



Strategic Environmental Assessment and Habitats Regulation Assessment Screening Report

South Poplar Masterplan Supplementary Planning
Document

Statement of Reasons

May 2021



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1. Introduction

- 1.1. This screening report outlines the Council's consideration of whether the proposed South Poplar Masterplan Supplementary Planning Document (SPD Masterplan) (Regulation 18 consultation version, dated March 2021) should be subject to a Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA) in accordance with the related legislation and regulations.
- 1.2. This report constitutes the Council's Statement of Reasons for whether the SPD Masterplan requires a Strategic Environmental Assessment, as set out under Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended) (Regulations). It is accompanied by a Determination Letter. The Regulations do not require an assessment of the planning merits of the proposals at this stage. The requirement is to ascertain whether a SEA is required. This process is completely distinct from the planning process and governed by an entirely different set of Environmental Regulations.
- 1.3. This report and its conclusions will be subject to consultation with the relevant statutory bodies.

2. South Poplar Masterplan Supplementary Planning Document

- 2.1 The aim of the South Poplar Masterplan SPD is to supplement and built upon the priorities and policies identified in the adopted Local Plan (2031) by providing additional guidance to help ensure that emerging developments are planned and designed in a coherent and integrated way and can deliver identified priorities, in particular a high-quality mixed-use environment and a more connected and accessible place. It will not create any new policy or amend it. The SPD Masterplan also aims to align with the recommendations contained within the Mayor of London's Isle of Dogs and South Poplar Opportunity Area Planning Framework (adopted October 2019).

- 2.2 The SPD Masterplan will set out the Council's expectations for submission of planning applications within the area subject to the SPD Masterplan. Once adopted, the SPD Masterplan will be a material planning consideration in the determination of planning applications. In this respect, the SPD Masterplan will be a key reference point for developments within this area. Overall, it is intended for South Poplar to share in the benefits of good growth, improved transport capacity and connectivity, be provided with social infrastructure alongside development, benefit from joined up development across different land ownership and be protected against the construction impacts of future developments which are all supported by the policies in the Local Plan. The SPD Masterplan will optimise land around a transport hub and provide more certainty within the development management process.
- 2.3 The SPD Masterplan area is primarily informed by Local Plan Site allocations as well as adjacent sites considered integral to the delivery of important spatial objectives arising from the Local Plan. In particular, the SPD Masterplan area contains the North Quay, Billingsgate Market and Aspen Way site allocations. The SPD Masterplan area is located to the northern part of the Isle of Dogs and south of Poplar High Street. The Masterplan will cover an area included within the Poplar and Canary Wharf Council wards.
- 2.4 Within the South Poplar area, there are a number of development sites that have come forward, signalling the developer interest in the area. Each of the sites within the SPD Masterplan are at varying stages of the development process, however are likely to come forward in the very near future. To respond to the various challenges presented on each development site, this Masterplan will help provide high quality, sustainable, deliverable policies and strategies to ensure future development in this area is delivered in accordance with the adopted Local Plan policies and priorities. The SPD will support priority 1 - People are aspirational, independent and have equal access to opportunities -and 2 - A Borough that our residents are proud of and love to live in- of the Mayor's Strategic Plan.

- 2.5 In particular, the SPD Masterplan will provide guidance on six key policy themes. This includes:
- Character and Identity
 - Movement and connections
 - Public Realm and Open Space
 - Massing and Heights
 - Uses and Social Infrastructure
 - Liveability and Sustainability
- 2.6 The proposed policies and strategies will help the council deliver its vision to support existing and new communities in providing a cohesive mix of housing, employment and community uses within distinctive, inclusive and vibrant neighbourhoods. To achieve this, the guidance in the SPD Masterplan sets out how new development opportunities can come forward on constrained sites, and how the delivery of key infrastructure opportunities can support the Council’s vision for this area.

3. Legislative and Policy Context

Sustainability Appraisal (SA)

- 3.1 A Sustainability Appraisal (SA) is a statutory process, which is required for any document forming part of a Local Plan and spatial development strategies. It is a tool used to appraise planning policy documents in order to promote sustainable development. It should assess (when judged against reasonable alternatives) the likely significant of the emerging plan, from environmental, economic, and social perspectives. It does this by assessing the extent to which the document will help achieve a set of sustainability objectives that cover a range of issues, including air quality, landscape, water, health and the population.
- 3.2 Although there is a statutory requirement for SAs to be produced for Development Plan Documents, there is no legal requirement for an SA to be produced for a supplementary planning document (Planning Practice Guidance on Strategic Environmental Assessment and Sustainability Appraisal, paragraph 005). This is because SPDs do not

normally introduce new policies or proposals or modify documents, which have not already been subject to a SA. However, the Council is still required to screen its SPDs to ensure that the legal requirements for SA are still met where there are impacts that are not covered in the appraisal for an adopted Development Plan Document, or where an assessment is required by the Regulations.

- 3.3 An SA was undertaken in 2017 as part of the Integrated Impact Assessment (IIA) of the Tower Hamlets Local Plan 2031, with an addendum added in March 2019 to cover modifications to the plan. The plan (and its SA) underwent an examination in public and was adopted in January 2020.
- 3.4 The sustainability objectives for the Local Plan SA were developed through a comparison of existing sustainability objectives in the Borough, the objectives of the Local Plan, and the identification of sustainability issues through the scoping process for the IIA. The SA was publicly consulted on as part of the consultation process for the Local Plan. The sustainability objectives from that SA are set out in table 1 below.

- 1. Equality:** reduce poverty and social exclusion and promote equality for all communities.
- 2. Liveability:** promote liveable, safe, high quality neighbourhoods with good quality public services.
- 3. Health and wellbeing:** improve the health and wellbeing of the population and reduce health inequalities.
- 4. Housing:** ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.
- 5. Transport and mobility:** create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.
- 6. Education:** increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.
- 7. Employment:** reduce worklessness and increase employment opportunities for all residents.
- 8. Economic growth:** create and sustain local economic growth across a range of sectors and business sizes.
- 9. Town centres:** promote diverse and economically thriving town centres.
- 10. Design and heritage:** enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.
- 11. Open space:** enhance and increase open spaces that are high quality, networked, and multi-functional.
- 12. Climate change:** ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.
- 13. Biodiversity:** protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.
- 14. Natural resources:** ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste.
- 15. Flood risk reduction and management:** to minimise and manage the risk of flooding.
- 16. Contaminated land:** improve land quality and ensure mitigation of adverse effects of contaminated land on human health.

Table 1: Tower Hamlets Local Plan Integrated Impact Assessment Sustainability Objectives (2017)

Strategic Environmental Assessment (SEA)

- 3.5 A Strategic Environmental Assessment (SEA) is an assessment of the likely effects of a plan or programme on the environment. The requirement for an SEA is set out in the SEA Directive (2001/42/EC), transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended) (known as the SEA Regulations). This particularly relates to plans which designate sites for development.
- 3.6 The purpose of a SEA is to ensure a high level of protection of the environment and to integrate consideration of the environment into the preparation and adoption of plans with a view to promoting sustainable development. SEAs must take account of the likely significant effects on the environment, including on issues such as biodiversity, population and human health, fauna, flora, soil, water, air quality, climate, material assets, cultural heritage, landscape, and the interrelationship between these factors. The SEA process sets out criteria for assessing the significance of the impact of a plan on the environment.
- 3.7 A SEA considers only the environmental effects of a plan, whereas a SA considers the plan's wider economic and social effects in addition to its potential environmental impacts. The requirements of the SEA are subsumed within the requirements of the SA – that is, an SA requires all the detail expected of an SEA, and then more. Therefore, the objectives developed as part of the SA of the Local Plan can be extracted to cover the required considerations for an SEA. The correlation between the SA objectives and the likely significant effects for an SEA to consider are set out in Appendix C of the Integrated Impact Assessment and summarised in table 2 below. These are the SA objectives that will be used when considering the effects of the SPD Masterplan for the purpose of the SEA screening.

SEA Dimension	Relevant SA Objective
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Biodiversity, Flora and Fauna	13. Biodiversity
Population and Human Health	2. Liveability 3. Health and Wellbeing
Soil	14. Natural Resources 16. Contaminated Land
Water	14. Natural Resources 15. Flood Risk Reduction and Management
Air Quality	14. Natural Resources
Climate	12. Climate Change
Material Assets	14. Natural Resources 15. Flood Risk Reduction and Management 16. Contaminated Land
Cultural Heritage	10. Design and Heritage
Landscape	10. Design and Heritage 11. Open Space

Table 2: Correspondence between SEA dimensions and SA objectives

- 3.8 A **supplementary planning document** is considered to be a plan or programme as defined by the SEA Regulations¹. Under Regulation 5(6) of the SEA Regulations, plans or programmes which “determine the use of small areas at a local level” or constitute “minor modifications to a plan and programme” only require an SEA if there are likely to be significant environmental effects that have not already have been assessed during the preparation of the Local Plan. Regulation 9 of the SEA Regulations requires the responsible authority (Tower Hamlets Council in this case) to undertake a screening exercise to determine whether or not a plan or programme is likely to have significant environmental effects and would therefore be subject to an SEA. This is also set out in the PPG on Strategic Environmental Assessment and Sustainability Appraisal, paragraph 008.

¹ Please note that an SEA is only required for an SPD in exceptional circumstances, if there are likely to have significant environmental effects that have not already been assessed during the preparation of the relevant strategic policies as part of the Local Plan process. Furthermore, a SEA is also unlikely to be required where the SPD deals only with a small area at local level, unless it is considered that there are likely to be significant environmental effects.

- 3.9 The screening exercise looks at the proposals in the SPD Masterplan to see whether there are likely significant effects that have not already been assessed during the preparation of the relevant strategic policies. The criteria for the screening exercise are set out in the relevant legislation and explained in the next paragraph 4 of this report.

Habitats Regulation Assessment (HRA)

- 3.10 Habitats Regulation Assessment (HRA) is a process which looks at the potential impact of proposals within a plan (either individually or in combination with others) on European protected wildlife sites – consisting of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar wetland sites. This assessment is required by the European Habitats Directive (92/43/EEC), transposed into UK law as the Conservation of Habitats and Species Regulations 2017 (as amended).
- 3.11 The initial stage of the HRA process involves consideration of the reasons for designation and the conservation objectives of each designated wildlife site within a reasonable distance of the neighbourhood plan area, and the potential impact of proposals within the plan on these sites.

4 Screening Exercise

4.1 The process of screening a plan or programme to determine whether an SEA is required is set out in figure 2 below. This figure is taken from A Practical Guide to the Strategic Environmental Assessment Directive, issued by the Office of the Deputy Prime Minister in 2005. This approach is commonly used in SEA screening exercises at the current time.

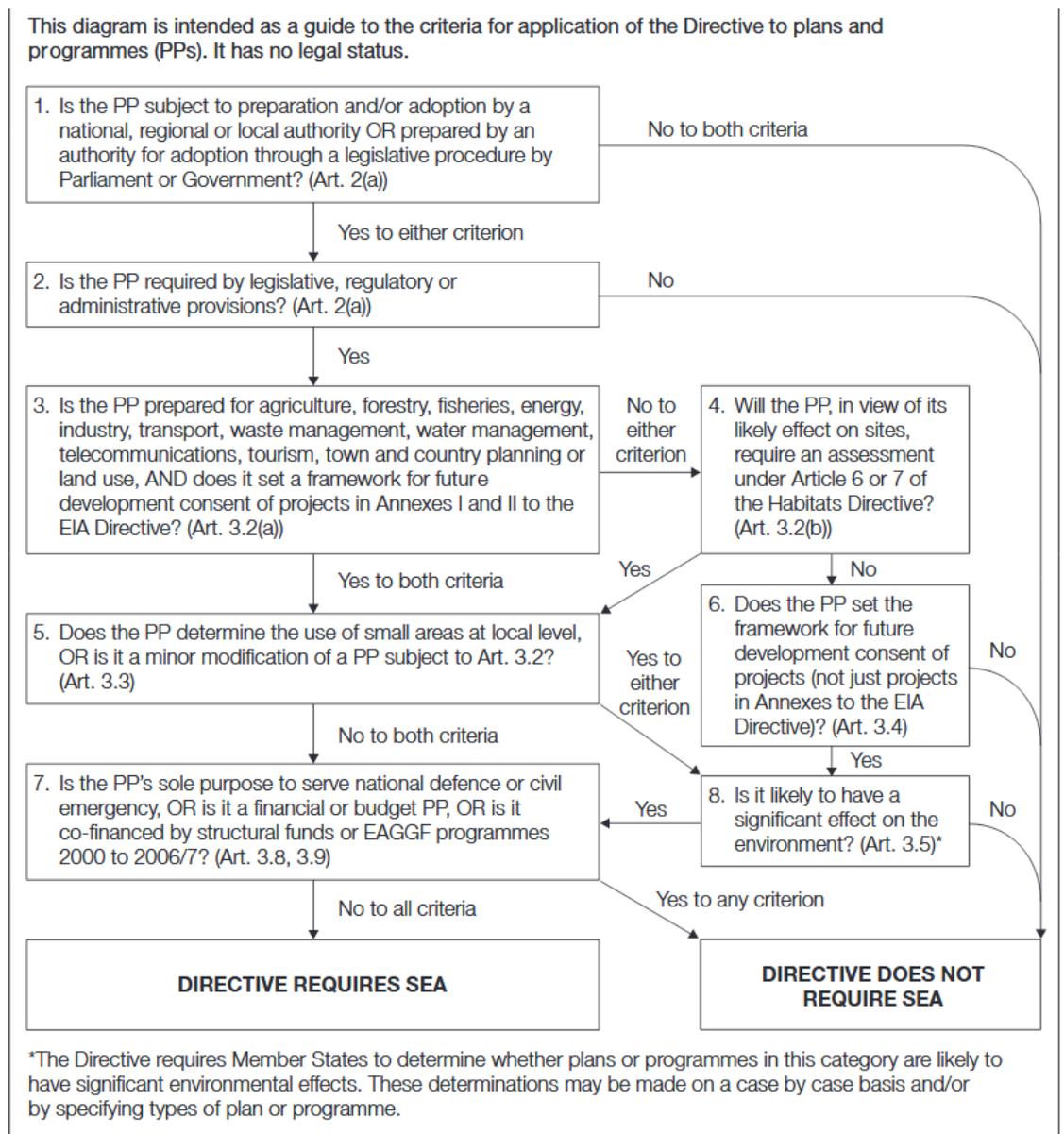


Figure 2: Application of the SEA Directive to plans and Programmes

		<p>will be used as guidance to assist in informing the local plan.</p> <p>(No to part 2 of this question, go to question 4)</p>
<p>4. Will the PP, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive?</p>	N	<p>The Tower Hamlets Local Plan 2031 (January 2020) rules out any adverse effects on Natura 2000 sites. As the SPD will not change or add to policy, proposals or designations within the Local Plan, it is not considered that further screening for such assessment is necessary as there would be no likely effects on European Sites. The SPD will be providing further guidance to existing policies, proposals designations in terms of how to interpret these settings. The SPD is subject to its own HRA screening assessment outlined in Section 9 of this report.</p>
<p>5. Does the plan determine the use of small areas at local level, OR is it a minor modification of a plan or programme subject to Article 3.2? (Article 3.3)</p>	N	<p>The policies, proposals and allocations that determine use within the Borough have already been set within the Local Plan. There will be no aspect of the SPD Masterplan which would modify the Local Plan.</p> <p>The primary function of the Masterplan is to provide guidance on adopted site allocations. The Local Plan's site allocations contain various land use and infrastructure requirements whilst also setting out broad design principles and delivery consideration. There are areas of the masterplan outside the site allocation, however the existing strategic basis in this context is set within existing Local Plan policies and/or through extant/permitted development consents. In terms of local plan policies, the strategic basis exists in the various town centre, employment designations, conservation areas, listed</p>

		<p>buildings and environmental and sustainability strategies which are elucidated fully within the published document.</p> <p>The SPD will add further detail to be assessed for planning applications within the context of the Local Plan, however does not determine the use of sites any further than the Local Plan policies and adopted site allocations.</p>
<p>6. Does the plan set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Article 3.4)</p>	<p>N</p>	<p>The framework for development is already provided within the Local Plan and Isle of Dogs and South Poplar OAPF. The SPD Masterplan will provide further guidance on the relevant policies, proposals and allocations within these documents.</p> <p>Whilst the majority of sites within the masterplan are covered by a site allocation, the masterplan also covers sites that were not considered as part of Local Plan site allocations. The majority of these sites have already gained planning consent for respective development applications. There would only be a small area within the masterplan that is not covered by a site allocation or not currently benefitting from an approved development consent.</p> <p>Furthermore, all sites within the Masterplan have already been tested through relevant local plan policies which already anticipate a level of development coming forward.</p> <p>The SPD Masterplan will provide guidance on the development of building heights and massing with an illustrative masterplan, encouragement of an urban block hierarchy, tall building principles, and an illustrative height strategy.</p>

	<p>Whilst the SPD Masterplan will contain an illustrative height strategy, this will not set out height ranges or figures. A shading demonstrating a general stepping down from key landmark building and areas is shown as well as sensitive interfaces to respond to. This strategy has been interpreted from and developed from the Council's local plan policies and designations in relation to the development of tall buildings, having regard to the Borough's skyline, views, heritage, conservation and townscape.</p> <p>The height strategy will be noted as illustrative only within the SPD and would not provide guarantees of any Council approval of such height. All development applications within the masterplan area would still be required to undergo a comprehensive development application process where the suitability and appropriateness of an application would be assessed against the development plan.</p> <p>Such applications for tall buildings within the masterplan may also be subject to EIA regulations where the likely significant effects of such developments would be scrutinised at that stage. The SPD's illustrative height strategy is considered to be consistent with local plan policies, designations and principles and would not go beyond the scope of the local plan in this regard.</p> <p>The determination of any tall building applications will need to be balanced in the usual way in an assessment of overall public benefit and will include careful consideration of a number of features including - scale,</p>
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		<p>massing, layout, materials. Any proposals that come forward will need to demonstrate that they are consistent with the general policies in the Local Plan in relation to design and heritage.</p> <p>All likely significant effects of the Local Plan in this context have already been assessed with no negative impacts identified. The SPD would not go beyond the scope of policies contained within the Local Plan and would align with overall objectives.</p>
7. Is the plan's sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Articles 3.7, 3.8)	N	The SPD Masterplan does not address these issues.
8. Is it likely to have a significant effect on the environment? (Article 3.5)	N	<p>See section 5 of the report below for full details.</p> <p>It is not likely that the SPD Masterplan will have any significant effect that has not already been assessed through the Sustainability Appraisal (including SEA) of the Tower Hamlets Local Plan 2031</p> <p>The assessment of Local Plan Site Allocations relevant to the Masterplan area including Aspen Way, Billingsgate Market and North Quay were assessed with predominantly positive impacts and only one negative impact in relation to flooding risk was assessed against the Local Plan SA Objectives. The masterplan also covers sites that were not considered as part of local plan site allocations – the majority of which have already gained planning consent for respective development applications. There would only be a small area within the masterplan that is not covered by a site allocation or not currently benefitting from an approved</p>

