which will be experienced by all sectors of society.

7. Provide decent housing to all those in the area who need it and protect local amenity	✓✓	0	0	0	0	✓	✓	The identity and character SPD objective, in particular, will have a positive impact on SO7 over the longer term, as it will help achieve the borough wide housing need. All new residential developments should adhere to appropriate standards in relation to the provision of affordable housing, design quality and environmental efficiency.
8. Create and sustain prosperity and business growth and access to employment in a strong and dynamic local economy	✓✓	0	0	0	0	✓	✓	Creation of opportunities for employment within Waterloo, as proposed under the character and identity SPD objective, will contribute to business growth.
9. Making efficient use of the area's limited land resources	0	0	0	0	0	0	0	The SPD objectives will have no impact on SO9.
10. Promote the vitality and viability of town centres and district centres	✓✓	✓	✓✓	✓	✓	✓✓	✓✓	All of the SPD objectives will have a positive impact on SO10, although the time scale over which these impacts will vary. Some of the impacts will also be secondary. The creation of a place that is easy to move around and legible, for example, will encourage more people to use and enjoy the Waterloo area, therefore contributing to it's vitality and viability.



<p>11. Improve the quality, attractiveness, character sustainability of the built environment by improving design quality and protecting historic assets</p>	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	<p>All of the SPD objectives will have a very positive impact on SO11, given that they incorporate the principles of government guidance on urban design – ‘By Design – urban design in the planning system: towards better practice’.</p>
<p>12. Enhance parks and open spaces in the area as valuable social, environmental and economic assets. Ensure that open spaces in the area can meet needs for sport, quiet recreation, children’s play and habitat provision</p>	0	✓✓	✓✓	0	0	0	0	<p>Two of the SPD objectives will have a very positive impact on SO12 over the short to medium term. Guidelines set out in the Mayor’s SPG in relation to the provision children’s play will need to be adhered to.</p>
<p>13. Reduce reliance on the car and improve multi-modal transport opportunities with focus on a safer and more attractive environment for pedestrians and cyclists</p>	0	0	0	✓✓	✓✓	0	✓✓	<p>Three of the SPD objectives will have a very positive impact on SO13 over the medium to longer term. These impacts will be secondary impacts, given that the creation of a place that is easy to move around, is permeable, and has mix of uses close to one another, will create a more pedestrian-friendly environment. As a result reliance on the private car will be reduced.</p>

14. Increase and protect biodiversity in the area and protect, enhance and create natural environments	x	✓	✓✓	0	0	x	x	The creation of successful open spaces and the clear distinction between public and private spaces will help to improve biodiversity over the longer term. The encouragement of new and intense development, however, will potentially have a negative impact on biodiversity levels. Opportunities for new residential and employment development to contribute towards biodiversity should therefore be considered. For example, through the use of green roofs, etc.
15. Ensure that infrastructure can accommodate growth	?	0	0	✓	✓	0	0	Building on Waterloo's existing residential, employment and cultural assets will have an uncertain impact on SO15.
16. Minimise energy consumption and increase energy efficiency and the use of renewable energy	?	0	0	0	0	✓✓	0	Building on Waterloo's existing residential, employment and cultural assets will have an uncertain impact on SO16. High standards with regards to sustainable design and construction will need to be attained in order to ensure a positive impact on SO16.

17. Reduce the amount of waste produced and encourage re-use and recycling of waste	0	0	0	0	0	✓	0	Any new development should comply with the Council's interim guidance note on policies 32a and 32b to ensure that the impact of construction through use of appropriate materials is minimised.
18. Maintain and enhance Waterloo's role as an international centre for art and culture for the benefit of everyone	✓✓	0	✓	✓	✓	✓	✓✓	Waterloo is already a nationally, and internationally, recognised destination for cultural facilities. The majority of the SPD objectives have a positive impact on SO18. Some of these impacts, however, will be secondary. For example, the creation of a place that is easy to move around and that has successful open spaces and public realm will create an environment that people want to use and enjoy, therefore enhancing its role as a centre for arts and culture.

