

**NEW SOUTHGATE MASTERPLAN**  
**SUPPLEMENTARY PLANNING DOCUMENT**

**SUSTAINABILITY APPRAISAL**

London Borough of Enfield  
December 2010

<b>STAGE IN THE SUSTAINABILITY APPRAISAL (SA)</b>	<b>TIMETABLE</b>
Consultation on the SA Scoping Report	27 January- 3 March 2010
Consultation on draft Masterplan accompanied by a draft Sustainability Appraisal report of the draft Masterplan proposals	17 March – 9 June 2010
Consider responses to the draft Masterplan and draft SA consultation	June – September 2010
Prepare final Masterplan and final SA report	September- November 2010
Adopt New Southgate Masterplan	December 2010
Deliver and monitor the Masterplan projects and proposals	December 2010 onwards

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## **NON-TECHNICAL SUMMARY**

### **Background**

Planning Policy Statement 1 – Sustainable Development and Climate Change (PPS1, 2005) requires Sustainability Appraisal (SA) to be undertaken in preparing all local development documents. In addition, the SEA Directive (2001/42/EC), implemented in the UK by the SEA Regulations 2004, requires Strategic Environmental Assessment or 'SEA' to be undertaken on all plans and programmes where they are likely to have significant environmental impacts.

A Sustainability Appraisal (SA) has been carried out to predict the likely social, economic and environmental impacts of the New Southgate Masterplan (including the requirements of the SEA Directive). The appraisal has assessed the extent to which different planning options will contribute towards the borough's objectives for achieving a sustainable community in New Southgate.

### **What planning document is being appraised?**

We have prepared a Supplementary Planning Document (SPD) for New Southgate; The New Southgate Masterplan. New Southgate is one of our Place Shaping Priority Areas. The Masterplan sets a detailed framework for regeneration in New Southgate, in conformity with the policies in the Core Strategy and North Circular Road Area Action Plan.

The aim of the SA, as summarised within this report, is to ensure sustainable development is fully integrated within the Masterplan and forms a key part of the evaluation of the Masterplan proposals. A copy of the New Southgate Masterplan can be downloaded from our website: [www.enfield.gov.uk/placeshaping](http://www.enfield.gov.uk/placeshaping) You can also request a paper copy from the Place Shaping Team.

### **What process has been taken to appraise the likely effects of the plan?**

The process has included:

- Collection of baseline information on the environmental, social and economic characteristics of the New Southgate area and its context;
- Identification of the sustainability issues and objectives to be used in the SA to assess the likely impacts of the masterplan proposals and to enable monitoring of progress in the future
- The preparation of a Scoping Report, which set out the proposed method of assessment for the SA, issued for consultation from 27 January to 3 March 2010. The responses from the consultation are included in Appendix 2. As far as possible, the views and comments of the various bodies who responded to the consultation have been taken into account in revising the SA report.
- We then used the Sustainability Issues and Objectives (the SA framework) to test the likely impacts of the draft masterplan proposals. We held a public consultation on the draft masterplan and draft SA from March to June 2010.
- Following the consultation we have reviewed the comments received, amended the masterplan where required and published the final SA to accompany the completed masterplan. The impacts of the masterplan proposals have been tested and are set out in this report (see Appendix 4)

## What sustainability issues are relevant to the area?

The SA scoping report and subsequent consultation on the report identified a range of significant **sustainability issues** for New Southgate, based on a review of relevant policies, strategies and programmes and a survey of baseline data. There are key social, economic and environmental issues faced in New Southgate that need to be taken into consideration by the masterplan. These are:

- **Air Quality:** Air quality needs to be improved particularly given the proximity to the A406 North Circular Road
- **Water resources:** Sustainable Urban Drainage Systems and reduction in water use should be considered in all new developments
- **Climate change and energy efficiency:** Need to ensure new development is designed and constructed in a way that reduces energy use
- **Waste Management:** New development should reduce waste arisings and increase recycling
- **Health:** Need to improve the health of the population in the area and ensure that health services meet the needs of the growing population
- **Housing:** There is a need to improve the quality of housing on some estates in the area, particularly the Ladderswood Estate
- **Crime and community safety:** Crime, anti-social behaviour and fear of crime is of a problem in the area, crime hotspots include Arnos Grove Station, the Red Brick Estate and Ladderswood Estate
- **Social inclusion and community cohesion:** Need to make the area feel more like an integrated community through improved community services that are accessible to all, and better designed developments
- **Economic development and jobs:** There are higher levels of deprivation in the area compared to other parts of Enfield, particularly in relation to unemployment
- **Education and skills:** There are higher levels of deprivation in the area compared to other parts of Enfield, particularly in relation to education and training
- **Transport:** There is a need to reduce congestion on roads through the area and encourage walking and cycling
- **Open space and biodiversity:** While there a lot of open spaces in and near the area their quality should be improved to encourage more people to use them
- **Conservation of the historic environment:** Listed buildings and their settings should be maintained and enhanced

## What sustainability objectives were used to appraise the Masterplan?

The likely impacts of the Masterplan were tested by using a set of sustainability objectives, which relate to the strategic vision for the Borough. The objectives reflect the current social, economic and environmental issues affecting the borough and are linked with the aims of our Sustainable Community Strategy. The objectives set out below were presented in the Scoping Report (stage one of the SA process). Comments were received on the objectives during the scoping report consultation process, which have been taken into account:

### Sustainability Objectives (SOs)

- SO 1 To reduce air pollution and ensure air quality continues to improve
- SO 2 To achieve sustainable water resources management
- SO 3 To meet the challenge of climate change. To increase energy efficiency
- SO 4 To reduce the risk of flooding
- SO 5 To achieve the sustainable management of waste

SO 6 To improve the health and well-being of the borough and reduce inequalities in health

SO 7 To ensure that everyone has the opportunity to live in a decent, sustainable constructed and affordable home

SO 8 To reduce crime and fear of crime

SO 9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities

SO10 To sustain economic growth and competitiveness

SO11 To raise educational achievement levels across the borough and help people to acquire the skills needed to find and remain in work

SO12 To reduce road congestion and promote sustainable modes of travel

SO13 To conserve and enhance the borough's biodiversity. To protect, enhance and make accessible for enjoyment, the borough's parks and open spaces and river environments

SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets.

### **Response to consultation on the Scoping Report**

Responses from the following organisations were received on the Scoping Report

1. English Heritage
2. Environment Agency

In summary, the responses suggested additional baseline data and evidence should be included within the SA and also recommendations were made in relation to appraising the impact of the policies on the historic environment and water resources and supply. The responses have been included in Appendix 2 of this report.

### **Response to consultation on the draft SA**

We received no responses on the draft SA

### **Sustainability Appraisal of the final masterplan**

#### **Findings of the Sustainability Appraisal**

The Sustainability Appraisal has revealed some general patterns and correlations between the sustainability objectives and the design guidance. Overall, the impacts of the plan are largely positive, both minor and major, with a significant proportion of insignificant impacts. There are some uncertain impacts, and a minority of minor negative impacts with no anticipated major negative impacts. There are also some sustainability objectives which are not significantly impacted by some of the design guidance policies often because they are not relevant.

#### **Positive Impacts**

The design guidance that specifically focuses on obtaining high standards of sustainability through design and construction, for example DG27, have a largely positive impact on the sustainability objectives which relate to energy efficiency, waste, and water, pollution and biodiversity and will also help to mitigate the impact that new development will have by ensuring that planning permission will not be granted for new developments unless they achieve the highest possible standards of sustainable design and construction.

In general, new physical developments including public realm improvements and new housing will have a positive impact on the social and economic sustainability objectives, for example reducing poverty and social exclusion (SO9) and sustaining economic

growth and competitiveness (SO10). This is because they draw more people to an area, encourage activity and increase demand for shops and services.

The design guidance proposals (9, 10, 22, 23, 25, 33) which actively encourage walking, cycling and the use of the pedestrian environment (pending improvements), positively impact sustainability objectives which are concerned with increasing the use of sustainable travel modes and increasing health and well being (e.g. SO6). These policies also have positive impacts on sustainability objectives which concern improving the environment, particularly air quality (e.g. SO1). Design guidance policies which aim to reduce the use of the car, through limits to parking provision have positive impacts on environmental sustainability objectives such as reducing air pollution (e.g. SO1) and also reducing road congestion and promoting sustainable travel (e.g. SO12).