	<p>development consent. Furthermore, these sites have already been tested through relevant local plan policies which already anticipate a level of development coming forward. These local plan policies were found to have predominantly positive impacts with no overall negative impacts against the SA objectives.</p> <p>The additional guidance proposed in the Masterplan will supplement the site allocations within the Local Plan and will provide further detail tailored to inform how delivery should be coming forward across these sites. Although there may be some environmental effects of providing specific guidance, the assessment of significant effects has already been covered in principle in the SA of the Local Plan. Council officers have reviewed the likely significant effects assessed for the Council's Local Plan against the likely significant effects of the SPD.</p> <p>It is considered that the SPD does not need to be subject to further SEA. Each policy of the Local Plan has already been assessed through the Sustainability Appraisal (including SEA). Local Plan policies that are likely to be specifically within the scope of the further guidance within the SPD are as follows:</p> <p>Achieving sustainable growth</p> <ul style="list-style-type: none"> • Policy S.SG1: Areas of growth and opportunity within Tower Hamlets • Policy S.SG2: Delivering sustainable growth in Tower Hamlets • Policy D.SG4: Planning and construction of new development
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		<p>Creating attractive and distinctive places</p> <ul style="list-style-type: none"> • Policy S.DH1: Delivering high quality design • Policy D.DH2: Attractive streets, spaces and public realm • Policy S.DH3: Heritage and the historic environment • Policy D.DH4: Shaping and managing views • Policy S.DH5: World heritage sites • Policy D.DH6: Tall buildings • Policy D.DH7: Density • Policy D.DH8: Amenity <p>Meeting housing needs</p> <ul style="list-style-type: none"> • Policy S.H1: Meeting housing needs <p>Delivering economic growth</p> <ul style="list-style-type: none"> • Policy S.EMP1: Creating investment and jobs • Policy D.EMP2: New employment space • Policy D.EMP4: Redevelopment within the borough's employment areas <p>Revitalising our town centres</p> <ul style="list-style-type: none"> • Policy S.TC1: Supporting the network and hierarchy of centres • Policy D.TC2: Retail in our town centres • Policy D.TC5: Food, drink, entertainment and the night-time economy <p>Supporting community facilities</p> <ul style="list-style-type: none"> • Policy S.CF1: Supporting community facilities • Policy D.CF2: Existing community facilities • Policy D.CF3: New and enhanced community facilities
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	<p>Enhancing open spaces and water spaces</p> <ul style="list-style-type: none"> • Policy S.OWS1: Creating a network of open spaces • Policy S.OWS2: Enhancing the network of water spaces • Policy D.OWS3: Open space and green grid networks • Policy D.OWS4: Water spaces <p>Protecting and managing our environment</p> <ul style="list-style-type: none"> • Policy S.ES1: Protecting and enhancing our environment • Policy D.ES2: Air quality • Policy D.ES3: Urban greening and biodiversity • Policy D.ES4: Flood risk • Policy D.ES5: Sustainable drainage • Policy D.ES6: Sustainable water and wastewater management • Policy D.ES7: A zero carbon borough • Policy D.ES9: Noise and vibration <p>Improving connectivity and travel choice</p> <ul style="list-style-type: none"> • Policy S.TR1: Sustainable travel • Policy D.TR2: Impacts on the transport network • Policy D.TR4: Sustainable delivery and servicing •
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Table 3: SEA Screening of the South Poplar Masterplan SPD

4.3 An SEA is only required if the SPD Masterplan is likely to have significant effects on the environment which have not been assessed in the preparation of the relevant strategic policies. Section 5 of this report provides a detailed assessment of the likely significance of effects to determine whether this is the case.

4.4 Section 6 of this report will then screen the South Poplar Masterplan SPD to determine whether a full HRA is required.

5. Assessment of Likely Significant Effects

- 5.1 The criteria for assessing the likely significance of effects in Annex II of the SEA Directive and Schedule 1 of the SEA Regulations are set out in the table below, along with consideration of the potential impact of the SPD Masterplan against each.

1. The characteristics of plans, having regard, in particular, to:
 - The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources
 - The degree to which the plan influences other plans and programmes including those in a hierarchy
 - The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development
 - Environmental problems relevant to the plan
 - The relevance of the plan for the implementation of Community [i.e. European Community] legislation on the environment (e.g. plans and programmes linked to waste management or water protection)

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - The probability, duration, frequency and reversibility of the effects
 - The cumulative nature of the effects
 - The transboundary nature of the effects
 - The risks to human health or the environment (e.g. due to accidents)
 - The magnitude and spatial extent of the effects (geographical area and size of the population to be affected)
 - The value and vulnerability of the area likely to be affected due to:
 - Special natural characteristics or cultural heritage
 - Exceeded environmental quality standards or limit values
 - Intensive land-use
 - The effects on areas or landscapes which have a recognised national, [European] Community or international protection status

	SEA Directive Annex II: Criteria for determining likely significance of effects referred to in Article 3(5)	Comment	Likely Significant Effects?
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The characteristics of plans and programmes, having regard, in particular, to:		
1a)	<p>The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</p>	<p>The SPD Masterplan will not provide a framework for projects as this is already provided within the Local Plan, its policies and through site allocations. The SPD Masterplan will provide further guidance as to how aspects of the policies, proposals and the allocations that are contained within the adopted plan and site allocations can be implemented. The Local Plan as a whole, including those policies relevant to future development expected to come forward on the sites, and the site allocations have been fully assessed for the purposes of SA/SEA. There will be no new policies or site allocations contained in the SPD that haven't already been examined within the Local Plan.</p> <p>The masterplan covers sites that were not considered as part of local plan site allocations – the majority of which have already gained planning consent for respective development applications. There would only be a small area within the masterplan that</p>

		<p>is not covered by a site allocation or not currently benefitting from an approved development consent. Furthermore, sites within the masterplan area have already been tested through relevant local plan policies which already anticipate a level of development coming forward.</p> <p>Images and figures in relation to heights and massing which is not contained within the Local Plan would only be provided within the SPD Masterplan to serve illustrative purposes only. Such images would not provide assurances or guarantees that approval for the illustrated heights and massing scenarios would be approved through the development management process. The development management process would have its own robust determination process to consider the appropriateness of such applications having regard to the wider Development Plan.</p> <p>The SPD Masterplan will provide further information and guidance on implementation and</p>	
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		interpretation of the existing policies.	
1b)	The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	This SPD Masterplan once adopted will sit at the lowest level in the hierarchy of planning policy documents providing supplementary guidance to policies in the Mayor's London Plan and LBTH Local Plan. The SPD Masterplan would be a material consideration in the determination of planning applications, though it would not technically sit within the Development Plan. As such it does not affect other specific public sector plans or programmes but rather is influenced by the Local Plan, London Plan and NPPF.	
1c)	The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	The Local Plan and other higher level policies set the context for achieving sustainable development. The SPD Masterplan will provide further guidance as to how this can be achieved in the context of developments within the defined study area. The SPD Masterplan will not revisit or change the higher-level policy requirements which have been subject to SA/SEA. The updated SA Report as part of the Local Plan's Integrated Impact Assessment (March 2019) shows that the	

		<p>policies relevant to the South Poplar Area and related site allocations will have a positive impact overall and a specifically positive impact for the majority of the SA objectives.</p> <p>The SPD Masterplan is intended to provide further guidance to Tower Hamlets Local Plan 2031 on how tall buildings can be designed to meet the relevant policies including policies related to promoting sustainable development.</p>	
1d)	Environmental problems relevant to the plan or programme	<p>The Local Plan SA did not identify any negative effects against the SA Objectives for the Development Plan policies relevant to the South Poplar area. There was just one negative effect identified in relation to flooding risk regarding the site allocations of Aspen Way, Billingsgate Market or North Quay. The SPD Masterplan would not impact either positively or negatively on this pre-identified effect.</p>	
1e)	The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to	<p>It is unlikely that there would be any significant impact resulting from the further guidance contained in the South Poplar Masterplan SPD given the existing strategic policies being set within the Local Plan,</p>	

	waste management or water protection).	its policies and site allocations.	
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:			
2a)	The probability, duration, frequency and reversibility of the effects	The SPD Masterplan will cover the same period of time as the Tower Hamlets Local Plan 2031. A Sustainability Appraisal was undertaken for the Local Plan which included an assessment of the policies relevant to the South Poplar area and site allocations which will be supplemented by this SPD Masterplan. The evidence to support the SA for the Local Plan continues to be updated and the assessment looked at the probability, duration, frequency and reversibility of effects. Whilst the SPD will provide further guidance and supplement the existing policies in the Local Plan (and have largely positive effect), the probability, duration, frequency and reversibility of the effects from the implementation of the SPD Masterplan will remain the same.	
2b)	The cumulative nature of the effects	The potential cumulative effects of this SPD Masterplan will be beneficial in terms of providing a guide for already anticipated development. The SPD Masterplan will help provide a guide as to the interpretation of the Local	

		Plan. There are no likely negative cumulative effects that would result from the production of the SPD Masterplan.	
2c)	The trans-boundary nature of the effects	There will be no national trans boundary effects resulting from the South Poplar Masterplan SPD given that it will only apply on an area specific basis. Local administrative trans boundary effects were considered as part of the SA/SEA of the Local Plan and there are no additional trans boundary effects arising from the content of the SPD Masterplan.	
2d)	The risks to human health or the environment (e.g. due to accidents)	Human health effects were assessed in the SA for the Local Plan (SA Objective 4. Improve the health of local people and ensure that they can access the health and social care they need). No risks to human health or the environment were identified in relation to the policies relative to housing and tall buildings design. Further specific guidance on development within the South Poplar Area will provide more certainty that the probable positive effects already assessed in the SA for the Local Plan will arise.	
2e)	The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The magnitude and spatial extent of the SPD Masterplan will cover a much smaller sub-set (approximately 30 hectares compared to the Local Plan which covers the spatial extent of the	

		entire Borough ² . The potential impacts of development proposals in this geographical area have been assessed as part of the SA/SEA of the Local Plan.	
2f)	The value and vulnerability of the area likely to be affected due to: I. special natural characteristics or cultural heritage, II. exceeded environmental quality standards or limit values III. intensive land use	The value and vulnerability of the area of the SPD Masterplan have been considered as part of the SA/SEA of the Local Plan. The intensiveness of the proposed use of land is a factor for which information was available at the time of the SA/SEA assessment of the Local Plan and no significant impacts were identified in relation to this.	
2g)	The effects on areas or landscapes which have a recognised national, Community or international protection status	The SPD Masterplan is unlikely to result in significant effects on landscapes which have a recognised national, Community or international protection status.	

6. Habitats Regulation and Assessment Screening

- 6.1 A Habitats Regulation Assessment (HRA) examines the potential impacts of a plan or programme, whether alone or cumulatively, on European protected sites. These sites are Special Protection Areas (SPAs) designated under the Bird Directive 79/409/EEC and Special Areas of Conservation (SACs) designated under the Habitats Directive 92/43/EEC. It is government policy that HRAs should also consider sites designated under the Ramsar Convention of 1971 (known as 'Ramsar sites') in the same way as the European protected sites.

- 6.2 The first stage of the HRA process is a screening exercise where the details of nearby designated sites are assessed to see if there is the potential for the plan or programme to have an impact on the sites. For the purposes of the screening exercise, the potential impact of the South Poplar Masterplan SPD on designated sites within 15km of the identified masterplan area will be considered.
- 6.3 There are five European protected sites or Ramsar sites within 15km of the South Poplar Masterplan Area. These sites are:
- Epping Forest SAC
 - Richmond Park SAC
 - Wimbledon Common SAC
 - Lee Valley SPA
 - Lee Valley Ramsar
- 6.4 None of these sites is closer than 3km to the neighbourhood area, so the plan cannot influence development in the direct vicinity of any of the sites.
- 6.5 The HRA of the Tower Hamlets Local Plan 2031 identified that the main reasons for 'unfavourable' ratings of the condition of the designated sites were due to public access, air pollution, and inappropriate management. The SPD Masterplan cannot affect the management of these sites, and therefore the only potential for adverse impacts on these sites from development in this form would be through increased visitor pressure from a large population increase, or an increase in negative air quality impacts.
- 6.6 The SPD Masterplan builds on the Local Plan and provides specific sustainable and open space policy guidance that aims to increase the level of greenery and biodiversity across the Masterplan area. This has been provided partially with the intention of improving air quality, although it is considered that the impact of this proposed policy guidance will be no more significant than existing Tower Hamlets planning policies on this topic and is unlikely to have an effect on the aforementioned designated sites.
- 6.7 The SPD Masterplan does not set any additional growth targets or site allocations, and therefore does not propose any more development than

that planned for in the Tower Hamlets Local Plan 2031. The Local Plan was subject to an HRA screening as part of the Integrated Impact Assessment. This screening concluded that the Local Plan would have no significant effects (alone or in combination) on any of the aforementioned sites due to an absence of impact pathways, policy controls within the plan which can ensure significant effects are avoided, and some suggested changes to the plan which were accepted by the Council and included in the adopted Local Plan. As part of the examination process, a technical note was appended to the HRA justifying how the Local Plan HRA was in line with the outcome of the 'People Over Wind' decision and had not considered mitigation measures as part of the HRA screening process. This position was accepted by Natural England, and the Integrated Impact Assessment (including the HRA screening) was successfully examined as part of the Local Plan examination process.

- 6.8 As the scale of policy guidance of the SPD Masterplan does not exceed that proposed by the Local Plan, it is considered that the Masterplan does not have any additional significant impact (either by itself or cumulatively with other plans and programmes) than the Local Plan itself. The findings of the HRA screening of the Local Plan are therefore considered to apply in this instance, and no further HRA screening of the SPD Masterplan is required.

7. Conclusion

- 7.1 On the basis of the SEA screening assessment carried out in this document, it is concluded that the SPD Masterplan will not have any significant effects in relation to the criteria set out in Schedule 1 of the SEA Regulations that have not already been assessed through Sustainability Appraisal (including SEA) of the Tower Hamlets Local Plan 2031, and therefore does not need to be subject to a full SEA, as the SPD Masterplan will not change or introduce new planning policy over and above the Tower Hamlets Local Plan 2031.
- 7.2 Therefore, it is considered that the SPD Masterplan does not need to be subject to further SEA. The key areas where the SPD Masterplan adds to the existing Local Plan policies and site allocations is in terms of guidance for key infrastructure connections, sustainable travel, site access, green and

open space, liveability and sustainability, water management, building design and siting.

- 7.3 To conclude, it is not considered that SEA is a formal requirement given that the principles within the SPD have already been covered in the Local Plan SA.

8. Consultation

- 8.1 The draft report was sent for consultation to the three statutory consultees – the Environment Agency, Natural England, and Historic England – as required under Regulation 11(1) of the SEA Regulations. The consultees were given six weeks to respond. Responses are attached to this report as appendix 1.

- 8.2 It is considered that the responses of the statutory consultees do not give rise to any further changes to the SEA/HRA Screening Report on its conclusions. Natural England confirmed that the proposals contained within the draft SPD would not have significant environmental effects. Historic England agreed that the SPD does not require a separate SEA given the Council's adopted local plan was subject to a full Sustainability Appraisal. The Environmental Agency had no objections to the draft report and welcomed the assessment on flood risk reduction and management. The inclusion of Water Management recommendations within the SPD document itself was also welcomed.

Appendix 1: SEA and HRA Screening Consultation

- Natural England
- Historic England
- Environment Agency

Date: 17 June 2021
Our ref: 353507
Your ref: South Poplar Masterplan SPD – SEA HRA Screen



Mr Matthew Wong
Planning Officer (South Poplar Masterplan Lead)
London Borough of Tower Hamlets
5 Clove Crescent
London E14 2BG

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY - localplan@towerhamlets.gov.uk
matthew.wong@towerhamlets.gov.uk

T 0300 060 3900

Dear Mr Wong

South Poplar Masterplan Supplementary Planning Document – SEA HRA Screening

Thank you for your consultation request on the above dated and received by Natural England on 17th May 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk

Yours sincerely

Sharon Jenkins
Operations Delivery
Consultations Team
Natural England

London Borough of Tower Hamlets
Strategic Planning
Tower Hamlets Town Hall
Mulberry Place
London E14 2BG

By email: localplan@towerhamlets.gov.uk

21 June 2021

Dear Sir/Madam

London Borough of Tower Hamlets –South Poplar Masterplan Supplementary Planning Document Screening Consultation

Thank you for the opportunity to comment on the above consultation. As the Government's adviser on the historic environment, Historic England is keen to ensure that the conservation and enhancement of the historic environment is taken fully into account at all stages and levels of the Local Plan process.

We would agree that the SPD in question does not require a separate SEA given that the adopted local plan from which the content has been derived has been subject to a full Sustainability Appraisal, and that the draft SPD is unlikely to have significant effects on the environment.

It should be noted that this advice is based on the information that has been provided to us and does not affect our obligation to advise on, and potentially object to any specific development proposal which may subsequently arise from these documents, and which may have adverse effects on the environment.

In the meantime, please do not hesitate to contact me should you require any further information.

Yours faithfully

Tim Brennan MRTPI
Historic Environment Planning Adviser
E-mail: tim.brennan@HistoricEngland.org.uk
DD: 020 – 7973 3279



Matthew Wong

From: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Sent: 17 June 2021 12:16
To: Matthew Wong
Subject: RE: LBTH Consultation on SEA/HRA Screening for the South Poplar Masterplan and Queen Mary University London Supplementary Planning Documents

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Matthew

Thank you for your consultation on the Screening Report and SPD for South Poplar Masterplan area.

We are pleased to see that Flood Risk reduction and management has been assessed in the Screening Report in addition to Local Plan Flood Risk objectives referenced and Flood Risk considered at the sites allocated.

We also welcome the inclusion of Water Management and the Isle of Dogs and South Polar Integrated Water Management Plan recommendations and developer checklist in the SPD.

We have no further comments to make on the documents or conclusions at this stage but would be happy to review further drafts as they are prepared.

Kind regards

Eleri

Eleri Randall
Sustainable Places Planning Advisor
Environment Agency - Hertfordshire & North London.

Working Pattern: Tuesday, Wednesday & Thursday

✉ 2 Marsham Street, 3rd floor, London, SW1P 4DF
☎ External: 020 302 55516 | Internal: 55516
✉ Email: HNLsustainablePlaces@environment-agency.gov.uk



Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who will be a single point of contact for you at the EA, giving you detailed specialist advice. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#).

Appendix 2: Sustainability Appraisal of Local Plan Site Allocations

- 4.1 Aspen Way
- 4.2 Billingsgate Market
- 4.9 North Quay

Site Name:	Aspen Way			
Site Area (ha):	6.10			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	++Site is within the 10% most deprived LSOAs in the Borough and provides housing / employment opportunities.			
	+Site is within 10 -50% most deprived LSOAs in the Borough and provides housing/employment opportunities.	+	+	
	0 Site is within 50% least deprived LSOAs in the Borough			
	- Not used (the score against this objective is only positive to identify development that contributes to addressing deprivation)			
	-- Not used (the score against this objective is only positive to identify development that contributes to addressing deprivation)			
	? Effects on deprived LSOAs uncertain.			
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	++ Site includes a range of facilities (community and faith facilities, Idea Store etc.). Could be safeguarding existing facilities on site or providing new ones. Note to avoid 'double counting' health facilities should only be accounted for under SA Objective 3 and schools under Objective 6.			Strategic open space, considered in IIA objective 11 and re-provision of college considered at Objective 6. Re-provision of community centre identified in the design principles at Regulation 19 stage so minor positive effect under this objective.
	+ Site includes a facility (community and faith facilities, Idea Store etc.) Could be safeguarding existing facility or provision of a new one. Note to avoid 'double counting' health facilities should only be accounted for under SA Objective 3 and schools under Objective 6.		+	
	0 Housing or employment with no new facilities provided.	0		
	- Not used (on basis of assumption that proposed development would not lead to net loss of community facilities)			
	-- Not used (on basis of assumption that proposed development would not lead to net loss of community facilities)			
	? Uncertain if facilities will be provided.			
3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	++ Site includes provision of a new health facility that will serve the wider community.			No new health facilities proposed on site.
	+ Site safeguards an existing health facility.			