SA Objective	SPD Principles	Building heights	Shell Centre	Hungerford car park & South Bank Centre	Waterloo Station –op1	Waterloo Station –op2	Elizabeth House	Comment
1. Increase community safety and security by reducing crime, disorder and the fear of crime		0	✓	✓	✓	✓	✓	All of the site specific principles will have a positive impact of SO1 in the medium to longer term, as the active street frontages, the provision of a mix of uses, and the creation of a well connected and permeable place will help to improve community safety. All new developments will also be required to comply with secure by design.
2. Improve health by encouraging healthy lifestyles, reducing inequalities and the causes of poor health, especially air pollution		0	✓	✓	✓	✓	✓	The provision of good quality open spaces and the creation of a permeable and connected place will help to improve health in the medium to longer term. These will be secondary impacts as a result of people being more active and walking more.
3. Promoting access for all		0	✓	✓	✓	✓	✓	There is a need to ensure that all new development is inclusive by design during all phases (design, construction and completion) of the development.

4. Ensuring sufficient local facilities to cater for the social and daily needs of local people and visitors to the area	✓	✓	0	✓	✓	✓	The majority of the SPD principles will have a positive impact on SO4, as they encourage the provision of retail services, restaurants, cafes, pubs, health and social facilities. Careful consideration should be given, however, to the provision of local facilities, as well as facilities that will attract nationally and internationally important investors to Waterloo.
5. To improve educational achievement, training and opportunities for lifelong learning and employability and ensure current and future residents have access to educational facilities	0	0	✓	0	0	0	The site-specific principles for the Hungerford car park site / South Bank Centre will have a positive impact on SO5. Opportunities to provide skill training at other employment, retail, leisure and community facilities should also be considered.
6. Achieve more equitable sharing of the benefits of prosperity across all sectors of society	✓	✓	✓	✓	✓	✓	All of the SPD principles will have a secondary positive impact on SO6 over the longer term. The principles will help to create a successful, viable and vital place, the benefits of which will be shared and experienced by all sectors of society.

<p>7. Provide decent housing to all those in the area who need it and protect local amenity</p>	✓	✓✓	0	✓✓	✓✓	✓	<p>The majority of the SPD principles will have a positive impact on SO7 over the medium to longer term. In particular, the site-specific guidance for the Shell Centre, Waterloo Station and Elizabeth House will have a very positive impact (although Elizabeth House option 2 proposes more residential development). This is given the proposed level of residential growth within these areas, which will help to address the borough wide need for housing. All new residential developments should adhere to appropriate standards in relation to the provision of affordable housing, design quality and environmental efficiency.</p>
<p>8. Create and sustain prosperity and business growth and access to employment in a strong and dynamic local economy</p>	✓✓	✓✓	✓	✓✓	✓✓	✓	<p>All of the SPD principles encourage the growth of a mix of uses, which will contribute to prosperity and business growth. It should be noted, however, that Elizabeth House option 2 creates marginally more employment floorspace than Elizabeth House option 1.</p>

9. Making efficient use of the area's limited land resources	✓✓	✓✓	0	✓✓	✓✓	✓	The majority of the SPD principles will have a very positive impact on SO9. The encouragement of higher density development will ensure that the most efficient use is made of the area's limited land resources. Careful consideration should be given, however, to the design quality of taller buildings and higher density developments. All new residential developments should adhere to appropriate standards in relation to the provision of affordable housing, design quality and environmental efficiency.
10. Promote the vitality and viability of town centres and district centres	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	All of the SPD principles will have a very positive impact on SO10, although the time scale over which these impacts will vary. These impacts will also be synergistic. In other words, the successful completion of all the identified development sites in line with the principles established would have a total impact that is greater than the sum of its parts.

<p>11. Improve the quality, attractiveness, character sustainability of the built environment by improving design quality and protecting historic assets</p>	✓✓	✓✓	✓✓	✓✓	✓✓	✗	<p>The majority of the SPD principles will have a very positive impact on SO11. However, careful consideration will need to be given to the design quality of new development. Elizabeth House option 1, however, could potentially have a negative impact on SO11, given that the southern most tower could compromise views from Parliament Square, a significant historic asset.</p>
<p>12. Enhance parks and open spaces in the area as valuable social, environmental and economic assets. Ensure that open spaces in the area can meet needs for sport, quiet recreation, children's play and habitat provision</p>	0	✓	✓✓	✓	✓	✓	<p>All of the site-specific guidance will have a very positive impact on SO12 over the short to medium term. Guidelines set out in the Mayor's SPG in relation to the provision children's play will need to be adhered to.</p>