Some of the Design Guidance proposals which aim to improve accessibility, either through the location of new developments, nearby public transport connections (e.g. DG3, DG9, DG23) or improving the public realm for walking and cycling (e.g. DG10, DG13, DG17) have positive impacts on numerous sustainability objectives, environmental, social and economic. Air pollution, road congestion and sustainable transport, health and well being are indicators and outcomes that are positively impacted by these proposals.

### **Negative Impacts**

In the case of new physical development and relevant design guidance policies, for example where new housing and employment space is planned, it is anticipated that there will generally be an overall minor negative impact on sustainability objectives relating to water resource management (SO2), energy efficiency (SO3), flood risk (SO4) and waste management (SO5). The majority of the negative impacts were those associated with the impact of new development on air pollution, waste resources, energy consumption, water usage, flooding and promoting sustainable modes of travel. All new development has the potential to increase waste, water and energy use, but the phased reduction of car parking, in light of public transport improvements and better walking and cycling links, achieving the highest standards of sustainable design and construction and integrated waste management systems which will help to mitigate against these impacts

In addition the overall impact of new development such as regeneration, better housing, improved public realm and more community facilities provide a strong case for redevelopment in the area.

### **Uncertain Impacts**

Certain proposals resulted in uncertain impacts, many of which will be dependant on the implementation of the proposal. This includes:

The impact of proposals 1 (mix of uses) and 3 (community uses) on Sustainability Objectives 13 and 14. The impact is uncertain as dependent on redevelopment of certain sites there may be opportunities to secure planning obligations for the improvement of open spaces or if redevelopment sites are next to existing open spaces then some improvement to the spaces may

The impact on objective 14 is uncertain as the redevelopment of sites and their impact on the historic environment is dependent on the location of their redevelopment sites and the design of new developments which must be designed to enhance historic buildings and their settings.

Certain proposals (mix of uses, residential development and car parking) will have an uncertain impact on SO10, Economic Competitiveness as the type of uses introduced

may provide more local jobs and there may be opportunities to provide jobs for local people during the construction of new developments. In addition the proposal to minimise car parking, where possible, has an uncertain impact on economic competitiveness as some employers like adequate parking to be provided and in addition local shops would like more customer parking to be provided. This will be determined on a site-by-site basis to ensue a balanced approach across the masterplan area.

The Sustainability Objective to reduce crime and fear of crime also produces some uncertain impacts for the following proposals: Residential development, mix of housing types and tenures, taller buildings, local views, vehicle access, walking and cycling. This is because the impact of new development on crime will depend on the design so the masterplan specific that new development must meet Secure by Design standards. In addition the approach to new routes and the impact on crime is uncertain as some of these routes have been indentified as crime hotspots and encouraging more walking and cycling may increase the likelihood of crime but it is hoped that encouraging more active streets, as well as public realm improvements and more of a mix of uses, will reduce crime in the area.

## **1. Introduction**

### **1.1 What is this document?**

1.1.1 This report provides a Sustainability Appraisal of the New Southgate Masterplan. It is the third stage of the Sustainability Appraisal (SA) for the Masterplan. The purpose of a SA is to promote sustainable development through the integration of social, economic and environmental considerations in the preparation of new Local Development Framework documents.

1.1.2 We have prepared the New Southgate Masterplan as part of the Local Development Framework (LDF). The Local Development Framework is made up of a collection of Development Plan Documents, including Area Action Plans and Supplementary Planning Documents (SPDs), which will be used to guide development in the area. Further explanation of the LDF documents is set out below.