Site Name:	Aspen Way			
Site Area (ha):	6.10			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
	0 No new health facilities proposed on site	0	0	
	- Not used (on basis that proposed development site would not lead to net loss of community facilities)			
	-- Not used (on basis that proposed development site would not lead to net loss of community facilities)			
	? Effects on health facilities are uncertain.			
4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	++ Site provides a net gain of over 500 dwellings (assessed on the basis of the minimum number of dwellings that would be provided).	++	++	Assessed on the basis that has potential for 500+ dwellings.
	+ Site provides a net gain of 499 or fewer dwellings (assessed on the basis of the minimum number of dwellings that would be provided).			
	0 No housing provided e.g. employment led scheme.			
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).			
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).			
	? Impact on housing is uncertain.			
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	++ Site lies within PTAL 5 or 6a/b		++	2017 data indicates that the site sits across PTAL 3-5 and it has been appraised on this basis at regulation 19 Stage. The score at Reg 18 stage reflected older data. The Design Principles for the site identify the potential to create walking and cycling connections across Aspen Way which could improve connectivity.
	+ Site lies within PTAL 3 or 4	+		
	0 – not used			
	- Site lies within PTAL 2			
	-- Site lies within PTAL 1a or b			
	? Only used if there is some other factor that creates uncertainty, e.g. in relation to capacity of the transport network.			

Site Name:	Aspen Way			
Site Area (ha):	6.10			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	++ Site includes provision of a new school that will meet wider needs.			Tower Hamlets College occupies part of the site and the Regulation 19 version of the Local Plan identifies the need to re-provide this. A minor positive effect is identified on this basis. The Regulation 18 plan did not include this as a requirement for the site. No new schools proposed. Closest existing Primary School is Holy Family Catholic School 263m away and closest existing Secondary School is The Blessed John Roche Roman Catholic School 579m away.
	+ Site safeguards/expands an existing school on site.		+	
	0 Employment, commercial or other type of scheme with no impact on existing schools or housing site that relies on new or existing capacity elsewhere that is within 800m of a Primary School or 3km of a Secondary School with capacity.	0		
	- Site relies on an existing Primary School that is over 800m away Or Site relies on a Secondary School that is over 3km away			
	- Site relies on an existing Primary School that is over 800m away with no capacity. Or Site relies on a Secondary School that is over 3km away with no capacity.			
	? Impacts on education facilities are uncertain.			
7. Employment: Reduce worklessness and Increase employment opportunities for all residents	++ Not used at this stage due to uncertainties around the scale and significance of employment provision.			The land uses required at Regulation 19 stage include employment: compatible commercial uses, including SME and retention of an existing DLR Depot. The Regulation 19 Plan performs better than the Regulation 18 Local Plan, which just highlighted the need for employment provision without being explicit about the need to accommodate existing employment on site and a neutral score was given on that basis.
	+ Site includes provision for employment related development.		+	
	0 Housing led scheme on land not in existing employment use.	0		
	- Not used (on basis that the plan should lead to an overall increase in employment land, including provision for any firms affected by redevelopment).			
	-- Not used (on basis that the plan should lead to an overall increase in employment land, including provision for any firms affected by redevelopment).			
	? Impact on existing employment is uncertain.			
8. Economic Growth: Create and sustain local economic growth across a range of sectors and business sizes.	++ Site would provide employment within a Strategic Industrial Location (SIL), City Fringe or Preferred Office Location (POL).			The site lies north of (i.e. outside) Canary Wharf Preferred Office Location and west of Local Industrial Location. The preferred uses for the site include employment land.
	+ Site would provide employment in a Local Employment Location (LEL).			

Site Name:	Aspen Way			
Site Area (ha):	6.10			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
	0 Site does not provide employment and does not impact on existing employment areas.	0	0	No significant effect identified on the basis that the site is not within any of the policy areas identified, although some employment will be provided on site.
	- Development would result in the loss of employment in a LEL			
	-- Development would result in the loss of employment in the City Fringe, a SIL or POL.			
	? Impact on SIL, POL and LEL is uncertain.			
9. Town Centres: Promote diverse and economically thriving town centres.	++ Site of 5ha or more within a town centre that includes main town centre uses (as defined in the NPPF).			No main town centre uses proposed.
	+ Site of less than 5ha within a town centre that includes main town centre uses, or site delivers new local centre, including retail facilities, the need for which has been identified through the Town Centre Retail Capacity Study.			
	0 Site outside of a town centre and other criteria do not apply.	0	0	
	- Site of less than 5ha outside of either a town centre or edge of centre ³ that includes main town centre uses. ⁴			
	-- Site of 5ha or more outside of a town centre and edge of centre that includes main town centre uses			
	? Uncertain if site will include town centre uses.			
10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	++ Potential for a Listed Building to be brought back into beneficial use.			The site is partially within an Archaeological Priority Area and a minor negative effect was identified on that basis at Regulation 18 stage.
	+ Potential for a locally listed building to be brought back into use.		+	
	0 Used if none of the other criteria apply.			The Design Principles for the site identify the need to respect and respond positively to the existing character, scale, height, massing and urban grain of the surrounding built environment, which includes the St Mathias Church Poplar Conservation Area and adjacent listed buildings. As the site lies within an Archaeological Priority Area the potential for a minor negative effect remains.
	- Site includes or is within a heritage feature of local / regional importance (including Conservation Area and Archaeological Priority Area) Or Site is within a valued local view	-		

³ The NPPF defines edge of centre for retail purposes as a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

⁴ The NPPF defines main town centre uses as Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Site Name:	Aspen Way			
Site Area (ha):	6.10			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
	-- site includes a heritage feature of national importance Or Site potentially impacts on a WHO or its buffer zone.			The actual effect on heritage features will depend on factors like scale, massing, layout, materials. Any proposals that come forward will need to demonstrate that they are consistent with the general policies in the Local Plan in relation to design and heritage. Relevant policies include: Policy S.DH1 'Delivering high quality design, Policy D.DH2 'Attractive streets, spaces and public realm', Policy S.DH3 'Heritage and the historic environment', Policy D.DH4 'Shaping and managing views,' Policy S.DH5 'World heritage sites', Policy D.DH6 'Tall buildings' and Policy D.DH7 'Density'.
	? Score uncertain if site is within 400m of a Conservation area or designated site.			
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	++ Site includes open space provision of a scale that will help meet wider needs, this could include improvements to publicly accessible space.	++	++	Includes strategic scale open space provision, including re-provision of football pitches.
	+ Site includes open space provision but only sufficient to meet the needs of the development.			
	0 Site or associated use does not generate a need for open space.			
	- Development would result in the loss of open space but partial compensatory land is provided elsewhere.			
	-- Development would result in the loss of open space and compensatory land is not provided elsewhere.			
	? Impact on open space provision is uncertain.			
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	++ Considered to be neutral across projects as all projects will need to comply with the London Plan in relation to the provision of on-site renewables and carbon off-setting.			
	+ Not used – see above.			
	0 Score all sites as neutral.	0	0	
	- Not used – see above.			
	-- Not used – see above.			
	? Not used – see above.			
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	++ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).			No designations within threshold distances.
	+ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).			

Site Name:	Aspen Way			
Site Area (ha):	6.10			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
	0 if criteria identified for other scores do not apply.	0	0	
	- Site is within 100m of a locally designated site Or Protected species likely to be on site.			
	-- Site is within 500m of a nationally/internationally designated site.			
	? Impact on biodiversity is uncertain			
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	++ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).			
	+ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).			
	0 No effect.	0	0	
	- Not used (evaluation of any negative effects requires a level of detail absent at this stage of site appraisal and assessment).			
	-- Not used (evaluation of any negative effects requires a level of detail absent at this stage of site appraisal and assessment).			
	? Impact is uncertain.			
15. Flood risk reduction and management: To minimise and manage the risk of flooding	++ Site is wholly within flood zone 1			Flood Zones 3a.
	+ Majority of site is within flood zone 1, with remainder in flood zone 2			The delivery considerations in the Regulation 19 Local Plan include that development should accord with any flood mitigation and adaptation measures stated within the borough's Level 2 Strategic Flood Risk Assessment (2017) and the sequential test. Whilst these measures will help mitigate flood risk the potential for a significant negative effect is judged to remain, albeit it is acknowledged that the Local Plan seeks to mitigate the risk.
	0 not used			
	- Majority of site is within flood zone 2, with remainder in flood zone 1			
	--Site is partially or wholly within flood zone 3 a or 3b	--	--	
	? Uncertain as to which flood zone(s) site is in. If site is in more than one flood risk zone score against the highest risk area.			
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	++ Site involves the re-use of previously developed land and buildings (5ha or more).	++	++	
	+ Site involves the re-use of previously developed land and buildings (less than 5ha).			
	0 – Site safeguarded for existing use.			

Site Name:	Aspen Way			
Site Area (ha):	6.10			
Sustainability Objective	Basis for appraising sites	Reg 18 Scor e	Reg 19 Scor e	Commentary / Mitigation
	- Site involves the loss of previously undeveloped land (less than 5ha).			
	-- Site involves the loss of previously undeveloped land (5ha or more).			

Site Name:	Billingsgate Market			
Site Area (ha):	5.74			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	++Site is within the 10% most deprived LSOAs in the Borough and provides housing / employment opportunities.			
	+Site is within 10 -50% most deprived LSOAs in the Borough and provides housing/employment opportunities.			
	0 Site is within 50% least deprived LSOAs in the Borough	0	0	
	- Not used (the score against this objective is only positive to identify development that contributes to addressing deprivation)			
	-- Not used (the score against this objective is only positive to identify development that contributes to addressing deprivation)			
	? Effects on deprived LSOAs uncertain.			
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	++ Site includes a range of facilities (community and faith facilities, Idea Store etc.). Could be safeguarding existing facilities on site or providing new ones. Note to avoid 'double counting' health facilities should only be accounted for under SA Objective 3 and schools under Objective 6.			No new community facilities proposed (school acknowledged under objective 6).
	+ Site includes a facility (community and faith facilities, Idea Store etc.) Could be safeguarding existing facility or provision of a new one. Note to avoid 'double counting' health facilities should only be accounted for under SA Objective 3 and schools under Objective 6.			
	0 Housing or employment with no new facilities provided.	0	0	
	- Not used (on basis of assumption that proposed development would not lead to net loss of community facilities)			
	-- Not used (on basis of assumption that proposed development would not lead to net loss of community facilities)			
	? Uncertain if facilities will be provided.			
3. Health and wellbeing: Improve the health and wellbeing of the	++ Site includes provision of a new health facility that will serve the wider community.			No new health facilities proposed on site.

Site Name:	Billingsgate Market			
Site Area (ha):	5.74			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
population and reduce health inequalities.	+ Site safeguards an existing health facility.			
	0 No new health facilities proposed on site	0	0	
	- Not used (on basis that proposed development site would not lead to net loss of community facilities)			
	-- Not used (on basis that proposed development site would not lead to net loss of community facilities)			
	? Effects on health facilities are uncertain.			
4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	++ Site provides a net gain of over 500 dwellings (assessed on the basis of the minimum number of dwellings that would be provided).	++	++	Assessed on the basis that has potential for 500+ dwellings.
	+ Site provides a net gain of 499 or fewer dwellings (assessed on the basis of the minimum number of dwellings that would be provided).			
	0 No housing provided e.g. employment led scheme.			
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).			
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).			
	? Impact on housing is uncertain.			
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	++ Site lies within PTAL 5 or 6a/b		++	2017 data indicates that the site sits across PTAL 3-5 and a significant positive effect is identified on this basis. The score for the Regulation 18 plan reflects older data. The delivery considerations for the site at Regulation 19 stage include the need to deliver improved pedestrian and cycling routes across Aspen Way and safeguard the long term aspiration of a new crossing through the decking.
	+ Site lies within PTAL 3 or 4	+		
	0 – not used			
	- Site lies within PTAL 2			
	-- Site lies within PTAL 1a or b			
	? Only used if there is some other factor that creates uncertainty, e.g. in relation to capacity of the transport network.			

Site Name:	Billingsgate Market			
Site Area (ha):	5.74			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	++ Site includes provision of a new school that will meet wider needs.	++	++	The score at Regulation 18 stage was on the basis that the site might be required to provide a new Primary or Secondary School. The Regulation 19 Local Plan confirms that a new secondary school is required.
	+ Site safeguards/expands an existing school on site.			
	0 Employment, commercial or other type of scheme with no impact on existing schools or housing site that relies on new or existing capacity elsewhere that is within 800m of a Primary School or 3km of a Secondary School with capacity.			
	- Site relies on an existing Primary School that is over 800m away Or Site relies on a Secondary School that is over 3km away			
	- Site relies on an existing Primary School that is over 800m away with no capacity. Or Site relies on a Secondary School that is over 3km away with no capacity.			
	? Impacts on education facilities are uncertain.			
7. Employment: Reduce worklessness and Increase employment opportunities for all residents	++ Not used at this stage due to uncertainties around the scale and significance of employment provision.			Regulation 19 score reflects the fact that employment is proposed on site include strategic office space with supporting uses such as gyms, hotels, restaurants and retail within the POL and compatible commercial uses outside of the POL, including SME. The need to relocate the wholesale market is also acknowledged. Regulation 18 score corrected from 0 to minor positive as the plan also included employment at this location and the need to relocate the market.
	+ Site includes provision for employment related development.	+	+	
	0 Housing led scheme on land not in existing employment use.			
	- Not used (on basis that the plan should lead to an overall increase in employment land, including provision for any firms affected by redevelopment).			
	-- Not used (on basis that the plan should lead to an overall increase in employment land, including provision for any firms affected by redevelopment).			
	? Impact on existing employment is uncertain.			
8. Economic Growth: Create and sustain local economic growth	++ Site would provide employment within a Strategic Industrial Location (SIL), City Fringe or Preferred Office Location (POL).	++	++	Allocation includes employment development, including some within the Canary Wharf POL and other employment uses outside of the POL. of the

Site Name:	Billingsgate Market			
Site Area (ha):	5.74			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
across a range of sectors and business sizes.	+ Site would provide employment in a Local Employment Location (LEL).			Local Plan also requires that Billingsgate Market is re-provided, within or outside of the Borough. Regulation 18 score corrected from significant negative to significant positive as the Regulation 18 Local Plan did include employment on site and the need to re-provide the market.
	0 Site does not provide employment and does not impact on existing employment areas.			
	- Development would result in the loss of employment in a LEL			
	-- Development would result in the loss of employment in the City Fringe, a SIL or POL.			
	? Impact on SIL, POL and LEL is uncertain.			
9. Town Centres: Promote diverse and economically thriving town centres.	++ Site of 5ha or more within a town centre that includes main town centre uses (as defined in the NPPF).			No main town centre uses proposed, however site is adjacent to Canary Wharf Major Centre and it is proposed to extend the Tower Hamlets Activity Area north of Canary Wharf.
	+ Site of less than 5ha within a town centre that includes main town centre uses, or site delivers new local centre, including retail facilities, the need for which has been identified through the Town Centre Retail Capacity Study.			
	0 Site outside of a town centre and other criteria do not apply.	0	0	
	- Site of less than 5ha outside of either a town centre or edge of centre ⁵ that includes main town centre uses. ⁶			
	-- Site of 5ha or more outside of a town centre and edge of centre that includes main town centre uses			
	? Uncertain if site will include town centre uses.			
10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	++ Potential for a Listed Building to be brought back into beneficial use.			Contains Statutory Listed Building LB732 (Grade II), the Accumulator Tower and the potential for a significant negative effect was identified on that basis at Regulation 18 stage.
	+ Potential for a locally listed building to be brought back into use.		+	
	0 Used if none of the other criteria apply.			

⁵ The NPPF defines edge of centre for retail purposes as a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

⁶ The NPPF defines main town centre uses as Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Site Name:	Billingsgate Market			
Site Area (ha):	5.74			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
	- Site includes or is within a heritage feature of local / regional importance (including Conservation Area and Archaeological Priority Area) Or Site is within a valued local view			The Design Principles for the site in the Regulation 19 Local Plan highlight the need to protect or enhance the accumulator tower and its surroundings and a minor positive effect is identified on that basis.
	-- site includes a heritage feature of national importance Or Site potentially impacts on a WHO or its buffer zone.	-/?		The actual effect on heritage features will depend on factors like scale, massing, layout, materials. Any proposals that come forward will need to demonstrate that they are consistent with the general policies in the Local Plan in relation to design and heritage. Relevant policies include: Policy S.DH1 'Delivering high quality design, Policy D.DH2 'Attractive streets, spaces and public realm', Policy S.DH3 'Heritage and the historic environment', Policy D.DH4 'Shaping and managing views,' Policy S.DH5 'World heritage sites', Policy D.DH6 'Tall buildings' and Policy D.DH7 'Density'.
	? Score uncertain if site is within 400m of a Conservation area or designated site.			
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	++ Site includes open space provision of a scale that will help meet wider needs, this could include improvements to publicly accessible space.			Does not include strategic open space provision. However it was assumed at Regulation 18 stage that the site would provide open space to meet local need. The Regulation 19 Local Plan confirms the provision of 0.4 ha of open space and a minor positive effect is identified on that basis.
	+ Site includes open space provision but only sufficient to meet the needs of the development.	+/?	+	
	0 Site or associated use does not generate a need for open space.			
	- Development would result in the loss of open space but partial compensatory land is provided elsewhere.			
	-- Development would result in the loss of open space and compensatory land is not provided elsewhere.			
	? Impact on open space provision is uncertain.			
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	++ Considered to be neutral across projects as all projects will need to comply with the London Plan in relation to the provision of on-site renewables and carbon off-setting.			
	+ Not used – see above.			
	0 Score all sites as neutral.	0	0	
	- Not used – see above.			
	-- Not used – see above.			

Site Name:	Billingsgate Market			
Site Area (ha):	5.74			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
	? Not used – see above.			
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	++ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).			Adjacent to Millwall and West India Docks SINC, within 25m of Blackwall Basin SINC, 95m of Poplar Dock SINC. The Design Principles for the site included at Regulation 19 stage include the need to improve biodiversity and ecology along the water edges and within open spaces. A minor positive effect is identified on this basis. Other policies in the Draft Local Plan should also help to avoid negative effects, e.g. Policies D.ES3 'Urban greening and biodiversity' and Policy D.OWS3 'Open space and green grid network' and D.OWS4 'Water spaces'.
	+ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).		+	
	0 if criteria identified for other scores do not apply.			
	- Site is within 100m of a locally designated site Or Protected species likely to be on site.	-		
	-- Site is within 500m of a nationally/internationally designated site.			
? Impact on biodiversity is uncertain				
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	++ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).			
	+ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).			
	0 No effect.	0	0	
	- Not used (evaluation of any negative effects requires a level of detail absent at this stage of site appraisal and assessment).			
	-- Not used (evaluation of any negative effects requires a level of detail absent at this stage of site appraisal and assessment).			
? Impact is uncertain.				
15. Flood risk reduction and management: To minimise and manage the risk of flooding	++ Site is wholly within flood zone 1			The site sits cross Flood Zones 2-3a. The delivery considerations in the Regulation 19 Local Plan include that development should accord with any flood mitigation and adaptation measures stated within the borough's Level 2 Strategic Flood Risk Assessment (2017) and the sequential test. Whilst these measures will help mitigate flood risk the potential for a significant negative effect is judged to
	+ Majority of site is within flood zone 1, with remainder in flood zone 2			
	0 not used			
	- Majority of site is within flood zone 2, with remainder in flood zone 1			
	--Site is partially or wholly within flood zone 3 a or 3b	--	--	

Site Name:	Billingsgate Market			
Site Area (ha):	5.74			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
	? Uncertain as to which flood zone(s) site is in. If site is in more than one flood risk zone score against the highest risk area.			remain, albeit it is acknowledged that the Local Plan seeks to mitigate the risk.
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	++ Site involves the re-use of previously developed land and buildings (5ha or more).	++	++	Existing onsite uses and buildings would be replaced by new development and could address any potential contamination from previous uses.
	+ Site involves the re-use of previously developed land and buildings (less than 5ha).			
	0 – Site safeguarded for existing use.			
	- Site involves the loss of previously undeveloped land (less than 5ha).			
	-- Site involves the loss of previously undeveloped land (5ha or more).			