<p>13. Reduce reliance on the car and improve multi-modal transport opportunities with focus on a safer and more attractive environment for pedestrians and cyclists</p>	✓	✓	✓	✓✓	✓✓	✓✓	<p>All of the SPD principles will have a positive impact on SO13 over the medium to long term. Some of these impacts will be the direct result of improvements to the quality, reliability and frequency of public transport, as well as the creation of an attractive environment for both pedestrians and cyclists. Some impacts, however, will be secondary impacts, given that the creation of an attractive place that is easy to move around, is permeable, and has a mix of uses close to one another, will create a more pedestrian-friendly environment. As a result reliance on the private car will be reduced.</p>
<p>14. Increase and protect biodiversity in the area and protect, enhance and create natural environments</p>	0	x	x	x	x	x	<p>The encouragement of new and intense development will potentially have a negative impact on biodiversity levels. These negative impacts could, however, be offset by improvements to areas of open space and improvements to the public realm. Opportunities for new residential and employment development to contribute towards biodiversity should therefore be considered. For example, through the use of green/brown roofs, bat bricks etc.</p>

15. Ensure that infrastructure can accommodate growth	?	?	✓	✓✓	✓✓	✓	Most of the site specific principles will have a positive impact on SO15, given specific proposals to improve the infrastructure, particularly transport infrastructure. However, careful consideration will need to be given to the provision of social and community infrastructure to meet the needs of a growing residential population.
16. Minimise energy consumption and increase energy efficiency and the use of renewable energy	?	?	?	?	?	?	All of the SPD principles will have an uncertain impact on SO16. High standards with regards to sustainable design and construction will need to be attained in order to ensure a positive impact on SO16.
17. Reduce the amount of waste produced and encourage re-use and recycling of waste	?	?	?	?	?	?	Any new development should comply with the Council's interim guidance note on policies 32a and 32b to ensure that the impact of construction through use of appropriate materials is minimised.
18. Maintain and enhance Waterloo's role as an international centre for art and culture for the benefit of everyone	✓	✓	✓✓	✓	✓	✓	Waterloo is already a nationally, and internationally, recognised destination for cultural facilities. All of the SPD principles will have a positive impact on SO18. Some of these impacts, however, will be secondary. These impacts will be synergistic. In other words, the successful completion of all the identified development sites in line with the principles established would have a total impact that is greater than the sum of its parts.



SA Objective	SPD Principles	Union Jack Club	Lower Marsh	IMAX & 'City Square'	Comment
1. Increase community safety and security by reducing crime, disorder and the fear of crime		✓	✓	✓	The site specific principles will have a positive impact of SO1 in the medium to longer term, as the active street frontages, the provision of a mix of uses, and the creation of a well connected and permeable place will help to improve community safety. All new developments will also be required to comply with secure by design.
2. Improve health by encouraging healthy lifestyles, reducing inequalities and the causes of poor health, especially air pollution		✓	✓	✓	The provision of good quality open spaces and the creation of a permeable and connected place will help to improve health in the medium to longer term. These will be secondary impacts as a result of people being more active and walking more.
3. Promoting access for all		✓	✓	✓	There is a need to ensure that all new development is inclusive by design during all phases (design, construction and completion) of the development.
4. Ensuring sufficient local facilities to cater for the social and daily needs of local people and visitors to the area		✓	✓	✓	The SPD principles will have a positive impact on SO4, as they encourage the provision of retail services, restaurants, cafes, pubs, health and social facilities. Careful consideration should be given, however, to the provision of local facilities, as well as facilities that will attract nationally and internationally important investors to Waterloo.
5. To improve educational achievement, training and opportunities for lifelong learning and employability and ensure current and future residents have access to educational facilities		0	0	✓	The site-specific principles for the IMAX / 'City Square' will have a positive impact on SO5. Opportunities to provide skill training at other employment, retail, leisure and community facilities should also be considered.

