

Sustainability Appraisal Review

Bromley-by-Bow Masterplan Supplementary Planning Document (SPD)

July 2011



1. Background

- 1.1 Given the adoption of the Core Strategy 2025 (Local Development Framework), there is now a need to formally recognise the work undertaken in the Bromley-by-Bow area. Work includes the draft Bromley-by-Bow Masterplan (2006), Land Use and Design Brief (2009), and other associated transport and connection studies. The review and consolidation of this work is required to ensure there is a comprehensive approach to regeneration, that is consistent with the vision and objectives set out in the Core Strategy 2025.
- 1.2 The Bromley-by-Bow Masterplan will be taken forward as an Supplementary Planning Document (SPD) and will be a tool for implementing the objectives of the Core Strategy and as a material consideration in the determination of planning applications in the area.
- 1.3 A Sustainability Appraisal (SA) was prepared in parallel to the production of the original Bromley-by-Bow Masterplan (2006) and Land Use and Design Brief (2009). The SA influenced the evolution of these documents, introduced measures that are beneficial to the environment and mitigated any negative effects of the documents on the environment.
- 1.4 An SA considers the potential impacts of a planning policy document on the environment, the economy and society. It does this by assessing the extent to which the planning document will help achieve a set of objectives that cover a range of issues, including air quality, landscape, water, health and the population. The SA also has to satisfy the requirements of the EC Directive 2001/42/EC on the assessment of the effects of certain planning documents and programmes on the environment (known as the Strategic Environmental Assessment [SEA] Directive).

Purpose of this SA Review

- 1.5 **There is no longer a statutory requirement for the Council to produce an SA for Supplementary Planning Documents (SPD)**, however, the requirement remains for Development Plan Documents (DPD). An SA was undertaken for the Council's Core Strategy 2025, and the Council is also currently preparing an SA for a number of emerging DPDs, including 'Fish Island Area Action Plan', 'Development Management' and 'Sites and Placemaking'.
- 1.6 Although it is not a statutory requirement to prepare an SA for SPDs, **in pursuing best practice the Council has undertaken an SA Review for the Bromley-by-Bow Masterplan SPD**. This SA review will enable the Council to widen the range of issues considered in the draft Bromley-by-Bow Masterplan SPD, in particular social, economic and environmental effects, to ensure a robust and coherent document that considers all aspects of sustainability. This document will also provide an efficient method of determining if the Masterplan SPD is compatible with the sustainability objectives established in the SA for the Core Strategy.

1.7 This SA Review will sit alongside the draft Bromley-by-Bow Masterplan SPD as evidence base, and will evolve as the Masterplan progresses to adoption. The Bromley-by-Bow Masterplan SPD is also supported by an Equality Impact Assessment (EqIA) Scoping Report.

Structure

1.8 The document is structured as follows:


- Chapter 2 provides an overview of the Masterplan SPD
- Chapter 3 presents the result of the Sustainability Appraisal Review, including recommendations and mitigation where appropriate.

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2. Bromley-by-Bow Masterplan SPD Context

2.1 Table 1 below provides an overview of the Masterplan SPD. For further details, please refer to the draft Bromley-by-Bow Masterplan SPD.

Table 1.

<p>Location</p>	<p>Bromley-by-Bow is located within the Lower Lea Valley. The Masterplan boundary is bounded to the east by the River Lea, to the south by Limehouse Cut, to the west by Stroudley Walk and Devons Road and to the north by Bow Road.</p> 
<p>Economic Context</p>	<ul style="list-style-type: none"> • Dominated by industry. • Comparatively high unemployment. • Relatively low skilled workforce. • Considerable development pressure in recent times due to its prime location between Canary Wharf and the 2012 Olympic and Paralympic Games site. • A number of vacant and under-utilised sites. • The need to make the most of the area's accessibility via the A12 and District and Hammersmith &