Site Name:		North Quay		
Site Area (ha):		3.27		
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	++Site is within the 10% most deprived LSOAs in the Borough and provides housing / employment opportunities.			
	+Site is within 10 -50% most deprived LSOAs in the Borough and provides housing/employment opportunities.			
	0 Site is within 50% least deprived LSOAs in the Borough	0	0	
	- Not used (the score against this objective is only positive to identify development that contributes to addressing deprivation)			
	-- Not used (the score against this objective is only positive to identify development that contributes to addressing deprivation)			
	? Effects on deprived LSOAs uncertain.			
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	++ Site includes a range of facilities (community and faith facilities, Idea Store etc.). Could be safeguarding existing facilities on site or providing new ones. Note to avoid 'double counting' health facilities should only be accounted for under SA Objective 3 and schools under Objective 6.			No community facilities proposed except open space.
	+ Site includes a facility (community and faith facilities, Idea Store etc.) Could be safeguarding existing facility or provision of a new one. Note to avoid 'double counting' health facilities should only be accounted for under SA Objective 3 and schools under Objective 6.			
	0 Housing or employment with no new facilities provided.	0	0	
	- Not used (on basis of assumption that proposed development would not lead to net loss of community facilities)			
	-- Not used (on basis of assumption that proposed development would not lead to net loss of community facilities)			
	? Uncertain if facilities will be provided.			
3. Health and wellbeing: Improve the health and wellbeing of the	++ Site includes provision of a new health facility that will serve the wider community.			No new health facilities proposed on site.

Site Name:	North Quay			
Site Area (ha):	3.27			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
population and reduce health inequalities.	+ Site safeguards an existing health facility.			
	0 No new health facilities proposed on site	0	0	
	- Not used (on basis that proposed development site would not lead to net loss of community facilities)			
	-- Not used (on basis that proposed development site would not lead to net loss of community facilities)			
	? Effects on health facilities are uncertain.			
4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	++ Site provides a net gain of over 500 dwellings (assessed on the basis of the minimum number of dwellings that would be provided).			At the Regulation 18 stage it was assumed that the site would be developed wholly for employment. The Regulation 19 Local Plan indicates that up to 25% of the site could be used for housing and a positive effect is anticipated.
	+ Site provides a net gain of 499 or fewer dwellings (assessed on the basis of the minimum number of dwellings that would be provided).		+	
	0 No housing provided e.g. employment led scheme.	0		
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).			
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).			
	? Impact on housing is uncertain.			
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	++ Site lies within PTAL 5 or 6a/b		++	2017 data indicates the site is within PTAL 5-6a. A significant positive effect is identified on that basis. The Regulation 18 appraisal reflects older data.
	+ Site lies within PTAL 3 or 4	+		
	0 – not used			
	- Site lies within PTAL 2			
	-- Site lies within PTAL 1a or b			
	? Only used if there is some other factor that creates uncertainty, e.g. in relation to capacity of the transport network.			

Site Name:	North Quay			
Site Area (ha):	3.27			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	++ Site includes provision of a new school that will meet wider needs.			Closest existing Primary School is Holy Family Catholic School, approximately 260m away and closest existing Secondary School is The Blessed John Roche Roman Catholic School, approximately 620m away.
	+ Site safeguards/expands an existing school on site.			
	0 Employment, commercial or other type of scheme with no impact on existing schools or housing site that relies on new or existing capacity elsewhere that is within 800m of a Primary School or 3km of a Secondary School with capacity.	0	0	
	- Site relies on an existing Primary School that is over 800m away Or Site relies on a Secondary School that is over 3km away			
	- Site relies on an existing Primary School that is over 800m away with no capacity. Or Site relies on a Secondary School that is over 3km away with no capacity.			
	? Impacts on education facilities are uncertain.			
7. Employment: Reduce worklessness and Increase employment opportunities for all residents	++ Not used at this stage due to uncertainties around the scale and significance of employment provision.			Employment led development proposed at Regulation 18 stage. The Regulation 19 allocation also includes employment.
	+ Site includes provision for employment related development.	+	+	
	0 Housing led scheme on land not in existing employment use.			
	- Not used (on basis that the plan should lead to an overall increase in employment land, including provision for any firms affected by redevelopment).			
	-- Not used (on basis that the plan should lead to an overall increase in employment land, including provision for any firms affected by redevelopment).			
	? Impact on existing employment is uncertain.			

Site Name:	North Quay			
Site Area (ha):	3.27			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
8. Economic Growth: Create and sustain local economic growth across a range of sectors and business sizes.	++ Site would provide employment within a Strategic Industrial Location (SIL), City Fringe or Preferred Office Location (POL).	++	++	Employment led development is proposed the site lies close to / within Canary Wharf Preferred Office Location.
	+ Site would provide employment in a Local Employment Location (LEL).			
	0 Site does not provide employment and does not impact on existing employment areas.			
	- Development would result in the loss of employment in a LEL			
	-- Development would result in the loss of employment in the City Fringe, a SIL or POL.			
	? Impact on SIL, POL and LEL is uncertain.			
9. Town Centres: Promote diverse and economically thriving town centres.	++ Site of 5ha or more within a town centre that includes main town centre uses (as defined in the NPPF).			Employment uses, likely to include main town centre uses, are proposed on a site area less than 5ha entirely within Canary Wharf Major Centre.
	+ Site of less than 5ha within a town centre that includes main town centre uses, or site delivers new local centre, including retail facilities, the need for which has been identified through the Town Centre Retail Capacity Study.	+	+	
	0 Site outside of a town centre and other criteria do not apply.			
	- Site of less than 5ha outside of either a town centre or edge of centre ²⁹ that includes main town centre uses. ³⁰			
	-- Site of 5ha or more outside of a town centre and edge of centre that includes main town centre uses			
	? Uncertain if site will include town centre uses.			

²⁹ The NPPF defines edge of centre for retail purposes as a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

³⁰ The NPPF defines main town centre uses as Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Site Name:	North Quay			
Site Area (ha):	3.27			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	++ Potential for a Listed Building to be brought back into beneficial use.			No identified designated heritage assets.
	+ Potential for a locally listed building to be brought back into use.			
	0 Used if none of the other criteria apply.	0	0	
	- Site includes or is within a heritage feature of local / regional importance (including Conservation Area and Archaeological Priority Area) Or Site is within a valued local view			
	-- site includes a heritage feature of national importance Or Site potentially impacts on a WHO or its buffer zone.			
	? Score uncertain if site is within 400m of a Conservation area or designated site.			
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	++ Site includes open space provision of a scale that will help meet wider needs, this could include improvements to publicly accessible space.	++		Regulation 19 Local Plan includes 0.4ha of open space provision and a minor positive effect is identified.
	+ Site includes open space provision but only sufficient to meet the needs of the development.		+	
	0 Site or associated use does not generate a need for open space.			
	- Development would result in the loss of open space but partial compensatory land is provided elsewhere.			
	-- Development would result in the loss of open space and compensatory land is not provided elsewhere.			
	? Impact on open space provision is uncertain.			
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	++ Considered to be neutral across projects as all projects will need to comply with the London Plan in relation to the provision of on-site renewables and carbon off-setting.			
	+ Not used – see above.			
	0 Score all sites as neutral.	0	0	

Site Name:	North Quay			
Site Area (ha):	3.27			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
	- Not used – see above.			
	-- Not used – see above.			
	? Not used – see above.			
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	++ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).			Adjacent to Millwall and West India Docks SINC.
	+ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).		+	Potential for negative effect identified at Regulation 18 Stage.
	0 if criteria identified for other scores do not apply.			The Design Principles in the Regulation 19 Local Plan identify the need to improve biodiversity and ecology and a minor positive effect is identified.
	- Site is within 100m of a locally designated site Or Protected species likely to be on site.	-		Other policies in the Draft Local Plan should also help to avoid potential negative effects, e.g. Policies D.ES3 'Urban greening and biodiversity' and Policy D.OWS3 'Open space and green grid network' and D.OWS4 'Water spaces'.
	-- Site is within 500m of a nationally/internationally designated site.			
	? Impact on biodiversity is uncertain			
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	++ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).			
	+ Not used (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).			
	0 No effect.	0	0	
	- Not used (evaluation of any negative effects requires a level of detail absent at this stage of site appraisal and assessment).			
	-- Not used (evaluation of any negative effects requires a level of detail absent at this stage of site appraisal and assessment).			
	? Impact is uncertain.			
	++ Site is wholly within flood zone 1			Within FZ2-3a.

Site Name:	North Quay			
Site Area (ha):	3.27			
Sustainability Objective	Basis for appraising sites	Reg 18 Score	Reg 19 Score	Commentary / Mitigation
15. Flood risk reduction and management: To minimise and manage the risk of flooding	+ Majority of site is within flood zone 1, with remainder in flood zone 2			The development considerations highlight the need to accord with any flood mitigation and adaptation measures stated within the borough's Level 2 Strategic Flood Risk Assessment (2017) and the sequential test. Whilst these measures will help mitigate flood risk the potential for a significant negative effect is judged to remain,
	0 not used			
	- Majority of site is within flood zone 2, with remainder in flood zone 1			
	--Site is partially or wholly within flood zone 3 a or 3b	--	--	
	? Uncertain as to which flood zone(s) site is in. If site is in more than one flood risk zone score against the highest risk area.			
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	++ Site involves the re-use of previously developed land and buildings (5ha or more).			The site includes brownfield land, also identified as vacant land. Existing onsite uses and buildings would be replaced by new development and could address any potential contamination from previous uses.
	+ Site involves the re-use of previously developed land and buildings (less than 5ha).	+	+	
	0 – Site safeguarded for existing use.			
	- Site involves the loss of previously undeveloped land (less than 5ha).			
	-- Site involves the loss of previously undeveloped land (5ha or more).			

Appendix 3: Sustainability Appraisal of Local Plan Policies

Achieving sustainable growth

- Policy S.SG1: Areas of growth and opportunity within Tower Hamlets
- Policy S.SG2: Delivering sustainable growth in Tower Hamlets
- Policy D.SG4: Planning and construction of new development

Creating attractive and distinctive places

- Policy S.DH1: Delivering high quality design
- Policy D.DH2: Attractive streets, spaces and public realm
- Policy S.DH3: Heritage and the historic environment
- Policy D.DH4: Shaping and managing views
- Policy S.DH5: World heritage sites
- Policy D.DH6: Tall buildings
- Policy D.DH7: Density
- Policy D.DH8: Amenity

Meeting housing needs

- Policy S.H1: Meeting housing needs

Delivering economic growth

- Policy S.EMP1: Creating investment and jobs
- Policy D.EMP2: New employment space
- Policy D.EMP4: Redevelopment within the borough's employment areas

Revitalising our town centres

- Policy S.TC1: Supporting the network and hierarchy of centres
- Policy D.TC2: Retail in our town centres
- Policy D.TC5: Food, drink, entertainment and the night-time economy

Supporting community facilities

- Policy S.CF1: Supporting community facilities
- Policy D.CF2: Existing community facilities
- Policy D.CF3: New and enhanced community facilities

Enhancing open spaces and water spaces

- Policy S.OWS1: Creating a network of open spaces
- Policy S.OWS2: Enhancing the network of water spaces
- Policy D.OWS3: Open space and green grid networks
- Policy D.OWS4: Water spaces

Protecting and managing our environment

- Policy S.ES1: Protecting and enhancing our environment
- Policy D.ES2: Air quality
- Policy D.ES3: Urban greening and biodiversity
- Policy D.ES4: Flood risk
- Policy D.ES5: Sustainable drainage
- Policy D.ES6: Sustainable water and wastewater management
- Policy D.ES7: A zero carbon borough
- Policy D.ES9: Noise and vibration

Improving connectivity and travel choice

- Policy S.TR1: Sustainable travel
- Policy D.TR2: Impacts on the transport network
- Policy D.TR4: Sustainable delivery and servicing

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	<p><u>Likely Significant Effects</u></p> <p>Spatial Policy S.SG1 contributes to this objective by directing development to the Opportunity Areas identified in the Local Plan and other accessible locations.</p> <p>Whilst Spatial Policy S.SG2 sets out measures to share the benefits of growth including the creation of mixed and balanced communities, tenure blind development and accessible community facilities and services. Therefore the policy would have a minor positive effect on this SA objective.</p> <p>Policy D.SG3 contributes towards this objective by requiring HIA for proposals including A5 uses and betting shops.</p> <p>There is no clear relationship between policy D.SG4 and this SA objective.</p> <p>Developer contributions through Section 106 Agreements and the Community infrastructure Levy could contribute to this objective through the provision of community facilities, health facilities, affordable housing and employment and training facilities. Policy D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	~	+	+
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	<p><u>Likely Significant Effects</u></p> <p>Policy S.SG1 includes the need for development to contribute to infrastructure that would contribute to this objective.</p> <p>Policy S.SG2 sets out requirements for infrastructure provision and high quality and inclusive design, which would directly contribute to this SA objective by ensuring appropriate infrastructure is provided alongside</p>	+	++	+	++	+	++

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
	<p>development proposals and by promoting high quality public realm. A significant positive effect is identified.</p> <p>Policy D.SG3 will contribute to liveable neighbourhoods by considering the location of a range of facilities and the suitability of their location from a public health perspective, a minor positive effect is identified.</p> <p>Policy D.SG4 requires specified development proposals to consider and reduce any cumulative amenity impacts arising during their construction phase. This would directly contribute to this SA objective through ensuring adequate mitigation of construction related noise, vibration and pollution impacts. A significant positive effect is identified.</p> <p>Developer contributions through Section 106 Agreements and the Community infrastructure Levy could contribute to this objective through the provision of community facilities, strategic public art, health facilities, affordable housing and open space. Policy D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>The 2016 IIA Report suggested that, in order to enhance the contribution of (what is now) Policy S.SG1 to this SA objective, consideration should be given to including criteria regarding the prevention of anti-social behaviour, reducing fears of crime and improving public safety through design. These considerations were incorporated in Policy D.DH2.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>						
3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	<p><u>Likely Significant Effects</u></p> <p>Spatial Policy S.SG1 identifies the need for development to deliver a range of facilities that will contribute to this objective, including parks, health and leisure facilities.</p> <p>Spatial Policy S.SG2 sets out criteria to minimise pollution and ensure that development proposals contribute to healthy environments, a minor positive effect is identified.</p>	+	+	++	++	+	+

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
	<p>Policy D.SG3 requires specified proposals to complete a Health Impact Assessment (HIA) and references the HUDU healthy urban planning checklist, a significant positive effect is identified.</p> <p>Policy D.SG4 requires development proposals to consider and reduce any cumulative amenity impacts arising during their construction phase. This would directly contribute to this SA objective through ensuring adequate mitigation of amenity impacts that could otherwise generate negative human health risks, a significant positive effect is identified.</p> <p>Developer contributions through Section 106 Agreements and the Community infrastructure Levy could contribute to this objective through the provision of community facilities, health facilities, affordable housing, training and employment provision and open space. Policy D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>The requirement for HIA was previously included in S.SG1 and the November 2016 IIA recommended that the supporting text could reference the Healthy Urban Development Unit's' (HUDU) Healthy Urban Planning Checklist'. The supporting text to the new policy (D.SG3) references the HUDU checklist.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>						
4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	<p><u>Likely Significant Effects</u></p> <p>Spatial Policy S.SG1 sets out the spatial strategy for development in the Borough, including the provision of housing. A minor positive effect is identified on this basis.</p> <p>Spatial Policy S.SG2 requires development proposals to be of a high quality design and also seeks incorporate inclusive design principles. This would directly contribute to this SA objective through firstly supporting increased housing provision in accessible locations and secondly ensuring that residential development proposals meet good design standards.</p>	+	++	+	~	+	0

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
	<p>Policy D.SG3 will make a minor positive contribution to this objective by ensuring that a HIA is undertaken if housing is proposed within an area of sub-standard air quality.</p> <p>There is no clear relationship between Policy D.SG4 and this SA objective.</p> <p>The provision of affordable housing through S.106 contributions will contribute to this objective. Policy D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>Whilst there is no relationship regarding overall housing supply, mix, size or tenure it is assumed that these matters will be addressed through the housing policies of the Local Plan.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>						
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	<p><u>Likely Significant Effects</u></p> <p>Policy S.SG1 directs development to the Opportunity Areas and highly accessible locations along transport corridors. The policy also identifies the need for development to contribute towards the provision of new infrastructure. A minor positive effect is identified.</p> <p>Policy S.SG2 requires development proposals to include relevant infrastructure provision and to be sited in accessible locations, however less attention is given in the policy to requiring development proposals to contribute to sustainable modal shifts. As such the policy would have a minor positive effect on this SA objective.</p> <p>The requirement for HIA under D.SG3 could help ensure that safe connections are provided to new and existing facilities, including open spaces and a minor positive effect is identified.</p> <p>D.SG4 seeks to minimise construction disruption on road network through routing, scheduling and frequency of HGVs etc, and so could be considered to make a minor positive contribution to this objective.</p>	+	+	+	+	+	+

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
	<p>Using CIL contributions to secure roads and other transport facilities will contribute to the achievement of this objective. Section 106 contributions may also be sought on specific projects contributions towards transport and highways improvements that cannot be secured through other arrangements. Policy D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>						
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	<p><u>Likely Significant Effects</u></p> <p>Policy S.SG1 includes the need for development to contribute towards new social infrastructure, including schools.</p> <p>Policy S.SG2 requires development proposals to maximise the accessibility of community facilities and services, which would include education infrastructure and learning facilities. This would enable the Council to continue discharging their statutory education duties, and could also provide other facilities to enhance opportunities for learning. The policy also requires development to provide local training and employment opportunities during construction and end use or both. A significant positive effect is identified.</p> <p>The requirement for HIA under D.SG3 could help ensure that new schools are provided in appropriate locations, a minor positive effect is identified.</p> <p>There is no clear relationship between Policy D.SG4 and this SA objective.</p> <p>The use of CIL to contribute to public education facilities and employment and training facilities will contribute to this objective. Policy D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p>	+	++	+	~	+	+

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
	<p>None required.</p> <p><u>Assumptions</u></p> <p>It is assumed that the infrastructure identified in the Infrastructure Delivery Framework and required through the Planning Obligations SPG (2016) will allow the Council to discharge their statutory education duties, provide opportunities for lifelong learning and contribute to upskilling.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>						
7. Employment: Reduce worklessness and Increase employment opportunities for all residents	<p><u>Likely Significant Effects</u></p> <p>Policy S.SG1 identifies key employment areas, including Canary Wharf, City Fringe, a minor positive effect is identified.</p> <p>Policy S.SG2 seeks to provide local training or employment opportunities. This would increase access to employment opportunities and could help to reduce worklessness by seeking to secure local training and employment during both the construction and operational phase, a minor positive effect is identified.</p> <p>There is no clear relationship between Policy D.SG3 and 4 and this SA objective.</p> <p>The use of CIL to secure employment and training facilities will support this objective as will contributions towards training through S.106 Agreements. D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	~	~	+	+
8. Economic Growth: Create and sustain local	<u>Likely Significant Effects</u>		+	~	~	+	0

