

Appendix 4 Sustainability Appraisal Key Recommendations

Topic	Recommendations from the latest iteration of the Sustainability Appraisal	How the IPG will take into account these recommendations
General - Layout of the IPG	The IPG could provide greater differentiation between background text, proposals and requirements for development, e.g. by highlighting text.	Improve the layout of text through the document.
	The IPG could also list the likely information that will need to be provided by applicants at the time applications are made, subject to agreement at pre application stage.	Include likely information required in support of future planning application in appendix
Sustainable Design and Construction	<p>It is recommended that the Code for Sustainable Homes requirements are reviewed to ensure compliance with LBTH and LBH DPD policy to ensure that the two are compatible. It is also recommended that the Code for Sustainable Homes requirements are reviewed to ensure that they are appropriate in light of the anticipated updating of the buildings regulations in 2010, 2013 and 2016.</p> <p>Supplementary Planning Guidance has been prepared as a part of the London Plan that contains a number of other essential and preferred standards relating to Sustainable Design and Construction which could also be referenced in Section 6 of the IPG, so that developers are made aware of them. The targets are consistent with and build on the Council's Core Strategy and Development Control Plan, Interim Planning Guidance.</p> <p>The use of prefabricated and standardised modulation components to minimise waste should be considered at EIA stage.</p>	<p>Text to be amended in section 3, allowing for some level of flexibility, as policy position will change over time.</p> <p>Text to be added to section 4.</p> <p>To be considered through the EIA process, prior to submission of planning application.</p>
Public Realm	The IPG could specify who will produce the Public Realm Strategy and when it is required by. This will help ensure that the document is produced.	Public Realm Strategy to be considered and negotiated during pre-application process.
Historic structures	Draft Planning Policy Statement 15 'Planning and the Historic Environment' (PPS15) advocates a specific approach to treatment of the historic environment based on the identification and assessment of heritage assets and their settings. The IPG could reference this emerging approach.	Reference to be added in section 2
Community facilities	<p>The IPG should encourage facilities to be flexible and available for use during non-school hours, e.g. education facilities should be capable of meeting a range of community needs, including adult education.</p> <p>The IPG could be more explicit about the process the Councils will go through to decide what facilities are required on-site.</p>	Text in section 3 to be amended to be more specific about type and nature of community uses anticipated on the site, and the process that the Councils will go through to decide what facilities are required on-site.

	The Healthy Urban Design Unit has produced a toolkit for use in London and the IPG could signpost this as something that should inform health provision on site.	Reference to be added in section 3.
Developer contributions	The IPG could clarify whether or not developer contributions will be pooled with those from other developments. The Joint Planning Obligations Framework to be prepared by both boroughs provides an opportunity to set out the details.	Text in section 4 to be amended to add clarity.
	The IPG could clarify whether or not developer contributions will be sought towards crime and safety measures.	Text in section 4 to be amended to add clarity.
	The IPG could state that developer contributions towards Skillsmatch and Invest in Hackney will be sought.	Text in section 4 to be amended to add clarity.
Construction phase	The IPG could reference the Mayor's Considerate Constructors scheme and the Mayor and London Council's "London Best Practice Guide" on the control of dust and emissions during demolition and construction. Compliance with these schemes should be demonstrated at the planning application stage.	Reference to be added to section 2.
Energy, waste and water strategies	The IPG could make it clear who will be responsible for preparing these and when they will be required.	Text to be added to sections 2 and 3.
	It is recommended that consideration be given to a carbon reduction target to sit alongside the renewable energy target. Due to site restrictions and / or cost implications it is not always viable for a renewable energy target to be met, but high levels of energy efficiency may be possible. A carbon reduction target takes into account both energy efficiency measures and renewable energy generation. As such, it reflects the energy management hierarchy which prioritises: <ol style="list-style-type: none"> 1. Reducing demand for energy 2. Using energy more efficiently 3. Generating energy from renewable resources 	Text to be added to sections 2 and 3.
Socio-economic effects	The IPG could also highlight the need for a regeneration statement/consideration of potential socio-economic impacts.	Text to be added to section 2.
	The IPG could clarify the approach to ensuring a sustainable jobs: homes ratio.	Text to be added to section 2.
Statements required in support of planning applications.	The IPG could also highlight the fact that Strategic Planning Applications will require a Sustainability Statement – which is different to a Sustainability Appraisal. A Retail Impact Assessment could also be required.	Include likely information required in support of future planning application in appendix.
Housing provision	The IPG could specify the requirement for affordable housing to be integrated with tenure blind designed development blocks.	Text to be added to section 3.
	The range of housing to be provided on site could be narrowed down (1000-2000 dwellings is a big range).	Housing project in section 3 to be amended to make it

		more specific.
Biodiversity	The IPG could elaborate on how ecological budgeting would work.	Text to be added to section 2 and glossary in appendix.
	There are Mayor of London targets relating to biodiversity that the IPG could reference.	Reference to be added to section 2.
Site remediation	Subject to issues around phasing, there may be scope for a Global Remediation Strategy and the IPG could highlight this. The IPG could advocate that proposals for remediation should take account of their carbon footprint.	Text to be added to section 4.
Integrated Travel Plan	The IPG could make it clear who will be responsible for funding and preparing the Travel Plan and when it should be prepared – should it be phased along with the development?	Include likely information required in support of future planning application in appendix
Climate change adaptation	Adapting to climate change is a key issue that is not explicitly highlighted in the SA objectives. It is recommended that applications are required to demonstrate how the project will adapt to climate change that will occur over the life of the project.	To be considered through the EIA process, prior to submission of planning application.
Monitoring	The IPG needs to ensure that monitoring of outcomes and effects of IPG is undertaken. It is recommended that this be undertaken through both boroughs LDF Annual Monitoring Reports processes in order to demonstrate compliance with the SEA Directive.	LDF Teams at both boroughs to review content of IPG during the preparation of LDF Annual Monitoring Reports.