	<p>City Underground lines.</p>
Environmental Context	<ul style="list-style-type: none"> • Severely lacking in green and open space. • No conservation areas within the study area. • Several grade II listed buildings, including: Kingsley Hall, Arch at Bromley Recreation Ground, How Memorial Gateway, Children's House Nursery School, Drapers Almshouses and Chapel and the Rose and Crown Pub. • Includes an area of archaeological importance or potential. • Entire study area is within an Air Quality Management Area (AQMA). Local air quality is poor because of emissions from the A12. • Need to coordinate forthcoming development activity under-exploited natural assets such as the River Lea.
Social Context	<ul style="list-style-type: none"> • Relatively well served by community facilities. • Low markers of health. • Crime and perception of crime are major issues. • Over 50% of the population is under 27 years of age. • High levels of severance created by road, rail and water networks • High levels of anti-social behaviour concentrated in Stroudley Walk and the underpasses; Dislike and fear of using underpasses.
Overview of SPD	<ul style="list-style-type: none"> • Delivery of new homes, affordable and family. • Improvements to the station to improve access from the street level. • New Station West Plaza, a shared surface space that forms part of the station and neighbourhood centre. • New Station East Plaza surrounded by active retail ground floor uses. • New all movement junction and improvements to existing subways to improve east west movement over across the A12. • New public open space. • Improvements to riverside walkway • Improved north-south connections along Devon's Road and Stroudley Walk. • New foodstore as part of the neighbourhood centre. • New primary and secondary school. • New Idea Store. • Flexible commercial units. • New community spaces.

3. Sustainability Appraisal Review

- 3.1 The objectives from the Core Strategy's SA have been used to assess the draft Bromley-by-Bow Masterplan SPD. The purpose of this exercise is to identify any potential incompatibilities or gaps in the draft Bromley-by-Bow Masterplan SPD, and where appropriate identify mitigation measures. The mitigation measures mainly relate to future applications and detailed development considerations. The challenge will be to ensure that such measures are picked up as specific development proposals are progressed and development proposals are implemented. The results of this assessment are set out in Table 3 below.
- 3.2 In general, it is considered that the Masterplan SPD will contribute to achieving the principles of sustainable development and is aligned with the SA objectives established in the Core Strategy. It performs well against the SA objectives and no instances were identified where the draft Bromley-by-Bow Masterplan SPD would conflict with the SA objectives.
- 3.3 Table 2 presents the results of the assessment against each SA objective using the key below. The matrix also indicates whether the effects are temporary or permanent in nature.

Table 2

Objective Met?	
Objective met to large extent	++
Objective met slight extent	+
Objective met, neutral impact	0
Objective not met, slight adverse impact on objective	-
Objective not met, moderate adverse impact on objective	--
Timeframe	
Objective met or impacted temporarily	T
Objective met or impacted permanently	P

Table 3.

Sustainability Objective and Questions to Consider <i>As set out by the Sustainability Appraisal of the Core Strategy (2009)</i>	Timeframe	Objective Met?	Comments	Recommendations / Mitigation
Environmental				
<p>Biodiversity: To conserve and enhance natural habitats and wildlife and bring nature closer to people.</p> <ul style="list-style-type: none"> • Will it conserve and enhance habitats and species in accordance with the Local Biodiversity Action Plan. In particular, will it avoid harm to national or London priority species and designated sites and habitats and species identified in the Local Biodiversity Action Plan? • Will it provide for the long-term management of natural habitats and wildlife? • Will it improve the quality and extent of designated and non-designated sites with the intention of achieving a net gain in biodiversity? • Will it provide opportunities to enhance the environment and create new conservation assets (or restore existing wildlife habitats) for example by integrating the creation of new habitats into the design of new buildings and areas? • Will it protect and enhance the Borough's waterbodies to achieve a good ecological status? • Will it promote, educate and raise awareness of the enjoyment and benefits of the natural environment? 	<p>P</p>	<p>+/0</p>	<p>New and improved green open space would provide habitats for local biodiversity. The SPD also promotes greening the A12, and enhancing the riverside walkway which would further enhance biodiversity. However, additional development in the area already pushed for open space could negatively impact on biodiversity.</p>	<p>Further habitat assessment through an Environmental Statement to be provided at the detailed planning application stage, to mitigate any adverse impacts on biodiversity.</p>