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
economic growth across a range of sectors and business sizes.	<p>Policy S.SG1 identifies key employment areas, including Canary Wharf, City Fringe, a minor positive effect is identified.</p> <p>Policy S.SG2 sets out criteria to ensure that economic growth can be managed sustainably, ensure access to employment opportunities and maximise opportunities through development proposals to reduce deprivation. However there is only a weak indirect positive relationship as Policy S.SG2 does not seek to influence or direct economic growth to stimulate regeneration, improve resilience or provide specific types of employment uses. A minor positive effect is identified on this basis.</p> <p>There is no clear relationship between Policies D.SG3 and 4 and this SA objective.</p> <p>The use of CIL to secure employment and training facilities will support this objective as will contributions towards training through S.106 Agreements. D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>						
9. Town Centres: Promote diverse and economically thriving town centres.	<p><u>Likely Significant Effects</u></p> <p>Policy S.SG1 identifies the town centres of the borough as the focus of shopping, leisure, cultural and community activities and also promotes the continued growth of Canary Wharf as a metropolitan centre. A minor positive effect is identified.</p> <p>As drafted there is no clear relationship between Policies S.SG2, 3 and 4 and this SA objective.</p> <p>The use of CIL to secure strategic public art, community and leisure facilities, health facilities and infrastructure related to public safety could contribute to this objective if such facilities are provided in town centres.</p>	+	~	~	~	+	0

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
	<p>D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>						
10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	<p><u>Likely Significant Effects</u></p> <p>Policy S.SG1 requires development outside of the Opportunity Areas to respect the character of the streetscape. A minor positive effect is identified.</p> <p>Criterion 1 within Policy S.SG2 requires development proposals to take account of setting, heritage and quality of design, which would directly contribute to this SA objective through ensuring consideration of relevant placemaking issues.</p> <p>There is no relationship between D.SG3 and 5 and this SA objective.</p> <p>Use of the considerate constructors programme, or similar, as required under D.SG4 would require developers, amongst other things, to consider 'the cumulative impact of development occurring in the vicinity on levels of noise, vibration, artificial light, odour, fumes or dust pollution, and plan timings of works' which will limit the adverse effects on the setting and character of important existing built heritage assets during the construction phase, a minor positive effect is therefore anticipated.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p>	+	++	~	+	~	0

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
	None identified.						
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	<p><u>Likely Significant Effects</u></p> <p>Policy S.SG1 requires new development to support the delivery of new infrastructure, including green grid projects and parks. A minor positive effect is identified.</p> <p>Criterion 1 within Policy S.SG2 requires development proposals to take account of setting, heritage and quality of design, which would directly contribute to this SA objective through ensuring consideration of relevant placemaking issues in relation to existing open spaces. The policy also requires infrastructure and public realm improvements which are accessible to all.</p> <p>The requirement for HIA under D.SG3 could help ensure that open spaces are appropriately located.</p> <p>There is no clear relationship between Policy D.SG4 and this SA objective.</p> <p>Using CIL to secure public open space will contribute to this objective, as will the provision of children's play space through S.106 contributions. D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	~	+	+
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	<p><u>Likely Significant Effects</u></p> <p>There is no relationship between Policies S.SG1, S.SG2 and D.SG3 and this SA objective.</p> <p>Policy D.SG4 includes measures that will contribute towards climate change mitigation, including the use of sustainable construction methods and use of demolished material from the site and measures to reduce</p>	~	~	~	+	+	0

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
	<p>the movement of goods by road. A minor positive contribution to this objective is identified.</p> <p>The use of CIL to secure strategic energy and sustainability infrastructure will contribute towards this objective. S.106 contributions relating to carbon off-setting will also contribute to this objective. D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>None identified</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>						
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	<p><u>Likely Significant Effects</u></p> <p>Policy S.SG1 identifies the need for development to contribute to green grid projects that could help meet this objective and a minor positive effect is identified.</p> <p>Both policies S.SG2 and D.SG4 require consideration of amenity and environmental/pollution impacts, which could help to conserve and enhance habitats and biodiversity. However, there is only a weak relationship with this SA objective as the policies do not set out any criteria specifically regarding biodiversity or avoiding significant adverse environmental effects, these factors are addressed in other policies, e.g. Policy ES4 'Urban Greening and Biodiversity.</p> <p>There is no relationship between D.SG3 and this SA objective.</p> <p>The Council's Regulation 123 List includes a range of strategic infrastructure types, such as open space, sustainability infrastructure and community facilities. Where strategic infrastructure projects fall under the infrastructure types in the Regulation 123 List, financial planning obligations will not be sought for the same project. Biodiversity measures that are not covered by the Councils Regulation 123 List and are deemed necessary to the particular development to mitigate specific impacts of that development will be dealt with by planning condition or if this is not possible, by financial and/or non-financial planning obligation.</p>	+	+	~	+	+	+

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
	<p>These measures will contribute towards this objective. D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>						
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	<p><u>Likely Significant Effects</u></p> <p>There is no relationship between S.SG1 and this policy.</p> <p>Both policies S.SG2 and D.SG3 support this SA objective through seeking to protect the environment and resources, which could avoid pollution discharges, safeguard soil quality, protect against poor air quality, and promote the re-use of demolished material. . Policy S.SG1 will help ensure that sustainable design standards are incorporated in development, contributing to this objective throughout the life of a project.</p> <p>Policy D.SG4 will contribute to a reduction in resource uses and a reduction in impacts on resources during the construction phase. Development enabled by the plan will give rise to greater resource use so on balance a minor positive effect is anticipated in relation to this objective.</p> <p>There is no relationship between D.SG3 and D.SG5 this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	+	~	+	~	+

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
15. Flood risk reduction and management: To minimise and manage the risk of flooding	<p><u>Likely Significant Effects</u></p> <p>There is no relationship between Policies S.SG1 and S.SG2 and this objective.</p> <p>Policy D.SG3 could make a minor significant contribution to this objective if HIAs consider flood risk as an issue.</p> <p>Policy D.SG4 requires consideration of the potential for effects on flood risk and drainage during the construction phase and for mitigation measures to be introduced. The policy is assessed as making a minor positive contribution to this objective.</p> <p>CIL contributions will be used for strategic flood defences and therefore contribute to this objective. D.SG5 sets the policy context for this and a minor positive effect is identified.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	+	+	+	+
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	<p><u>Likely Significant Effects</u></p> <p>There is no relationship between Policies S.SG1 and S.SG2, D.SG5 and this objective.</p> <p>Policy D.SG3 support this SA objective requiring certain development proposals to be supported by an HIA and through seeking to protect amenity and the environment during construction processes</p> <p>Policy D.SG4 encourages sustainable design and construction methods, which could include those relating to the remediation of contaminated land.</p> <p><u>Mitigation</u></p> <p>None identified.</p>	~	~	+	+	~	+

SA Objective	Commentary	Draft Policies					Cumulative Effect of the Draft Policies
		S.SG1 Areas of growth and opportunity within Tower Hamlets	S.SG2: Delivering sustainable growth in Tower Hamlets	D.SG3: Health Impact Assessments	D.SG4: Construction of new development	D.SG5 Developer contributions	
	<p><u>Assumptions</u> None identified.</p> <p><u>Uncertainties</u> None identified.</p>						

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies		
		S.DH1: Delivering high quality design	D.DH2: Attractive Streets, Spaces, and Public Realm	Policy D.DH3: Heritage and the historic environment	D.DH4: Shaping and managing views	S.DH5: World Heritage Sites	D.DH6: Tall Buildings	D.DH7: Density	D.DH8: Amenity	D.DH9: Shopfronts	D.DH10: Advertisements, and hoardings and signage		D.DH11: Telecommunications	
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	<p>Likely Significant Effects</p> <p>Policy S.DH1 requires development proposals to demonstrate good design principles, partly to protect and enhance amenity – promoting mental and physical well-being of occupants/users of the site and neighbouring properties. S.DH1 also includes criteria to ensure that development proposals are adaptable to the changing needs of users and that open spaces are publicly accessible. These factors indirectly contribute to this SA objective through ensuring access to high quality places for a range of demographic groups, which could promote social cohesion and integration and reduce social exclusion.</p> <p>Policy D.DH2 requires development proposals to provide a range of public spaces that can function as places for social gatherings and also resists the creation of gated communities, a principal that is relevant to this objective. This could enhance social interactions within neighbourhoods, resulting in an indirect positive effect on this SA objective through improved social cohesion and integration.</p> <p>Policies D.DH6, D.DH7 and D.DH8 make a minor positive contribution and seek to ensure that all communities enjoy a comfortable living environment.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	+	+	~	~	~	+	+	+	~	~	~	+	
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	<p>Likely Significant Effects</p> <p>Policy S.DH1 and Policy D.DH2 require development proposals to demonstrate good placemaking principles and high quality architecture, urban and landscape design. This would ensure that developments provide permeable, multi-functional and connecting street infrastructure and high quality public realm provision, such that these policies directly contribute to this SA objective.</p> <p>Policy S.DH1 also sets out criteria to ensure that development creates well connected and integrated places and that over - development of sites is avoided.</p>	++	++	~	~	~	+	++	++	++	++	++	++	++

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies	
		S.DH1: Delivering high quality design	D.DH2: Attractive Streets, Spaces, and Public Realm	Policy D.DH3: Heritage and the historic environment	D.DH4: Shaping and managing views	S.DH5: World Heritage Sites	D.DH6: Tall Buildings	D.DH7: Density	D.DH8: Amenity	D.DH9: Shopfronts	D.DH10: Advertisements, and hoardings and signage		D.DH11: Telecommunications
	<p>It was previously suggested that Strategic policy S.DH1 could highlight the need for all development to incorporate designing out crime principles. Policy D.DH2 references Secured by Design.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>												
3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	<p>Likely Significant Effects</p> <p>Policy S.DH1 requires development proposals to demonstrate good placemaking principles, seeking to ensure that developments are supported by publicly accessible open spaces that promote health and well-being. This would provide opportunities to participate in recreational activities, encourage active travel and increase social interactions, all of which would increase health and wellbeing and directly contribute to this SA objective. As such the policy would have a significant positive effect on this SA objective.</p> <p>Policy S.DH1 also sets out criteria to ensure that proposed developments are designed to be adaptable to the changing needs of users and that the effects on microclimate are taken into account. The policy also seeks to ensure that development mitigates the impacts of noise, overheating and air pollution. Consequently the policy would have a significant positive effect on this SA objective.</p> <p>Policy D.DH2 requires development proposals promote a well-connected, joined up and easily accessible street network and wider network of public spaces by taking steps to improve and enhance connectivity, permeability and legibility. This would encourage development proposals to embed active travel infrastructure within street networks, which could increase participation in, and the safety of, active travel, resulting in indirect positive physical health outcomes and therefore indirectly contributing to this SA objective.</p> <p>Policy D.DH6 makes a minor positive contribution by requiring developments with tall buildings, which include residential use, to provide high quality private and communal open space and play areas for local residents. Development outside of Tall Building Zones must also meet three criteria, which include demonstrating that it can deliver significant publicly accessible open space.</p> <p>Policy D.DH7 in relation to densities will contribute to this objective by ensuring that developments exceeding the appropriate density range in the London Plan should</p>	++	+	~	~	~	+	+	++	~	~	~	++

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies	
		S.DH1: Delivering high quality design	D.DH2: Attractive Streets, Spaces, and Public Realm	Policy D.DH3: Heritage and the historic environment	D.DH4: Shaping and managing views	S.DH5: World Heritage Sites	D.DH6: Tall Buildings	D.DH7: Density	D.DH8: Amenity	D.DH9: Shopfronts	D.DH10: Advertisements, and hoardings and signage		D.DH11: Telecommunications
	<p>Uncertainties</p> <p>None identified.</p>												
7. Employment: Reduce worklessness and Increase employment opportunities for all residents	<p>Likely Significant Effects</p> <p>There is no clear relationship between these policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	~	~	~	~	~	~	~	~	~	~	~	0
8. Economic Growth: Create and sustain local economic growth across a range of sectors and business sizes.	<p>Likely Significant Effects</p> <p>Policy S.DH1 and Policy D.DH2 require development proposals to demonstrate good placemaking principles and high quality architecture, urban and landscape design. These policies would improve the appearance of neighbourhoods and enhance the quality of the built environment, which would be likely to support investment by existing and new businesses, resulting in local business growth, wider economic growth and regeneration of neighbourhoods in need of socio-economic renewal. The policies would therefore have a significant positive effect on this SA objective.</p> <p>D.DH6 directs Tall Building proposals to designated Tall Building Zones. This could help create clusters of firms that desire such a location, it is uncertain how relevant this would be as a locational factor so a minor positive effect has been recorded.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p>	++	++	~	~	~	+	~	~	~	~	~	+

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies	
		S.DH1: Delivering high quality design	D.DH2: Attractive Streets, Spaces, and Public Realm	Policy D.DH3: Heritage and the historic environment	D.DH4: Shaping and managing views	S.DH5: World Heritage Sites	D.DH6: Tall Buildings	D.DH7: Density	D.DH8: Amenity	D.DH9: Shopfronts	D.DH10: Advertisements, and hoardings and signage		D.DH11: Telecommunications
	<p>All of the policies therefore directly contribute to this SA objective and would have a significant positive effect on it through ensuring that development proposals are appropriately sited, designed and integrated with their surroundings.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>												
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	<p>Likely Significant Effects</p> <p>Policy S.DH1 requires development proposals to provide a mix and range of publically accessible open spaces that promote biodiversity, health and well-being.</p> <p>Policy D.DH2 requires development proposals promote a well-connected, joined up and easily accessible street network and wider network of public spaces by taking steps to improve and enhance connectivity, permeability and legibility. As such the policy could help link and enhance open spaces, resulting in a significant positive effect on this SA objective.</p> <p>Policy D.DH6 makes a minor positive contribution by requiring developments with tall buildings to provide high quality private and communal open space and play areas for local residents. Development outside of Tall Building Zones must also demonstrate that it can deliver significant publicly accessible open space.</p> <p>There is no clear relationship between the other Design and Historic Environment policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p>	++	++	~	~	~	+	~	~	~	~	~	++

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies	
		S.DH1: Delivering high quality design	D.DH2: Attractive Streets, Spaces, and Public Realm	Policy D.DH3: Heritage and the historic environment	D.DH4: Shaping and managing views	S.DH5: World Heritage Sites	D.DH6: Tall Buildings	D.DH7: Density	D.DH8: Amenity	D.DH9: Shopfronts	D.DH10: Advertisements, and hoardings and signage		D.DH11: Telecommunications
	<p>Uncertainties</p> <p>None identified.</p>												
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	<p>Likely Significant Effects</p> <p>Policy S.DH1 requires development proposals to demonstrate good placemaking principles, including through the optimisation of energy and waste efficiency and measures to avoid overheating. As such the policy would contribute to and have a minor positive effect on this SA objective.</p> <p>Policy D.DH2 requires development proposals improve connectivity to public transport hubs, town centres, open spaces and social and community facilities. This would help ensure that streets and wider transport networks function efficiently, as well as encouraging active travel modes, reduced car travel and sustainable modal shifts. A minor positive effect is identified in relation to this objective as the resulting scale and significance of any reduction in carbon emissions is unknown.</p> <p>There is no clear relationship between the other Design and Historic Environment policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	+	+	~	~	+	~	~	~	~	~	+	
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	<p>Likely Significant Effects</p> <p>Policy S.DH1 requires development proposals to provide open spaces that promote biodiversity. As such the policy would contribute to and have a significant positive effect on this SA objective.</p> <p>Policy D.DH6 sets out criteria to assess the acceptability of tall building proposals, including specifically a requirement to avoid adverse impacts on biodiversity. This would safeguard ecological interests, although taking account of the narrow scope</p>	++	~	~	~	~	+	~	~	~	~	~	+

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies	
		S.DH1: Delivering high quality design	D.DH2: Attractive Streets, Spaces, and Public Realm	Policy D.DH3: Heritage and the historic environment	D.DH4: Shaping and managing views	S.DH5: World Heritage Sites	D.DH6: Tall Buildings	D.DH7: Density	D.DH8: Amenity	D.DH9: Shopfronts	D.DH10: Advertisements, and hoardings and signage		D.DH11: Telecommunications
	<p>of this policy in relation to biodiversity, only a minor positive effect on this SA objective is predicted.</p> <p>There is no clear relationship between the other Design and Historic Environment policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>												
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	<p>Likely Significant Effects</p> <p>Policy S.DH1 requires development proposals to optimise energy and waste efficiency. Consequently the policy would support the development of the circular economy and contribute to this SA objective.</p> <p>Policy D.DH2 requires development proposals to improve connectivity to public transport hubs, town centres, open spaces and social and community facilities. Consequently the policy could indirectly help to improve local air quality and therefore contribute to this SA objective.</p> <p>Policy D.DH6 includes a requirement that tall buildings do not have an adverse impact on watercourses and water bodies and a minor positive effect is identified on this basis.</p> <p>There is no clear relationship between the other Design and Historic Environment policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p>	++	+	~	~	~	+	~	~	~	~	~	+

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies	
		S.DH1: Delivering high quality design	D.DH2: Attractive Streets, Spaces, and Public Realm	Policy D.DH3: Heritage and the historic environment	D.DH4: Shaping and managing views	S.DH5: World Heritage Sites	D.DH6: Tall Buildings	D.DH7: Density	D.DH8: Amenity	D.DH9: Shopfronts	D.DH10: Advertisements, and hoardings and signage		D.DH11: Telecommunications
	<p>Uncertainties</p> <p>None identified.</p>												
15. Flood risk reduction and management: To minimise and manage the risk of flooding	<p>Likely Significant Effects</p> <p>Policies S.DH1 and D.DH2 require development proposals to incorporate high-quality public and open spaces, which could reduce surface run-off and therefore reduce flood risks. Consequently these policies contribute to and would have a significant positive effect on this SA objective.</p> <p>Policy D.DH6 requires proposals for tall buildings to demonstrate that they will not adversely impact on water courses and their hydrology, it also requires the provision of open space which could help reduce surface run-off.</p> <p>There is no clear relationship between the other Design and Historic Environment policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	++	++	~	~	~	+	~	~	~	~	~	++
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	<p>Likely Significant Effects</p> <p>Policy D.DH8 safeguards human health by requiring development proposals to avoid unacceptable nuisances and pollution impacts. This would help to ensure that contaminated land is adequately and safely remediated, resulting in reduced adverse health risks. Consequently the policy would have a significant positive effect on this SA objective.</p> <p>There is no clear relationship between the other Design and Historic Environment policies and this SA objective.</p>	~	~	~	~	~	~	~	++	~	~	~	0

SA Objective	Commentary	Draft Policies							Cumulative Effect of the Draft Policies
		S.H1 Meeting housing needs	D.H2: Affordable housing	D.H3: Housing standards and quality	D.H4: Specialist housing	D.H5: Gypsy and traveller accommodation	D.H6: Student housing	D.H7: Housing with shared facilities	
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	<p><u>Likely Significant Effects</u></p> <p>Policies S.H1, D.H4, D.H5 and D.H6 direct residential developments, including for specialist housing, to areas with high accessibility and suitable infrastructure provision. This would have an indirect minor positive effect on this SA objective through improving the accessibility of the transport network, with potential secondary positive impacts in terms of sustainable modal shift, transport efficiency and providing support for investment to increase transport infrastructure capacity and connectivity. Policy D.H7 also directs HMOs to areas with high transport accessibility.</p> <p>As policies D.H2 and D.H3 do not direct housing to specific locations or specify different infrastructure requirements there is no clear relationship between the policy and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	~	~	+	+	+	+	+