6. Achieve more equitable sharing of the benefits of prosperity across all sectors of society	✓	✓	✓	The SPD principles will have a secondary positive impact on SO6 over the longer term. The principles will help to create a successful, viable and vital place, the benefits of which will be shared and experienced by all sectors of society.
7. Provide decent housing to all those in the area who need it and protect local amenity	✓	✓	0	Most of the SPD principles will have a positive impact on SO7 over the medium to longer term. This is given the proposed level of residential growth within these areas, which will help to address the borough wide need for housing. All new residential developments should adhere to appropriate standards in relation to the provision of affordable housing, design quality and environmental efficiency.
8. Create and sustain prosperity and business growth and access to employment in a strong and dynamic local economy	✓	✓	✓	All of the SPD principles encourage the growth of a mix of uses, which will contribute to prosperity and business growth.
9. Making efficient use of the area's limited land resources	✓	✓	✓✓	The SPD principles will have a very positive impact on SO9. The encouragement of higher density development will ensure that the most efficient use is made of the area's limited land resources. Careful consideration should be given, however, to the design quality of taller buildings and higher density developments. All new residential developments should adhere to appropriate standards in relation to the provision of affordable housing, design quality and environmental efficiency.
10. Promote the vitality and viability of town centres and district centres	✓✓	✓✓	✓✓	The SPD principles will have a very positive impact on SO10, although the time scale over which these impacts will vary. These impacts will also be synergistic. In other words, the successful completion of all the identified development sites in line with the principles established would have a total impact that is greater than the sum of its parts.

11. Improve the quality, attractiveness, character sustainability of the built environment by improving design quality and protecting historic assets	✓✓	✓✓	✓✓	The SPD principles will have a very positive impact on SO11. However, careful consideration will need to be given to the design quality of new development, particularly in more sensitive parts of Waterloo including the Lower Marsh area.
12. Enhance parks and open spaces in the area as valuable social, environmental and economic assets. Ensure that open spaces in the area can meet needs for sport, quiet recreation, children's play and habitat provision	✓✓	✓	✓✓	The site-specific guidance will have a very positive impact on SO12 over the short to medium term. Guidelines set out in the Mayor's SPG in relation to the provision children's play will need to be adhered to.
13. Reduce reliance on the car and improve multi-modal transport opportunities with focus on a safer and more attractive environment for pedestrians and cyclists	✓✓	✓✓	✓✓	The SPD principles will have a positive impact on SO13 over the medium to long term. Some of these impacts will be the direct result of improvements to the quality, reliability and frequency of public transport, as well as the creation of an attractive environment for both pedestrians and cyclists. Some impacts, however, will be secondary impacts, given that the creation of an attractive place that is easy to move around, is permeable, and has a mix of uses close to one another, will create a more pedestrian-friendly environment. As a result reliance on the private car will be reduced.
14. Increase and protect biodiversity in the area and protect, enhance and create natural environments	✗	0	✗	The encouragement of new and intense development will potentially have a negative impact on biodiversity levels. These negative impacts could, however, be offset by improvements to areas of open space and improvements to the public realm. Opportunities for new residential and employment development to contribute towards biodiversity should therefore be considered. For example, through the use of green/brown roofs, bat bricks etc.

15. Ensure that infrastructure can accommodate growth	✓✓	✓	✓	The site specific principles will have a positive impact on SO15, given specific proposals to improve the infrastructure, particularly transport infrastructure. However, careful consideration will need to be given to the provision of social and community infrastructure to meet the needs of a growing residential population.
16. Minimise energy consumption and increase energy efficiency and the use of renewable energy	?	?	?	The SPD principles will have an uncertain impact on SO16. High standards with regards to sustainable design and construction will need to be attained in order to ensure a positive impact on SO16.
17. Reduce the amount of waste produced and encourage re-use and recycling of waste	?	?	?	Any new development should comply with the Council's interim guidance note on policies 32a and 32b to ensure that the impact of construction through use of appropriate materials is minimised.
18. Maintain and enhance Waterloo's role as an international centre for art and culture for the benefit of everyone	✓	✓	✓✓	Waterloo is already a nationally, and internationally, recognised destination for cultural facilities. All of the SPD principles will have a positive impact on SO18. Some of these impacts, however, will be secondary. These impacts will be synergistic. In other words, the successful completion of all the identified development sites in line with the principles established would have a total impact that is greater than the sum of its parts.