<ul style="list-style-type: none"> • Will it bring nature closer to people, especially in the most urbanised parts of the Borough, for example through the use of green and brown roofs? • Will it improve access to areas of biodiversity interest? • Will it enhance the ecological function and carrying capacity of the greenspace network? 				
<p>Water Quality & Water Resources: To improve the quality of surface waters and groundwater and to achieve the wise management and sustainable use of water resources.</p> <ul style="list-style-type: none"> • Will it reduce discharges to surface and groundwater? • Will it support sustainable urban drainage? • Will it improve the water systems infrastructure (e.g. water supply/sewerage)? • Will it reduce abstraction from surface and groundwater sources? • Will it reduce water consumption? • Will it encourage the consideration of the water cycle? 	P	0	Impermeable surface is likely to increase as developments come forward, though impacts on water consumption and water quality are not thought to be significant.	Further assessment to be provided at the detailed planning application stage, to mitigate any adverse impacts on water quality and resources. Flood Risk Assessments will be undertaken for any development which exceeds the thresholds as laid out in PPS25.
<p>Natural Resources: To minimise the global, social and environmental impact of consumption of resources by using sustainably produced, harvested and manufactured local products.</p> <ul style="list-style-type: none"> • Will it reduce the demand for natural resources and raw materials from unsustainable sources? • Will it encourage the prudent and efficient use of natural resources? • Will it encourage the use of local sustainable products? • Will it reduce the extraction of minerals? • Will it reduce the Borough's ecological footprint per 	P	0	Objective falls outside the SPD remit.	

capita?				
<p>Climate Change: To address the causes of climate change through minimising the emissions of greenhouse gases and ensuring that London is prepared for its impacts.</p> <ul style="list-style-type: none"> • Will it minimise emissions of greenhouse gases? • Will it help London meet its emissions targets? • Will it reduce the numbers of cars entering London's congestion charge zone? • Will it protect the Borough from climate change impacts? • Will it avoid exacerbating the impacts of climate change? • Will it help the Borough adapt to the impacts of climate change? • Will it minimise the risk of flooding from rivers and watercourses to people and property? • Will it manage existing flood risks appropriately and avoid new flood risks? 	P	++ / -	<p>The SPD has made several provisions to encourage walking and cycling, as well as to improve access to public transport.</p> <p>Eclectic charging points will also be encouraged through planning applications.</p> <p>New open green space, tree planting along the A12 will decrease 'heat island' effect, thus reducing impacts on climate change.</p>	<p>Further assessment to be provided at the detailed planning application stage, to minimise impacts of redevelopment on climate change and provide a flood risk assessment, where appropriate.</p> <p>Flood Risk Assessments will be undertaken for any development which exceeds the thresholds as laid out in PPS25.</p>
<p>Air Quality: To improve air quality</p> <ul style="list-style-type: none"> • Will it improve air quality? • Will it help to reduce emissions of PM10, NO₂? • Will it reduce emissions of ozone depleting substances? • Will it help to achieve national and international standards for air quality (for example, those set out in the Air Quality Regulations 2000 and (Amendment) Regulations 2002? (See objective 10 for further details on transport criteria including the provision of infrastructure to achieve a modal shift) 	P	0	<p>The SPD promotes better connections for cycling and walking across the area. Improvements to transport services at Bromley-by-Bow Station and bus services will reduce the reliance on car journeys in the area, thus reducing impacts on air quality</p>	