SA Objective	Commentary	Draft Policies							Cumulative Effect of the Draft Policies
		S.H1 Meeting housing needs	D.H2: Affordable housing	D.H3: Housing standards and quality	D.H4: Specialist housing	D.H5: Gypsy and traveller accommodation	D.H6: Student housing	D.H7: Housing with shared facilities	
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	<p><u>Likely Significant Effects</u></p> <p>The policies do not directly contribute to this SA objective. However:</p> <ul style="list-style-type: none"> • Policies S.H1 and D.H5 provides a settled base for Gypsies and Travellers (G&Ts) which will enable any G&T children to access education facilities. • Policy D.H6 supports the provision of student housing close to education institutions and in highly accessible locations, which would enable the Borough to accommodate a growing student population and therefore indirectly contribute to the growth of education institutions and other learning opportunities. • Policy D.H7 contributes to this objective by requiring houses in multiple occupation to be located in areas of high transport accessibility. <p>There is no clear relationship between the other Housing policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	~	~	~	+	+	+	+

SA Objective	Commentary	Draft Policies							Cumulative Effect of the Draft Policies
		S.H1 Meeting housing needs	D.H2: Affordable housing	D.H3: Housing standards and quality	D.H4: Specialist housing	D.H5: Gypsy and traveller accommodation	D.H6: Student housing	D.H7: Housing with shared facilities	
9. Town Centres: Promote diverse and economically thriving town centres.	<p><u>Likely Significant Effects</u></p> <p>Policy D.H6 indirectly contributes to this SA objective as it directs student accommodation to highly accessible locations, which are likely to include Town Centres, which would increase footfall and support their vitality, a minor positive effect is identified on this basis. Policy D.H4 also directs housing for older and vulnerable people to locations with local services, which could indirectly support the vitality of Town Centres and other centres by maintaining and increasing footfall within them, a minor positive effect is also identified on this basis.</p> <p>There is no clear relationship between the other Housing policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	+	~	+	~	+

SA Objective	Commentary	Draft Policies							Cumulative Effect of the Draft Policies
		S.H1 Meeting housing needs	D.H2: Affordable housing	D.H3: Housing standards and quality	D.H4: Specialist housing	D.H5: Gypsy and traveller accommodation	D.H6: Student housing	D.H7: Housing with shared facilities	
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	<p><u>Likely Significant Effects</u></p> <p>Policy S.H1 requires all residential development proposals to be well-designed and sustainable, which in general terms aligns with this SA objective through ensuring a placemaking approach to development, a minor positive effect is identified.</p> <p>Policy D.H3 sets minimum open space standards for residential developments and safeguards existing amenity space, therefore directly contributing to this SA objective and a significant positive effect is identified.</p> <p>There is no clear relationship between the other Housing policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None required.</p>	+	~	++	~	~	~	~	0

SA Objective	Commentary	Draft Policies							Cumulative Effect of the Draft Policies
		S.H1 Meeting housing needs	D.H2: Affordable housing	D.H3: Housing standards and quality	D.H4: Specialist housing	D.H5: Gypsy and traveller accommodation	D.H6: Student housing	D.H7: Housing with shared facilities	
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	<p><u>Likely Significant Effects</u></p> <p>Policy S.H1 requires all residential development proposals to be appropriate, high-quality, well-designed and sustainable, which in general terms aligns will support alignment with this SA objective (in that it will include consideration of low carbon and zero carbon design, consistent with the Mayor's Housing Supplementary Planning Guidance).</p> <p>Policy D.H4 directs Specialist housing proposals to locations with good public transport accessibility and infrastructure. Policy D.H7 directs HMOs to areas of high transport accessibility. Policy D.H6 directs proposals for student accommodation to areas of high transport accessibility. In line with this SA objective these policies would indirectly ensure access to public transport for new residents, supporting sustainable modal shifts leading to carbon emissions reduction, minor positive effects are identified.</p> <p>As drafted there is no clear relationship between the other Housing policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	~	~	+	~	+	+	+

SA Objective	Commentary	Draft Policies							Cumulative Effect of the Draft Policies
		S.H1 Meeting housing needs	D.H2: Affordable housing	D.H3: Housing standards and quality	D.H4: Specialist housing	D.H5: Gypsy and traveller accommodation	D.H6: Student housing	D.H7: Housing with shared facilities	
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	<p><u>Likely Significant Effects</u></p> <p>None of the housing policies relate to site specific or detailed ecological matters, and in consequence there are no direct effects on this SA objective. However, Policy S.H1 requires all residential development proposals to be well-designed and sustainable, which in general terms aligns with this SA objective through requiring consideration of the relationship between the proposal and the surrounding environment including habitats and species. In addition policy D.H3 requires residential proposals to protect existing amenity space, which could indirectly safeguard habitats and therefore support this objective, minor positive effects are identified.</p> <p>There is no clear relationship between the other Housing policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None required.</p>	+	~	+	~	~	~	~	+

SA Objective	Commentary	Draft Policies							Cumulative Effect of the Draft Policies
		S.H1 Meeting housing needs	D.H2: Affordable housing	D.H3: Housing standards and quality	D.H4: Specialist housing	D.H5: Gypsy and traveller accommodation	D.H6: Student housing	D.H7: Housing with shared facilities	
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	<p><u>Likely Significant Effects</u></p> <p>These policies do not directly contribute to this SA objective. However, Policies S.H1, D.H4 and D.H6 direct housing proposals to locations with good public transport accessibility and infrastructure. The proposed use of more sustainable, accessible locations which could indirectly safeguard air quality by maximising public transport commuting rather than increased car travel. As such the policies are predicted to have an indirect minor positive effect on this SA objective.</p> <p>There is no clear relationship between the other Housing policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>Potential effects in relation to air quality are highlighted for consideration in other policies, e.g. Policy S.ES2.</p> <p><u>Uncertainties</u></p> <p>None required.</p>	+	~	~	+	~	+	~	+

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	<p><u>Likely Significant Effects</u></p> <p>Policy S.EMP1 references the GLAs target of creating an additional 125,000 jobs in the Borough by 2031, which is based on historical trends. The Local Plan does not demonstrate how this target will be met over the plan period. The policies are however judged to make a significant positive contribution to this objective because they provide the policy context for encouraging development sites for employment to come forward, the protection of existing employment capacity and also aim to create to an environment for increased investment and job creation. For example, Policy S.EMP1 includes "3a) <i>ensuring availability of a range of workspaces and unit sizes, start-up space, co-working space and 'grow-on' space by protecting existing floorspace and encouraging the provision of new floorspace; and b). working with affordable and shared workspace providers to bring forward affordable, flexible and shared workspace.</i>"</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>There is some uncertainty as the Plan does not demonstrate if/how it can fully meet the GLAs target although the Local Plan indicates that the Council is confident that the target can be met. Part 6 of the Local Plan in relation to monitoring sets out a commitment to monitor progress and review the Local Plan if necessary.</p>	++/?	++/?	++/?	++/?	++/?

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	<p>Likely Significant Effects</p> <p>These policies do not directly contribute to this SA objective.</p> <p>Policy S.EMP1 could contribute to this objective by encouraging mixed use developments in the Central Activities Zone (Zone C).</p> <p>Policy D.EMP4 requires the redevelopment of designated employment areas to be appropriate to its surroundings and to ensure that non-employment uses are compatible with the site, resulting in an indirect minor positive effect on this SA objective due to amenity protection from noise, vibration and pollution.</p> <p>There is no clear relationship the other Employment policies and this SA objective.</p> <p>Mitigation</p> <p>None identified</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	+	~	~	+	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	<p><u>Likely Significant Effects</u></p> <p>There is no clear direct relationship between the policies and this objective. However, indirectly, the economy and jobs policies will help to reduce unemployment and improve living conditions through raising wealth levels. This will have positive health impacts given the important association between employment, income and health. Sustainable economic growth will help to have positive health impacts upon all sections of the community.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	+	+

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	<p><u>Likely Significant Effects</u></p> <p>Policy S.EMP1 could contribute to this objective by encouraging mixed use developments in the Central Activities Zone (Zone C), which could include residential development.</p> <p>Policy D.EMP4 allows for the redevelopment of sites in Local Industrial Locations provided that the proposed use is compatible. This has been assessed on the basis that it could include residential development, as indicated in the supporting text to the policy.</p> <p>There is no clear relationship the other Employment policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified</p>	+	~	~	+	0
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	<p><u>Likely Significant Effects</u></p> <p>These policies seek to concentrate new employment and light industrial uses within highly accessible designated areas, which would support sustainable modal shifts, increase the efficiency of freight transport and directly contribute to this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	<p><u>Likely Significant Effects</u></p> <p>Increasing employment site provision, and by extension opportunities for employers to locate in the borough could increase the opportunities for apprenticeships and on-the-job training (during both construction and operational phases), and so indirectly may make a contribution towards the achievement of this objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>It is assumed that whilst not included within these policies other Local Plan policies would adequately safeguard existing education and learning facilities from land use changes, including for employment uses.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	+	+

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
7. Employment: Reduce worklessness and Increase employment opportunities for all residents	<p><u>Likely Significant Effects</u></p> <p>These policies encourage the development of employment floorspace and identify designated employment areas where specific types of employment uses should be directed to, whilst seeking to prevent the loss of employment space within designated areas and ensure that new employment developments are compatible with existing and surrounding uses. As such all of these policies support the overall delivery of new employment opportunities, Policy S.EMP1 also highlights the need to ensure that the borough's residents have access to education and skills that will enable them to benefit from local employment and enterprise opportunities.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>It is assumed that whilst not included within these policies, other Local Plan policies and other initiatives, e.g. Skillsmatch would address worklessness and barriers to employment for local people.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
8. Economic Growth: Create and sustain local economic growth across a range of sectors and business sizes.	<p><u>Likely Significant Effects</u></p> <p>These policies encourage the development of employment floorspace and identify highly accessible areas where specific types of employment and light industrial uses should be directed to, whilst seeking to prevent the loss of employment or industrial space. As such the policies directly contribute to this SA objective through safeguarding existing and supporting new employment and businesses/light industrial developments in appropriate locations.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++
9. Town Centres: Promote diverse and economically thriving town centres.	<p><u>Likely Significant Effects</u></p> <p>These policies identify accessible designated areas where specific types of employment and light industrial uses should be directed to. In some (but not all cases) these areas overlap with defined Town Centres, resulting in a minor positive effect on this SA objective through increasing Town Centre activity, footfall and vitality. Policy S.EMP1 includes policy on the scale and nature of employment development that will be appropriate in designated town centres, helping to ensure that development complements the role of the town centres.</p> <p><u>Mitigation</u></p> <p>None identified</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	+	+

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	<p><u>Likely Significant Effects</u></p> <p>These policies do not address issues within this SA objective regarding density, townscape, cultural heritage or landscape matters. However, Policy S.EMP1 notes that Preferred Office Locations are suitable for employment uses with large floor plates and Policy D.EMP2 requires employment proposals outwith designated areas, Town Centres and accessible locations along major routes to contribute towards integrated place making. These policies indirectly contribute to this SA objective by seeking to ensure that employment land uses are appropriate for their built environment surroundings.</p> <p>There is no clear relationship between the other Employment policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	+	~	~	0
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	<p><u>Likely Significant Effects</u></p> <p>These policies seek to concentrate new employment and light industrial uses within highly accessible designated areas, which would support sustainable modal shifts, contribute to climate change mitigation and therefore make a positive contribution to this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	+	+	+	+
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	<p><u>Likely Significant Effects</u></p> <p>These policies do not directly contribute to this SA objective. However, these policies seek to concentrate new employment and light industrial uses within highly accessible designated areas, which could indirectly safeguard air quality by maximising public transport commuting rather than increased car travel. As such the policies are predicted to have an indirect minor positive effect on this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	+	+
15. Flood risk reduction and management: To minimise and manage the risk of flooding	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective. Some designated areas are within flood risk zones 2 and 3 but employment is an appropriate use within such areas and development will also involve the intensification and re-use of existing areas, so should not increase flood risk, on balance no significant effect is anticipated.</p> <p>Potential effects associated with the location of employment in areas at flood risk are considered in the assessment of strategic sites.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.EMP1: Creating investment and jobs	D.EMP2: New employment space	D.EMP3: Loss of employment space	D.EMP4: Redevelopment within the borough's employment areas	
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	<p><u>Likely Significant Effects</u></p> <p>Given that development in the Borough will predominantly involve the use of previously developed land and buildings, which if contaminated, will require appropriate remediation, there is likely to be a positive effect on this objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	+	+

SA Objective	Commentary	Draft Policies							Cumulative Effect of the Draft Policies
		S.TC1: Supporting the network and hierarchy of centres	D.TC2: Retail in our town centres	Policy D.TC3: Retail outside our town centres	D.TC4: Financial and professional services	D.TC5: Food, drink, entertainment and the night-time economy	D.TC6 Short stay accommodation	Policy D.TC7 Markets	
safe, high quality neighbourhoods with good quality services	<p>None of these policies directly contribute to this SA objective. However, overall the policies aim to ensure that the Borough's town centres are vibrant places at the heart of their communities that the borough's retail and leisure facilities meet the needs of local people and are resilient to future changes. In doing so the policies seek to ensure suitable uses and infrastructure provision in Town Centres and to protect general amenity, resulting in a minor positive effects on this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>								
3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	<p>Likely Significant Effects</p> <p>Policies D.TC4 and D.TC5 set out criteria to restrict new certain land uses within the Town Centre hierarchy in the interests of amenity, health protection and social wellbeing. This would reduce the proliferation of uses that might impact on health, resulting in a major positive effect on this SA objective. Policy D.TC7 makes a minor positive contribution by providing an opportunity to access healthy food.</p>	~	~	~	++	++	~	+	+

SA Objective	Commentary	Draft Policies							Cumulative Effect of the Draft Policies
		S.TC1: Supporting the network and hierarchy of centres	D.TC2: Retail in our town centres	Policy D.TC3: Retail outside our town centres	D.TC4: Financial and professional services	D.TC5: Food, drink, entertainment and the night-time economy	D.TC6 Short stay accommodation	Policy D.TC7 Markets	
accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	<p>These policies seek to concentrate main town centre uses (as per the NPPF) within highly accessible Town Centres and other centres. This would link new high footfall development with sustainable transport provision and therefore support sustainable modal shift, resulting in a direct major positive effect on this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>								
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	<p><u>Likely Significant Effects</u></p> <p>Policy S.TC1 provides support for new community, cultural and social uses within the town centre hierarchy. This would allow education facilities to be developed in highly accessible locations, resulting in improved opportunities to access education and learning (as well as allowing the Council to fulfil its statutory education duties in respect of children living within defined Town Centres). As such the policy would directly contribute to this SA objective.</p> <p>There is no clear relationship between all other Town Centre policies and this SA objective.</p>	++	~	~	~	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.CF1: Supporting community facilities	D.CF2: Existing community facilities	D.CF3: New community facilities	Policy D.CF4: Public houses	
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	<p><u>Likely Significant Effects</u></p> <p>Policy S.CF1 requires development proposals to protect existing community facilities and contribute to the capacity, quality, usability and accessibility of existing facilities. This would directly contribute to this SA objective through increasing opportunities to reduce social exclusion and promote integration through community based activities.</p> <p>Policy D.CF2 sets out criteria to safeguard existing community facilities, which would protect existing opportunities to promote social cohesion and integration and therefore have a positive effect on this SA objective.</p> <p>Policy D.CF3 makes a minor positive contribution to this objective by directing new facilities locations that will be accessible to people living outside the development.</p> <p>Policy D.CSF4 seeks to protect existing public houses from development pressures and will make a minor positive contribution to this objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	+	+	+	++
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	<p><u>Likely Significant Effects</u></p> <p>Directly in alignment with this SA objective, these policies set out criteria to protect existing services and facilities and to support new ones in accessible and appropriate locations.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.CF1: Supporting community facilities	D.CF2: Existing community facilities	D.CF3: New community facilities	Policy D.CF4: Public houses	
3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	<p><u>Likely Significant Effects</u></p> <p>Policy S.CF1 requires development proposals to protect existing facilities and improve them and to deliver new facilities in appropriate locations. This would directly contribute to this SA objective and a significant positive effect is identified.</p> <p>Policy S.CF1 also directs proposals for new health infrastructure/facilities to accessible locations, which would ensure that enhanced infrastructure provision can increase access to healthcare services. As such this policy would directly contribute to this SA objective by addressing issues of wide and equitable access to health care facilities.</p> <p>Policy D.CF2 sets out criteria to safeguard existing community facilities (including health facilities), which will also directly contribute to this objective.</p> <p>Policy D.CF3 seeks to locate new community facilities at accessible locations and ensure that play space provision associated with schools can meet relevant standards.</p> <p>Policy D.CF4 seeks to protect existing public houses from development pressures. This could improve wellbeing through reducing social exclusion and increasing social cohesion, however the net positive effects of the policies are potentially reduced due to potential negative alcohol related health impacts resulting from a proliferation of social facilities and the retention of public houses.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	+	++
4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	<p><u>Likely Significant Effects</u></p> <p>There is potential for these policies to work in synergy with the housing policies to contribute towards the liveability aspects of this objective, resulting in a significant positive effect.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.CF1: Supporting community facilities	D.CF2: Existing community facilities	D.CF3: New community facilities	Policy D.CF4: Public houses	
	<p><u>Uncertainties</u></p> <p>None identified.</p>					
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	<p><u>Likely Significant Effects</u></p> <p>Policy S.CF1 and Policy D.CF3 direct proposals for new facilities and services to accessible locations including Town Centres and areas in accessible locations. As such the policies would link new community facility development with sustainable transport provision and could encourage sustainable modal shifts when accessing these facilities and services, resulting in a major positive effect on this SA objective.</p> <p>There is no clear relationship between the other policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	~	++	~	++
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	<p><u>Likely Significant Effects</u></p> <p>Policy S.CF1 requires development proposals to contribute positively to maintaining and expanding existing, and delivering new community facilities, including education facilities. This would directly contribute to this SA objective through enhancing education opportunities and facilities and supporting the Council in continuing to discharge their statutory education duties.</p> <p>Policy D.CF2 includes criteria for the extension of existing schools and a significant positive effect is identified.</p> <p>Policy D.CF3 provides support for the delivery of an expanded network of pre-school, school, further and higher education facilities and upgraded Ideas Stores (see supporting text to the policy). This would directly contribute to this SA objective through enhancing a range of education opportunities and facilities, which could also increase opportunities for adult learners to retrain or upskill.</p> <p>There is no clear relationship between Policy D.CF4 and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p>	++	++	++	~	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.CF1: Supporting community facilities	D.CF2: Existing community facilities	D.CF3: New community facilities	Policy D.CF4: Public houses	
	<p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>					
7. Employment: Reduce worklessness and Increase employment opportunities for all residents	<p><u>Likely Significant Effects</u></p> <p>These policies support the provision of high quality education, community, social and cultural facilities in appropriate locations, which would indirectly contribute to this SA objective through providing opportunities for local employment.</p> <p>Policy D.CF3 would directly contribute to this SA objective by increasing opportunities to access adult, further and higher education facilities and therefore improve skill levels, resulting in reduced worklessness and improved access to employment.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	+	+
8. Economic Growth: Create and sustain local economic growth across a range of sectors and business sizes.	<p><u>Likely Significant Effects</u></p> <p>These policies support the provision of high quality education, community, social and cultural facilities in appropriate locations, which would indirectly contribute to this SA objective through providing local employment and enabling the growth of certain economic sectors (e.g. arts, leisure & culture).</p> <p>D.CF2 sets out criteria to protect existing community facilities whilst policy D.CF3 requires proposals to demonstrate a local need for the facility. This would directly contribute to this SA objective through protecting the viability of existing facilities and thereby potentially supporting a range of existing organisations and associated employment.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p>	+	+	+	+	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.CF1: Supporting community facilities	D.CF2: Existing community facilities	D.CF3: New community facilities	Policy D.CF4: Public houses	
	<p><u>Uncertainties</u></p> <p>None identified.</p>					
9. Town Centres: Promote diverse and economically thriving town centres.	<p><u>Likely Significant Effects</u></p> <p>Policy S.CF1 and Policy D.CF3 direct community, cultural and social facilities to locations within the Town Centre hierarchy. This would enhance the vitality of Town Centres and therefore directly contribute to this SA objective (a significant positive effect).</p> <p>Policy D.CF2 will contribute to this objective as it supports the retention of existing facilities, which could include those in town centre locations and a minor positive effect is identified on this basis.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	+	++	+	++
10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	<p><u>Likely Significant Effects</u></p> <p>As drafted there is no clear relationship between the CF policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	<p><u>Likely Significant Effects</u></p> <p>Policy D.CF2 sets out criteria to protect existing community facilities (which could include an element of open space) and also requires that extensions to schools retain or increase the current level of child space. Policy D.CF3 could result in the creation of new open space associated with new schools, minor positive effects are identified on this basis.</p>	~	+	+	~	+

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.CF1: Supporting community facilities	D.CF2: Existing community facilities	D.CF3: New community facilities	Policy D.CF4: Public houses	
	<p>There is no clear relationship between the other policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>					
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	<p><u>Likely Significant Effects</u></p> <p>Policies S.CF1 and D.CF3 direct proposals for new facilities and services to accessible locations, which could encourage sustainable modal shifts and thus contribute to the climate change SA objective.</p> <p>There is no clear relationship between the other policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	~	++	~	++
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.CF1: Supporting community facilities	D.CF2: Existing community facilities	D.CF3: New community facilities	Policy D.CF4: Public houses	
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	<p><u>Likely Significant Effects</u></p> <p>Policies S.CF1 and D.CF3 direct proposals for new facilities and services to accessible locations, which could encourage sustainable modal shifts and thus contribute to the achievement of this objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	~	++	~	++
15. Flood risk reduction and management: To minimise and manage the risk of flooding	<p><u>Likely Significant Effects</u></p> <p>Policies S.CF1 and D. CF3 provide the opportunity to introduce new open spaces, e.g. associated with schools that could help mitigate flood risk and a minor positive effect is identified against this objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	~	+	~	+
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p>	~	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.CF1: Supporting community facilities	D.CF2: Existing community facilities	D.CF3: New community facilities	Policy D.CF4: Public houses	
	None identified.					

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.OWS1: Creating a network of open spaces	S.OWS2 Enhancing the network of water spaces	D.OWS3: Open space and green grid networks	D.OWS4: Water spaces	
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	<p><u>Likely Significant Effects</u></p> <p>These policies require development proposals to protect, develop and enhance public access to, and the quality of, a range of open spaces, water spaces and green corridors, and also provide support for new allotments and pocket parks, including the temporary use of vacant developable sites. The policies would therefore facilitate increased use of open spaces by a range of population groups, which could stimulate increased participation in recreational activities, thereby reducing social exclusion and promoting integration. For these reasons the policies would contribute directly to this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	<p><u>Likely Significant Effects</u></p> <p>These policies require development proposals to protect, develop and enhance public access to, and the quality of, a range of open spaces, water spaces and green corridors. In addition to improving physical access and provision the policies require development proposals to safeguard amenity and the existing use of open and water spaces. Therefore the policies would directly contribute to this SA objective through increasing access to a range of open spaces (and, equally, water spaces) and indirectly promoting improvements to public realm.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None required.</p> <p><u>Uncertainties</u></p> <p>None required.</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.OWS1: Creating a network of open spaces	S.OWS2 Enhancing the network of water spaces	D.OWS3: Open space and green grid networks	D.OWS4: Water spaces	
3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	<p><u>Likely Significant Effects</u></p> <p>These policies require development proposals to protect, develop and enhance public access to, and the quality of, a range of open spaces, water spaces and green corridors. This would directly protect and enhance access to open space facilities and would also promote increased use of open (and water) spaces for a range of uses including public recreational activities. Consequently the policies would support improved health (physical and mental) and wellbeing outcomes and could also reduce health inequalities. Therefore these policies directly contribute to this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++
4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	<p><u>Likely Significant Effects</u></p> <p>There is potential for these policies to work in synergy with the housing policies to contribute towards this objective by ensuring that new housing benefits from well-located open space, resulting in a significant positive effect. Policy D.OWS4 also provide criteria relating to the provision of residential moorings.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.OWS1: Creating a network of open spaces	S.OWS2 Enhancing the network of water spaces	D.OWS3: Open space and green grid networks	D.OWS4: Water spaces	
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	<p><u>Likely Significant Effects</u></p> <p>Policies S.OWS2 and D.OWS4 require development proposals to protect navigation and water transport uses from adverse impacts, as well as to enhance the use of water spaces and the network of water spaces. This would safeguard and could also enhance the use of waterways for passenger and freight transport, which would increase transport efficiency and encourage in sustainable modal shifts. As such these two policies would directly contribute to this SA objective resulting in a significant positive effect.</p> <p>Other policies will help ensure that open spaces contribute to the Green Grid and provide well connected open space that will enable walking and cycling. As such, the policies would directly contribute to this SA objective resulting in significant positive effects.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective. However, it should be noted that open spaces and water spaces can provide suitable environments for some learning activities, so their enhancement and protection through these policies has the potential to deliver beneficial outcomes in relation to this SA objective, resulting in a minor positive effect.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	+	+

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.OWS1: Creating a network of open spaces	S.OWS2 Enhancing the network of water spaces	D.OWS3: Open space and green grid networks	D.OWS4: Water spaces	
7. Employment: Reduce worklessness and Increase employment opportunities for all residents	<p><u>Likely Significant Effects</u></p> <p>The requirement within Policies S.OWS2 and D.OWS4 to protect navigation and not to compromise other water uses would safeguard existing economic activity and therefore also employment within existing water spaces and the network of water spaces, in particular ensuring the continuation of water transport activities. However, these policies largely set out safeguards for existing water space uses rather than encouraging economic growth or new employment within them; therefore there is no significant relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0
8. Economic Growth: Create and sustain local economic growth across a range of sectors and business sizes.	<p><u>Likely Significant Effects</u></p> <p>The requirements within Policies S.OWS2 and D.OWS4 for development proposals to protect navigation and not to compromise other water uses would safeguard existing economic activity and therefore also employment within existing water spaces and the network of water spaces, in particular ensuring the continuation of water transport activities. However, these policies largely set out safeguards for existing water space uses rather than encouraging economic growth or new employment within them; therefore there is no significant relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.OWS1: Creating a network of open spaces	S.OWS2 Enhancing the network of water spaces	D.OWS3: Open space and green grid networks	D.OWS4: Water spaces	
9. Town Centres: Promote diverse and economically thriving town centres.	<p><u>Likely Significant Effects</u></p> <p>Green and water spaces can contribute to the vitality of town centres where they are located within town centres or on their fringes, resulting in the potential for a minor positive effect. .</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	+	+
10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	<p><u>Likely Significant Effects</u></p> <p>These policies require development proposals to protect, and enhance the provision and quality of a range of open spaces, water spaces and green corridors. In doing so this could conserve and potentially enhance townscape/neighbourhood character around open spaces, provide new or improved quality space for cultural activities, encourage location sensitive design and protect valued local views. As such these policies directly contribute to this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.OWS1: Creating a network of open spaces	S.OWS2 Enhancing the network of water spaces	D.OWS3: Open space and green grid networks	D.OWS4: Water spaces	
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	<p><u>Likely Significant Effects</u></p> <p>These policies require development proposals to protect, develop and enhance public access to, and the quality of, a range of open spaces, water spaces and green corridors, and also provide support for new allotments and pocket parks. The policies would directly contribute to this SA objective through delivering increased, enhanced and more accessible open space provision (including water spaces).</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified/</p> <p><u>Uncertainties</u></p> <p>None required.</p>	++	++	++	++	++
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	<p><u>Likely Significant Effects</u></p> <p>These policies require development proposals to protect, develop and enhance public access to, and the quality of, a range of open spaces, water spaces and green corridors, and also provide support for new allotments and pocket parks. This would indirectly contribute to climate change adaptation and this SA objective through reducing surface run-off and climate related flood risk from new development proposals.</p> <p>Policy D.OWS4 requires development to demonstrate that it will not contribute to flood risk.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	++	+

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.OWS1: Creating a network of open spaces	S.OWS2 Enhancing the network of water spaces	D.OWS3: Open space and green grid networks	D.OWS4: Water spaces	
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	<p><u>Likely Significant Effects</u></p> <p>These policies require development proposals to protect, develop and enhance public access to, and the quality of, a range of open spaces, water spaces and green corridors, and also provide support for new allotments and pocket parks. In addition Policies S.OWS2, D.OWS3 and D.OWS4 require development proposals to enhance biodiversity. All of the policies would therefore directly contribute to this SA objective through conserving, enhancing and improving connectivity between a range of habitats, facilitating biodiversity within new developments, improving access to nature and safeguarding protected species (through habitat protection and enhancement).</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.OWS1: Creating a network of open spaces	S.OWS2 Enhancing the network of water spaces	D.OWS3: Open space and green grid networks	D.OWS4: Water spaces	
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	<p><u>Likely Significant Effects</u></p> <p>Policy S.OWS1 and Policy D.OWS3 require development proposals to protect, develop and enhance the quality of a range of open spaces and green corridors. This would directly help to improve soil quality and indirectly could help to improve air quality (through the aerobic effects of additional hedge and tree planting), resulting in a positive effect on this SA objective. In addition the support for the temporary greening of vacant land within Policy D.OWS3 would improve the appearance of the Borough and could stimulate interest in either bringing the land back into economically productive use or long term use for community benefit; thereby optimising resource usage and contributing to this SA objective.</p> <p>Policy S.OWS2 and D.OWS4 include the requirement to enhance the ecological and biodiversity value of water and will therefore make a significant positive contribution to the achievement of this objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None required.</p> <p><u>Uncertainties</u></p> <p>None required.</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.OWS1: Creating a network of open spaces	S.OWS2 Enhancing the network of water spaces	D.OWS3: Open space and green grid networks	D.OWS4: Water spaces	
15. Flood risk reduction and management: To minimise and manage the risk of flooding	<p><u>Likely Significant Effects</u></p> <p>These policies require development proposals to protect, develop and enhance public access to, and the quality of, a range of open spaces, water spaces and green corridors, and also provide support for new allotments and pocket parks. This would indirectly contribute to this SA objective through reducing surface run-off and flood risk from new development proposals.</p> <p>Policy D.OWS4 requires development proposals in or adjacent to the borough's water spaces it will not increase in flood risk. This would directly contribute to this SA objective through reducing the exposure of new developments to fluvial flood risks.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	+	+	++	+
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	<p><u>Likely Significant Effects</u></p> <p>As set out in relation to SA objective 14, the protection, development and enhancement of open spaces required by S.OWS1 and Policy D.OWS3 would help to improve soil quality, whilst the support provided by D.OWS4 for temporary greening would improve the appearance and longer term development potential of vacant and brownfield sites. As such these policies would directly contribute to this SA objective.</p> <p>There is no clear relationship between other policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	~	++	~	++

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies
		Policy S.ES1: Protecting and enhancing our environment	D.ES2: Air quality	D.ES3: Urban greening and biodiversity	D.ES4: Flood risk	D.ES5 Sustainable drainage	D.ES6: Sustainable water management	D.ES7: A zero carbon borough	D.ES8: Contaminated land and development and storage of hazardous substances	D.ES9: Noise and vibration	D.ES10: Overheating	
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	<p>Likely Significant Effects</p> <p>Policy S.ES1 and Policy D.ES3 require all developments to protect and enhance the natural environment, and Policy S.ES1 specifically identifies the need to improve opportunities to experience nature, in particular in deficient areas. This could prioritise environmental improvements in deprived areas (or areas lacking open spaces) and increase access to environmental assets (e.g. open spaces) for a range of demographic groups, which would help to tackle social exclusion and promote social cohesion and integration. As such the policy makes a significant positive contribution to this SA objective.</p> <p>Policy D.ES2 requires all development proposals to meet or exceed the 'Air Quality Neutral' standard, which ensures all neighbourhoods receive the same minimum treatment when considering air quality issues, regardless of their social or demographic characteristics. This could prevent environmental justice related concerns from arising, resulting in an indirect positive effect on this SA objective.</p> <p>Criterion 3b of Policy D.ES7 and the supporting text to it identify the potential for development to support the Decentralised Energy Network (DEN). If this subsequently results in the deployment of decentralised energy systems in residential developments, this could reduce the exposure of future residents to market prices and enable the provision of subsidised energy for vulnerable groups. Consequently this policy has the potential to indirectly reduce fuel poverty and therefore contribute to this SA objective. Similarly, measures to address water consumption could help address water poverty, although a minor positive effect is identified in this instance.</p> <p>Policies D.ES9 and D. ES10 make a minor positive contribution as they seek to ensure that all communities enjoy a comfortable living environment.</p> <p>There is no clear relationship between policies D.ES4, D.ES5 and D.ES8 and this SA objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None required.</p> <p>Uncertainties None identified.</p>	++	+	++	~	~	+	+	~	+	+	+
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	<p>Likely Significant Effects</p> <p>Policy S.ES1 identifies the need to improve opportunities to experience nature, in particular in deficient areas, as well as a requirement for all development proposals to protect and enhance the quality of the natural environment. This could result in development proposals providing new open space provision, providing improved access to and/or enhancing the quality of existing open spaces, improving the appearance of localities, and upgrading public realm, all of which would make a significant positive contribution to this SA objective.</p>	++	++	+	+	+	~	~	~	++	~	+

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies
		Policy S.ES1: Protecting and enhancing our environment	D.ES2: Air quality	D.ES3: Urban greening and biodiversity	D.ES4: Flood risk	D.ES5 Sustainable drainage	D.ES6: Sustainable water management	D.ES7: A zero carbon borough	D.ES8: Contaminated land and development and storage of hazardous substances	D.ES9: Noise and vibration	D.ES10: Overheating	
	<p>Policy D.ES2 seeks to secure air quality neutral development, contributing to a high quality public realm and reducing the impacts of pollution on the public realm, a significant positive contribution to this SA objective.</p> <p>Policy D.ES3 relates to the protection and enhancement of biodiversity and a minor positive effect in relation to liveability is identified as this will also contribute to liveable neighbourhoods.</p> <p>Policy D.ES4 sets out a pro-active approach to flood risk management which promote liveable and safe areas.</p> <p>Policy D.ES5 provides the opportunity to provide multi-functional open spaces and a minor positive effect is identified on this basis.</p> <p>Policy D.ES9 directly contributes to this SA objective through safeguarding noise sensitive receptors from adverse noise impacts resulting from development proposals. A significant positive effect is therefore anticipated.</p> <p>There is no clear relationship between the other Environmental Sustainability policies and this SA objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>											
3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	<p>Likely Significant Effects</p> <p>Policy S.ES1 identifies the need through biodiversity protection and enhancement to improve opportunities to experience nature, in particular in biodiversity deficient areas, which could be beneficial to mental and physical health. It also identifies the need to mitigate the adverse effects of contaminated land on human health. The policy also requires development to contribute towards achievement of the Borough's Air Quality Action Plan. These criterion would enhance open space provision, thereby encouraging increased recreational activity with associated positive health outcomes, as well as reducing existing health risks from contamination. As such the policy directly contributes to this SA objective.</p> <p>Policy D.ES2 sets out criteria to ensure that development proposals safeguard air quality and, through design, reduce exposure to air pollution. This would protect the physical health of both users of a development proposal and, in the case of developments with wider potential air quality effects, the wider public, resulting in a significant positive effect in relation to this objective.</p> <p>Policy D.ES3 sets out criteria to ensure that development proposals protect and enhance biodiversity interests. This could indirectly enhance open space provision and result in other environmental improvements with consequential indirect positive health and wellbeing impacts, including through increased</p>	++	++	++	+	+	~	~	++	++	++	++

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies
		Policy S.ES1: Protecting and enhancing our environment	D.ES2: Air quality	D.ES3: Urban greening and biodiversity	D.ES4: Flood risk	D.ES5 Sustainable drainage	D.ES6: Sustainable water management	D.ES7: A zero carbon borough	D.ES8: Contaminated land and development and storage of hazardous substances	D.ES9: Noise and vibration	D.ES10: Overheating	
	<p>active travel and recreational activities. As such the policy directly contributes to this SA objective.</p> <p>Policy S.ES1 and Policies D.ES4 and 5 set out a proactive approach to flood risk management which is likely to reduce flood risks and associated fears, whilst restricting development in flood risk areas that could be retained for recreational use. Therefore these policies could indirectly help to safeguard mental health and improve people's physical health and quality of life. A minor positive effect on this SA objective is identified for both D.ES4 and ES5.</p> <p>Policy D.ES8 sets out criteria to control development on potentially contaminated or unstable land and to control the storage and management of hazardous substances. These criteria seek to protect the environment, human health and general amenity from unacceptable impacts whilst enabling appropriate development proposals to proceed. Owing to the focus on protecting and enhancing human health the policy would directly contribute to this SA objective.</p> <p>Policy D.ES9 contributes to this SA objective through safeguarding noise sensitive receptors from adverse noise impacts (from development proposals), which would help to safeguard the physical and mental health and wellbeing of residents.</p> <p>Policy D.ES10 requires new development to avoid contributing to overheating which will have a significant positive effect on this objective.</p> <p>There is no clear relationship between other policies and this SA objective.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None required.</p>											
4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	<p>Likely Significant Effects There is no clear relationship between the Environmental Sustainability policies and this SA objective.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	~	~	~	~	~	~	~	~	~	~	0
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport,	<p>Likely Significant Effects Policy S.ES1 and Policy D.ES2 will contribute to this objective by requiring development to deliver air quality neutral development and, in the case of Policy SES1 contribute to the objectives of the Borough's Air Quality Action Plan.</p>	++	++	~	+	+	~	~	~	~	~	+

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies
		Policy S.ES1: Protecting and enhancing our environment	D.ES2: Air quality	D.ES3: Urban greening and biodiversity	D.ES4: Flood risk	D.ES5 Sustainable drainage	D.ES6: Sustainable water management	D.ES7: A zero carbon borough	D.ES8: Contaminated land and development and storage of hazardous substances	D.ES9: Noise and vibration	D.ES10: Overheating	
	<p>Uncertainties</p> <p>None identified.</p>											
9. Town Centres: Promote diverse and economically thriving town centres.	<p>Likely Significant Effects</p> <p>Policy S.ES1 and Policy D.ES2 will contribute to this objective by requiring development to deliver air quality neutral development and, in the case of Policy S.ES1 contribute to the objectives of the Borough's Air Quality Action Plan. This will help maintain the attractiveness of town centres.</p> <p>Policies D.ES4 and 5 relate to flood risk and could contribute to this objective by helping to avoid flood risk in town centres.</p> <p>Policies D.ES9 and D.ES10 seek to avoid noise pollution and overheating. They will help achieve this objective by encouraging an attractive built environment that will help maintain the vitality of town centres.</p> <p>There is no clear relationship between other policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	+	+	~	+	+	~	~	~	++	++	+
10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	<p>Likely Significant Effects</p> <p>By ensuring that development proposals adequately mitigate predicted environmental and amenity impacts and by proactively managing flood risk, these policies would ensure that natural and cultural heritage assets, including those which contribute to landscapes/townscapes, are protected from adverse development impacts and from the damaging effects of flooding. Therefore these policies would have a minor positive effect on this SA objective.</p> <p>Policy D.ES9 and D.ES10 seeks to protect the built environment and could also contribute to this objective by protecting heritage and cultural assets and their settings and people's ability to enjoy them.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	+	+	+	+	+	+	+	+	++	++	+
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	<p>Likely Significant Effects</p> <p>Policy S.ES1 and Policy D.ES2 require all developments to protect and enhance the natural environment, and Spatial Policy S.ES1 specifically identifies the need to improve opportunities to experience nature, in particular in deficient areas. This could increase access to and improve the quality of open space provision, including through encouraging</p>	++	+	++	~	~	~	~	~	+	+	+