<p>Energy: To achieve greater energy efficiency and to reduce reliance on fossil fuels for transport, heating, energy and electricity.</p> <ul style="list-style-type: none"> • Will it reduce the demand and need for energy? • Will it promote and improve energy efficiency (e.g. buildings)? • Will it increase the proportion of energy both purchased and generated from renewable and sustainable resources? 	P	0	Objective falls outside the SPD remit.	Planning applications will be required to submit a Energy Strategy to identify opportunities to optimise local energy generation.
<p>Waste: To minimise the production of waste across all sectors and increase reuse, recycling, remanufacturing and recovery rates.</p> <ul style="list-style-type: none"> • Will it minimise the production of household and commercial waste? • Will it promote reuse and recycling (e.g. in the design of housing or promoting recycling schemes in existing building stock etc) particularly in high density developments? • Will it help the Borough achieve its statutory waste recycling targets? • Will it help to promote a market for recycled products? 	P	-	Not addressed within SPD. Waste production is likely to increase, as a result of new developments in the area.	Planning applications to provide Sustainability Statements detailing measures to mitigate impacts of waste and waste management. Site Waste Management Plans will be required for larger sites to minimise construction/demolition waste.
<p>Built and Historic Environment: To enhance and protect the existing built environment (including the architectural distinctiveness, townscape/landscape and archaeological heritage), and ensure new buildings are appropriately designed and constructed in a sustainable way.</p> <ul style="list-style-type: none"> • Will it protect and enhance sites, features and areas of historical, archaeological and cultural value/potential and their settings? • Will it conserve and enhance the 	P	++	The SPD identifies design principles which has regard to the built environment and builds on the existing historical assets in the area.	Planning applications will be required to submit a Design Statement to ensure development does not have a significant adverse impact on the built environment, but enhance and protect it.

<p>townscape/cityscape character including the protection of views and landmark buildings?</p> <ul style="list-style-type: none"> • Will it promote access to the historic environment and also contribute to better understanding of the historic environment? • Will it promote high quality design and sustainable construction methods? • Will it respect visual amenity and the spatial diversity of communities? • Will it enhance the quality of the public realm? • Will it protect and enhance areas of open space? • Will it promote the creation of new accessible local parks and facilities on the City Fringe? • Will it improve access to open space and improve the quality and quantity of publicly accessible greenspace? 				
<i>Social Objectives</i>				
<p>Housing: To ensure that all Londoners have access to good quality, well-located, affordable housing that promotes liveability.</p> <ul style="list-style-type: none"> • Will it reduce homelessness? • Will it reduce the number of unfit homes, including those owned by Registered Social Landlords? • Will it reduce overcrowding? • Will it increase the range and affordability (both upfront and over its lifetime) of housing (taking into account different requirements and preferences of size, location, type and tenure)? • Will it ensure that appropriate services and facilities are in place for the new population? • Will it provide housing that ensures a good standard of living and promotes a healthy lifestyle? 	P	++	<p>SPD refers to the London Plan housing standards, and the need to deliver approximately 1500-2500 new homes in the area, including affordable and family.</p>	<p>Planning applications will also need to have regard to emerging housing policies in the emerging DPDs and requirements.</p>

<ul style="list-style-type: none"> • Will it increase the number of Local Authority dwellings that meet the 'decent homes' standard? • Will it increase use of sustainable design and sustainable building materials in construction? • Will it improve energy efficiency and insulation in housing to reduce fuel poverty and ill health? • Will it provide housing that encourages a sense of community and enhances the amenity value of the community? 				
<p>Liveability and Place: To create and sustain liveable, mixed use physical and social environments that promote long- term social cohesion, sustainable lifestyles and a sense of place.</p> <ul style="list-style-type: none"> • Will it create and sustain vibrant and diverse communities and encourage increased engagement in recreational, leisure and cultural activities? • Will it increase the provision of culture, leisure and recreational activities for all: this could include quality, affordable and healthy food, as well as cultural, sporting, or leisure opportunities including those associated with the Olympic legacy? • Will it provide opportunities for people to choose an active, fulfilling life? • Will it increase the provision of key services, facilities and employment opportunities? • Will it positively enhance and promote the perceived sense of place held by the community? • Will it protect and enhance the provision of open space? • Will it encourage a mix of land uses? • Will it reduce the urban heat island effect associated with increasingly dense development? 	P	++	<p>The SPD would improve the liveability and sense of place in the Bromley-By-Bow area, by providing new health and community facilities. The efforts to minimise the severance caused by the A12 would result in increased social cohesion.</p> <p>Improved access and connectivity would increase walking and cycling, allowing people to choose a more active lifestyle. The SPD includes several provisions for green and open space, which will encourage usage for leisure activities.</p>	

<p>Education and Skills: To maximise the education and skills levels of the population.</p> <ul style="list-style-type: none"> • Will it increase the opportunities for educational and vocational goals to be achieved through employment and entrepreneurial opportunities? • Will it provide the infrastructure to help increase the levels of participation and attainment in education? • Will it improve overall achievement of the Borough's primary and secondary school children? • Will it help improve employee education/training programmes? • Will it help improve the qualifications and skills of young people? • Will it help promote lifelong learning activities? • Will it help support the voluntary sector and promote volunteering? • Will it help promote sustainable development education? • Will it help reduce skills shortages? • Will it help to reduce the disparity in educational achievement between different ethnic groups? • Will it promote multiple uses of schools? 	P	+	The SPD identifies the provision for a new primary school and secondary school in the area to meet the needs of the growing population in the borough. The SPD also promotes the multifunctional uses of schools in the evening for other community uses and activities.	
<p>Ownership and Participation: To promote civic participation, ownership and responsibility and enable individuals, groups and communities to contribute to decision-making at neighbourhood, borough and regional levels in London.</p> <ul style="list-style-type: none"> • Will it promote social cohesion and encourage engagement in community activities? • Will it increase the ability of people to influence decisions? • Will it support civic engagement and encourage the 	P	+	Improved access and connectivity would increase community cohesion and participation.	

<p>involvement and participation of a diverse range of stakeholders?</p> <ul style="list-style-type: none"> • Will it promote community spirit and encourage community networks? • Has consideration been given to cross boundary issues and the potential for working in conjunction with other authorities? 				
<p>Health and Well-being: To maximise the health and well-being of the population and reduce inequalities in health.</p> <ul style="list-style-type: none"> • Will it reduce poverty and health inequalities? • Will it improve mental wellbeing? • Will it improve access to high quality public services (including health facilities)? • Will it address the causes of key health issues including high rates of cardio-vascular disease and lung cancer? • Will it create an environment that will promote and support physical activity and other healthy behaviours?? • Will it improve access by active travel means such as walking, cycling and public transport? 	P	++	The new health facility at St Andrews will improve access to high quality public services. The improved access and connectivity improvements will reduce social isolation, thereby improving mental wellbeing. The SPD also emphasises active travel means and provision for green open space.	
<p>Safety and Security: To enhance community safety by reducing crime, antisocial behaviour and the fear of crime.</p> <ul style="list-style-type: none"> • Will it help reduce the number of vehicle crimes? • Will it help reduce the number of burglaries? • Will it help reduce the number of racial incidents? • Will it reduce the fear of crime? • Will it reduce antisocial behaviour? • Will it reduce actual noise levels and disturbances from noise? • Will it reduce the risk of terrorist attack? 	P	+	The SPD includes several provisions for access and connectivity improvements, which would result in greater pedestrian and cycling safety. This will be supported by public realm improvements to enhance the environment, altering the perception of crime.	

<p>Equality and diversity: To ensure equitable outcomes for all communities, particularly those most liable to experience discrimination, poverty and social exclusion.</p> <ul style="list-style-type: none"> • Will it reduce poverty and social exclusion in those areas and communities most affected? • Will it promote a culture of equality, fairness and respect for people and the environment? • Will it promote equality for black and minority ethnic communities, women, disabled people, lesbians, gay men, bisexual and transgender people, older people, young people, children and faith groups? • Will it benefit the equality target groups listed above? 	P	+ / 0	Improvements to access and connectivity, coupled with family and affordable housing and community facilities would improve social cohesion and help to achieve positive equality outcomes for all communities.	This will be further addressed through the Equalities Impact Assessment Scoping.
Economic Objectives				
<p>Accessibility / Availability (Transport): To maximise the accessibility to key services and amenities and increase the proportion of journeys made by public transport, by bicycle and by foot (relative to those taken by car).</p> <ul style="list-style-type: none"> • Will it encourage a modal shift to more sustainable forms of travel as well as encourage greater efficiency (e.g. through car-sharing and use of waterways)? • Will it provide the infrastructure required to achieve a modal shift to more sustainable forms of transport? • Will it reduce the overall need for people to travel by improving their access to the services, jobs, leisure and amenities in the place in which they live? • Will it reduce traffic volumes and traffic 	P	++	<p>The SPD promotes improvements to Bromley-by-Bow Station and walking and cycling routes. New connections over the A12 and River Lea would provide the opportunity to increase the capacity of bus routes in the area.</p> <p>The area will be supported by a town centre, which would provide a mix of uses, reducing the need for people to travel.</p>	