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies
		Policy S.ES1: Protecting and enhancing our environment	D.ES2: Air quality	D.ES3: Urban greening and biodiversity	D.ES4: Flood risk	D.ES5 Sustainable drainage	D.ES6: Sustainable water management	D.ES7: A zero carbon borough	D.ES8: Contaminated land and development and storage of hazardous substances	D.ES9: Noise and vibration	D.ES10: Overheating	
	<p>new open space provision in areas of scarcity, which would have a significant positive effect on this SA objective.</p> <p>Policy D.ES2 requires that where open space would be located in an areas of sub-standard air quality that the position and design of the open space reduces exposure of future users to air pollution resulting in a positive effect on this SA objective.</p> <p>Policies D.ES9 and D.ES10 seek to avoid noise pollution and overheating. They will help achieve this objective by encouraging an attractive built environment that will help maintain the quality of existing open spaces.</p> <p>There is no clear relationship between the other Environmental Sustainability policies and this SA objective.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>											
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	<p>Likely Significant Effects</p> <p>These policies directly contribute to this SA objective through encouraging sustainable design, construction and use of new developments to reduce greenhouse gas emissions and adapt to climate change. In particular the policies seek to maximise energy efficiency, promote onsite energy generation from renewable energy sources, enable district heating, reduce water consumption, reduce flood risks and avoid overheating, which is likely to increase resilience and reduce vulnerability to climate change impacts.</p> <p>There is no relationship between this objective and policy D.ES9.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	++	++	++	++	++	++	++	++	~	++	++
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	<p>Likely Significant Effects</p> <p>Policy S.ES1 and Policy D.ES3 require all developments to protect and enhance biodiversity, and in doing so Policy S.ES1 requires developments to increase access to nature and to contribute to meeting the objectives of the latest Tower Hamlets Biodiversity Action Plan and the Thames River Basin Management Plan. The policies would ensure that development proposals protect, conserve and enhance a variety of habitats, designated sites, and protected species, and could also indirectly encourage greater habitat</p>	++	+	++	+	+	+	+	+	~	~	+

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies
		Policy S.ES1: Protecting and enhancing our environment	D.ES2: Air quality	D.ES3: Urban greening and biodiversity	D.ES4: Flood risk	D.ES5 Sustainable drainage	D.ES6: Sustainable water management	D.ES7: A zero carbon borough	D.ES8: Contaminated land and development and storage of hazardous substances	D.ES9: Noise and vibration	D.ES10: Overheating	
	<p>connectivity, resulting in major positive effects on this SA objective.</p> <p>Other Environmental Sustainability policies provide the opportunity to protect and where possible enhance environmental, including biodiversity, interests and amenity, resulting in indirect positive effects on this SA objective, for example D.ES5 relating to sustainable drainage could provide biodiversity benefits, depending on the methods used in a particular development.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>											
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	<p>Likely Significant Effects</p> <p>All policies make a significant contribution to the achievement of this objective. Specifically:</p> <p>Policies S.ES1 and D.ES2 set out criteria to ensure that development proposals safeguard air quality and, through design, reduce exposure to air pollution.</p> <p>Policies S.ES1 and D.ES3 require all developments to protect and enhance biodiversity, which would include protecting and improving soil resources.</p> <p>Policies S.ES1, D.ES4 and ES5 set out a pro-active approach to flood risk management, which would ensure that development proposals contribute to sustainable drainage practices and the protection of water quality.</p> <p>Policy D.ES6 requires development proposals to minimise water consumption and pressure on the combined sewer network, thereby ensuring the minimisation of water use.</p> <p>Policy D.ES7 will help reduce use of none renewable resources associated with energy generation.</p> <p>Policy D.ES8 sets out criteria to control development on potentially contaminated or unstable land subject in order to safeguard environmental and amenity interests. This provides a framework to allow the appropriate redevelopment of brownfield land.</p> <p>There is not relationship between Policies D.ES9 and D.ES10.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	++	++	++	++	++	++	++	++	~	~	++
15. Flood risk reduction and management: To minimise and	<p>Likely Significant Effects</p> <p>Policy S.ES1 and Policies D.ES4 and 5 set out a pro-active approach to flood risk management, which directs</p>	++	~	~	++	++	+	~	~	~	~	++

SA Objective	Commentary	Draft Policies										Cumulative Effect of the Draft Policies
		Policy S.ES1: Protecting and enhancing our environment	D.ES2: Air quality	D.ES3: Urban greening and biodiversity	D.ES4: Flood risk	D.ES5 Sustainable drainage	D.ES6: Sustainable water management	D.ES7: A zero carbon borough	D.ES8: Contaminated land and development and storage of hazardous substances	D.ES9: Noise and vibration	D.ES10: Overheating	
manage the risk of flooding	<p>development away from flood risk areas and therefore minimises flood risks to people and property. Policy D.ES5 also sets out criteria to ensure surface run-off is kept within acceptable limits and encourages the use of SUDS. As such these policies directly contribute to this SA objective through requiring flood risk and drainage to be managed sustainably.</p> <p>The requirement within Policy D.ES6 for development proposals to minimise impacts on water supply and sewerage networks would indirectly contribute to this SA objective through reducing potential flood risks.</p> <p>There is no clear relationship between the other Environmental Sustainability policies and this SA objective.</p> <p>There is not relationship between Policies D.ES9 and D.ES10.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>											
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	<p>Likely Significant Effects</p> <p>Policy S.ES1 sets the context for D.ES8 on contaminated land, making a minor positive contribution to this objective.</p> <p>Policy D.ES8 sets out criteria to control development on potentially contaminated or unstable land subject in order to safeguard environmental and amenity interests. This provides a framework to allow the appropriate redevelopment of brownfield land whilst reducing human health impacts arising from existing contaminated land, and therefore makes a significant positive contribution to this SA objective.</p> <p>There is no clear relationship between these the other Environmental Sustainability policies and this SA objective.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	+	~	~	~	~	~	~	++	~	~	+

SA Objective	Commentary	Draft Policies			Cumulative Effect of the Draft Policies
		S.MW1: Managing our waste	D.MW2: New and enhanced waste facilities	D.MW3: Waste collection facilities in new development	
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	<p>Likely Significant Effects</p> <p>There is no clear relationship between the policies and this SA objective.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None required.</p> <p>Uncertainties</p> <p>None identified.</p>	~	~	~	0
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	<p>Likely Significant Effects</p> <p>S.MW1 will contribute to this objective by safeguarding existing waste management facilities and identifying suitable areas of search for new facilities.</p> <p>D.MW2 includes criteria to protect the amenity of existing uses where new waste facilities are proposed and a significant positive effect is identified.</p> <p>Policy D.MW3 will contribute to liveable neighbourhoods by ensuring that adequate waste management is in place at the development level and a minor positive effect is identified.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	+	++	+	+
3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	<p>Likely Significant Effects</p> <p>Policy S.MW1 safeguards existing sites for waste recycling and treatment capacity and identifies sites for new facilities, providing the basis for avoiding development proposals that would prejudice these uses and any associated health impacts.</p> <p>Policy D.MW2 identifies the need for new waste management proposals to be enclosed and to consider impacts on amenity, including emissions to air resulting in a positive effect.</p> <p>Policy D.MW3 will contribute to this objective by ensuring that provisions for managing waste are incorporated in developments.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None required.</p>	+	+	+	+
4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	<p>Likely Significant Effects</p> <p>There is no clear relationship between the policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	~	~	~	0

SA Objective	Commentary	Draft Policies			Cumulative Effect of the Draft Policies
		S.MW1: Managing our waste	D.MW2: New and enhanced waste facilities	D.MW3: Waste collection facilities in new development	
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	<p>Likely Significant Effects</p> <p>Policy D.MW2 seeks to ensure that new waste management facilities do not result in adverse transport impacts, resulting in a minor positive effect against this objective.</p> <p>There is no clear relationship between other policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	~	+	~	0
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	<p>Likely Significant Effects</p> <p>There is no clear relationship between these policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	~	~	~	0
7. Employment: Reduce worklessness and Increase employment opportunities for all residents	<p>Likely Significant Effects</p> <p>S.MW1 seeks to safeguard existing waste management facilities and identifies areas of search for new ones this could contribute to employment in the Borough in the waste management sector resulting in a minor indirect effect.</p> <p>There is no clear relationship between the other policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	+	~	~	0
8. Economic Growth: Create and sustain local economic growth across a range of sectors and business sizes.	<p>Likely Significant Effects</p> <p>Policies S.MW1, D.MW2 and D.MW3 could contribute to employment in the Borough in the waste management sector resulting in an indirect positive effect on this objective. .</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	+	+	+	+
9. Town Centres: Promote diverse and economically thriving town centres.	<p>Likely Significant Effects</p> <p>There is no clear relationship between the policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p>	~	~	~	0

SA Objective	Commentary	Draft Policies			Cumulative Effect of the Draft Policies
		S.MW1: Managing our waste	D.MW2: New and enhanced waste facilities	D.MW3: Waste collection facilities in new development	
	<p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>				
10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	<p>Likely Significant Effects By directing waste management facilities to appropriate sites and ensuring that development proposals adequately mitigate predicted environmental and amenity impacts these policies would ensure that natural and cultural heritage assets, including those which contribute to landscapes/townscapes, are protected from adverse development impacts. Therefore these policies would have a minor positive effect on this SA objective.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	+	+	+	+
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	<p>Likely Significant Effects There is no clear relationship between the policies and this SA objective.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	~	~	~	0
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	<p>Likely Significant Effects These policies directly contribute to this SA objective by encouraging measures to minimise carbon emissions and maximise the use of lower carbon energy sources, the minimisation of waste generation, enabling waste segregation and recycling. A significant positive effect is anticipated.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	++	++	++	++
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	<p>Likely Significant Effects Policies S.MW1, D.MW2 and D.MW3 make a positive contribution to this objective by seeking to manage the environmental impacts of managing waste, including transport related factors that could impact on biodiversity.</p> <p>Mitigation None required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	+	+	~	+

SA Objective	Commentary	Draft Policies			Cumulative Effect of the Draft Policies
		S.MW1: Managing our waste	D.MW2: New and enhanced waste facilities	D.MW3: Waste collection facilities in new development	
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	<p>Likely Significant Effects</p> <p>Policies S.MW1, D.MW2 and D.MW3 set out a strategy and development management criteria to provide waste management facilities, minimise residual waste generation from new developments and manage it thereby encouraging the growth of the circular economy.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	++	++	++	++
15. Flood risk reduction and management: To minimise and manage the risk of flooding	<p>Likely Significant Effects</p> <p>There is no clear relationship between the policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	~	~	~	0
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	<p>Likely Significant Effects</p> <p>There is no clear relationship between the other policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.TR1: Sustainable travel	D.TR2: Impacts on the transport network	D.TR3: Parking and permit-free	D.TR4: Sustainable Delivery and Servicing	
1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	<p><u>Likely Significant Effects</u></p> <p>S.TR1 directs high trip generating development proposals to the town centre hierarchy and locations with high levels of public transport accessibility, which would indirectly help to reduce social exclusion and therefore contribute to this SA objective.</p> <p>There is no clear relationship between the other transport and connectivity policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	~	~	~	+
2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services	<p><u>Likely Significant Effects</u></p> <p>These policies require development proposals to safeguard, development and enhance the Borough's transport network, in particular the public transport system, and Policy S.TR1 also directs high trip generating developments to highly accessible locations. The policies would therefore directly contribute to this SA objective through enhancing access, in particular using public transport, to services, facilities and amenities, and through providing adequate transport infrastructure, as well as indirectly catalysing improvements to public realm around transport improvement projects.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.TR1: Sustainable travel	D.TR2: Impacts on the transport network	D.TR3: Parking and permit-free	D.TR4: Sustainable Delivery and Servicing	
	<p><u>Uncertainties</u></p> <p>None identified.</p>					
3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	<p><u>Likely Significant Effects</u></p> <p>Policy S.TR1 directly contributes to this SA objective through directing high trip generating developments to highly accessible locations, which would both direct health, leisure and community facilities to highly accessible locations and further improve their accessibility, in particular using public transport.</p> <p>Policy D.TR2 sets out measures to address potential increases in congestion arising from development proposals, which could otherwise increase local air pollution and cause/exacerbate health problems and impact on safety.</p> <p>Policy D.TR3 requires new developments to include adequate cycle parking provision and to contribute towards cycle docking stations. This would increase cycling within the Borough, resulting in improved physical health through exercise and a direct major positive effect on this SA objective.</p> <p>Policy D.TR4 requires the prioritisation of sustainable freight transport modes, which would reduce construction and other freight transport journeys by road. This could reduce or avoid traffic congestion and associated air quality impacts, resulting in an indirect positive effect on this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	_{++	++	+	+

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.TR1: Sustainable travel	D.TR2: Impacts on the transport network	D.TR3: Parking and permit-free	D.TR4: Sustainable Delivery and Servicing	
4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	<p>Likely Significant Effects</p> <p>Policy S.TR1 contributes to this objective by helping to ensure that public transport is well related to development, including housing development. Policy D.TR3 requires parking provision for affordable family homes and accessible properties, both are assessed as a minor positive effect.</p> <p>There is no clear relationship between the other transport and connectivity policies and this SA objective.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	+	~	+	~	0
5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	<p>Likely Significant Effects</p> <p>These policies directly contribute to this SA objective as they require development proposals to safeguard, development and enhance the Borough's transport network, in particular the public transport system. Policy S.TR1 commits to transport improvements, directs high trip generating developments to highly accessible locations and requires development proposals to be integrated with the public transport network, which would increase capacity and encourage sustainable modal shifts. All other transport and connectivity policies would similarly enhance the functioning of the Borough's transport network and the public transport system.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>	++	++	++	++	++

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.TR1: Sustainable travel	D.TR2: Impacts on the transport network	D.TR3: Parking and permit-free	D.TR4: Sustainable Delivery and Servicing	
6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	<p><u>Likely Significant Effects</u></p> <p>These policies would not directly contribute to this SA objective. However, Policy S.TR1 would indirectly contribute through directing new educational facilities, as high trip generating developments, to highly accessible locations, requiring their integration with the public transport network, and also committing to transport network improvements. This would ensure good physical access to education and learning opportunities, which is an essential prerequisite for the local population to develop new skills and knowledge.</p> <p>There is no clear relationship between the other transport and connectivity policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None required.</p>	+	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.TR1: Sustainable travel	D.TR2: Impacts on the transport network	D.TR3: Parking and permit-free	D.TR4: Sustainable Delivery and Servicing	
7. Employment: Reduce worklessness and Increase employment opportunities for all residents	<p><u>Likely Significant Effects</u></p> <p>These policies would not directly contribute to this SA objective. However, Policy S.TR1 would indirectly contribute through directing major employment developments resulting in high trip generation to highly accessible locations, requiring their integration with the public transport network, and committing to transport network improvements. This would ensure good physical access to employment opportunities, in particular using public transport, which would remove any barriers to employment which can occur through lack of car ownership or poor public transport connections.</p> <p>There is no clear relationship between the other transport and connectivity policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None identified</p> <p><u>Assumptions</u></p> <p>None identified</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.TR1: Sustainable travel	D.TR2: Impacts on the transport network	D.TR3: Parking and permit-free	D.TR4: Sustainable Delivery and Servicing	
8. Economic Growth: Create and sustain local economic growth across a range of sectors and business sizes.	<p><u>Likely Significant Effects</u></p> <p>These policies directly contribute to this SA objective as they require development proposals to safeguard, development and enhance the Borough's transport network, in particular the public transport system and the efficient management of freight. Protecting and enhancing the functioning, capacity and connectivity of the transport network, including through infrastructure improvements as outlined in Policy S.TR1, would directly enable economic growth through improving the reliance of local businesses, supporting new businesses and employment opportunities, and stimulating regeneration in specific areas.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	++	++	++
9. Town Centres: Promote diverse and economically thriving town centres.	<p><u>Likely Significant Effects</u></p> <p>Policy S.TR1 directs high trip generating developments to locations within the town centre hierarchy, which would directly increase footfall within and the vitality of Town Centres, whilst ensuring that services and facilities are provided in accessible locations to meet the needs of residents. As such this policy directly contributes to this SA objective.</p> <p>All of the other policies indirectly contribute to this SA objective as they require development proposals to safeguard, development and enhance the Borough's transport network, including avoiding unacceptable adverse amenity and traffic impacts. This would minimise congestion and ensure the proper functioning of the overall transport network, in particular within busy areas such as Town Centres.</p>	++	+	+	+	+

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.TR1: Sustainable travel	D.TR2: Impacts on the transport network	D.TR3: Parking and permit-free	D.TR4: Sustainable Delivery and Servicing	
	<p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>					
10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0
11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.TR1: Sustainable travel	D.TR2: Impacts on the transport network	D.TR3: Parking and permit-free	D.TR4: Sustainable Delivery and Servicing	
12. Climate change: Ensure the Local Plan incorporates mitigation and adaption measures to reduce and respond to the impacts of climate change.	<p><u>Likely Significant Effects</u></p> <p>These policies directly contribute to this SA objective as they set out criteria to safeguard, development and enhance the public transport system. In particular Policy S.TR1 commits to transport improvements, directs high trip generating developments to highly accessible locations and requires development proposals to be integrated with the public transport network, which would increase capacity and encourage sustainable modal shifts. All other policies would similarly enhance the functioning of the Borough's public transport system and either directly or indirectly would concentrate development in accessible locations and encourage sustainable modal shifts.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	++	++	+	++	++
13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.TR1: Sustainable travel	D.TR2: Impacts on the transport network	D.TR3: Parking and permit-free	D.TR4: Sustainable Delivery and Servicing	
14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	<p><u>Likely Significant Effects</u></p> <p>These policies require development proposals to safeguard, development and enhance the Borough's transport network, especially the public transport system. In particular Policy D.TR2 seeks to prevent congestion on the Local and Strategic Road network or/and public transport, which could otherwise increase local air pollution and cause/exacerbate health problems. Throughout these policies the priority afforded to public transport would encourage sustainable modal shifts which could improve air quality from traffic reduction, and air quality could also be improved through mitigation measures provided by the Council and developers of specific projects. As such these policies would contribute to this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	+	++	+	+	+
15. Flood risk reduction and management: To minimise and manage the risk of flooding	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0

SA Objective	Commentary	Draft Policies				Cumulative Effect of the Draft Policies
		S.TR1: Sustainable travel	D.TR2: Impacts on the transport network	D.TR3: Parking and permit-free	D.TR4: Sustainable Delivery and Servicing	
16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between these policies and this SA objective.</p> <p><u>Mitigation</u></p> <p>None required.</p> <p><u>Assumptions</u></p> <p>None identified.</p> <p><u>Uncertainties</u></p> <p>None identified.</p>	~	~	~	~	0