<p>congestion?</p> <ul style="list-style-type: none"> • Will it reduce the length of commuting journeys? • Will it help to provide a more integrated transport service from start to finish i.e. place of residence to point of service use or place of employment? • Will it increase the capacity of public transport? • Will it increase the number of sub-regional and orbital public transport routes that reduce reliance on the car? • Will it promote locally-based employment? • Will it improve accessibility to work by public transport, walking and cycling? • Will it reduce road traffic accidents? • Will it promote inter-borough connectivity? 				
<p>Regeneration & Land Use: To stimulate regeneration and urban renaissance that maximises benefits for the most deprived areas and communities and to improve efficiency in land use through the sustainable reuse of previously developed land and existing buildings.</p> <ul style="list-style-type: none"> • Will it provide a viable network of complementary centres? • Will the regeneration have immediate and long-term benefits for deprived areas? • Will it help to make people feel positive about the area they live in? • Will it help to create a sense of place and 'vibrancy'? • Will it help reduce the number of vacant and derelict buildings? • Will it minimise the loss of soils to development? • Will it improve soil quality and tackle contamination? 	P	++ / 0	The SPD promotes the creation of a vibrant well connected town centre, which would improve perceptions, specifically by reducing community isolation. It does not, however, specifically address other regeneration issues such as the number of vacant buildings or soil quality.	
	P	0	The SPD identifies the	Further assessment

<p>Employment: To offer everyone the opportunity for rewarding, well-located and satisfying employment.</p> <ul style="list-style-type: none"> • Will it generate satisfying and rewarding new jobs? • Will it help to provide employment in the most deprived areas and stimulate regeneration? • Will it reduce overall unemployment, particularly long-term unemployment? • Will it help to improve levels of income and help to deliver a living wage to all? • Will it encourage flexibility of work, including voluntary and part-time work? • Will it encourage volunteering and promote the value of unpaid work? • Will it encourage the development of healthy workplaces? • Will new employment opportunities be well served by public transport? 			<p>delivery of a town centre, which will provide retail employment opportunities and flexible commercial units for light industries and small medium enterprises.</p>	<p>to be considered through planning applications.</p>
<p>Stable Economy: To encourage a strong, diverse and stable economy and to improve the resilience of businesses and their environmental, social and economic performance.</p> <ul style="list-style-type: none"> • Will it improve sustainable business development? • Will it improve the resilience of business and the economy? • Will it help to diversify the economy? • Will it prevent the loss of indigenous businesses? • Will it encourage business start-ups and support the growth of businesses? • Will it encourage ethical and responsible investment? • Will it reduce levels of deprivation? • Will it safeguard the best of the employment land portfolio? 		<p>0</p>	<p>The new district centre will provide retail employment opportunities for the local community, thus providing a strong local economy. Although redevelopment will result in the loss of industrial employment space in the area, the intensification of employment space will create flexible employment spaces for small medium enterprises.</p>	

<p>Creativity and Innovation: To promote creativity and innovation in the environmental and social economy (including new clean technologies, renewable energy, pollution control and the skills sector).</p> <ul style="list-style-type: none"> • Will it help to diversify the economy? • Will it encourage investment in new technologies, new solutions, new plans and new ideas that contribute to achieving progress towards sustainability? • Will it boost the green technology sector? 		0	Objective falls outside the SPD remit.	
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