- Local Development Scheme – this is a timetable for the preparation of the LDF, setting out what documents will be produced and when the key stages will take place.
- Statement of Community Involvement (SCI) – this sets out how interested people and organisations can be involved in preparation of the LDF and in future planning decisions.
- Core Strategy – this is a key element of the LDF, setting out the spatial vision for the borough and including a set of key strategic policies from which all other documents flow. Together with the other DPDs, it will replace the UDP. Enfield's Core Strategy also identifies particular locations in the borough and outlines what types of development would be appropriate there in the future.
- Area Action Plans – these provide spatial strategies for key areas of the borough. AAPs for North East Enfield, Enfield Town, Central Leaside and the North Circular Road are in preparation.
- Supplementary Planning Documents (SPDs) – provide additional detail and guidance for particular areas of change such as New Southgate, Ponders End and Meridian Water. These SPDs will be in the form of Masterplans.

More information on the Local Development Framework, and the documents which will be prepared as part of it, can be obtained on our website: <http://www.enfield.gov.uk/ldf>

1.1.3 This report does the following:

- Sets out the background to the requirement for the SA;
- Identifies plans and policies that were relevant when undertaking the SA;
- Identifies relevant baseline data and any data gaps;
- Sets out key sustainability issues in Enfield;
- Provides the SA framework;
- Addresses the range of comments made during the consultation on the Masterplan Sustainability Appraisal Scoping Report;
- Tests the New Southgate Masterplan key principles against the SA framework;
- Predicts and evaluates the likely significant effects of the proposals set out within the Masterplan;
- Identifies potential mitigation measures or ways in which positive impacts can be maximised.

## **1.2 Why do we need to carry out a Sustainability Appraisal?**

1.2.1 The revisions to the Planning System, as a result of the Planning and Compulsory Purchase Act 2004, identify sustainable development as the core principle underpinning planning. Under the requirements of the act, Sustainability Appraisal (SA) of all Development Plan Documents is mandatory and it is also good practice to prepare one for an SPD if the parent DPDs SA does not fully address the sustainability impacts of the plan. In this instance the parent DPD is the Core Strategy and the North Circular Area Action Plan but the Masterplan provides more detailed proposals for the New Southgate area. A Sustainability Appraisal has, therefore, been carried out as part of preparing the Masterplan. The appraisal tests how well the masterplan considers social, economic and environmental issues in order to achieve sustainable development.

*“Planning authorities should ensure that sustainable development is treated in an integrated way in their development plans. In particular, they should carefully consider*

*the inter-relationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and economic development.”*  
PPS1: Delivering Sustainable Development, 2005 (paragraph 24).

### **1.3 Strategic Environmental Assessment**

1.3.1 Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is required when preparing new or revised DPDs.

1.3.2 We have undertaken an SEA of the New Southgate Masterplan as part of the sustainability appraisal. The Government guidance on sustainability appraisal ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, November 2005’, incorporates the requirements of the SEA Directive within the SA process. For the purposes of simplicity, the term sustainability appraisal (SA) is used throughout this document to include both the SA and SEA processes. Further details on the legislative and policy background to sustainability appraisal are set out in Appendix 1.

### **1.4 Why is the New Southgate Masterplan needed?**

1.4.1 New Southgate is one of the council’s Place Shaping Priority Areas which means that it is a relatively deprived area requiring regeneration and improvement. The need to regenerate our Priority Areas is set out in the Place Shaping Strategy. Compared to most of Enfield, New Southgate experiences significantly more deprivation and the masterplan has been prepared to scope out areas for intervention and improvement and ensure that resources are targeted to improve these areas. The Core Strategy and draft North Circular Area Action Plan set out new planning policies for New Southgate, and the masterplan provides more detail and guidance on how these policies will be implemented. The New Southgate Masterplan sets out guidelines for new development specific to the area but it does not create new planning policy. Prepared in consultation with the local community, the Masterplan sets out proposals for the area so that change is planned and implemented effectively to achieve a successful and sustainable community.

1.4.2 The boundary of the Masterplan (Figure 1) covers the New Southgate Place Shaping Priority Area (identified in the Core Strategy). The area is home to a mix of uses including housing, employment sites, local shops and schools, as well as a number of important green spaces. There are a number of potential redevelopment sites in the area. The council have approved the principle of demolishing part of the Ladderswood Estate and rebuilding it to provide better quality homes. The area has good public transport links with an underground stations at Arnos Grove and train station at New Southgate. The area also has existing shopping and leisure opportunities such as Bowes Road swimming pool and library.

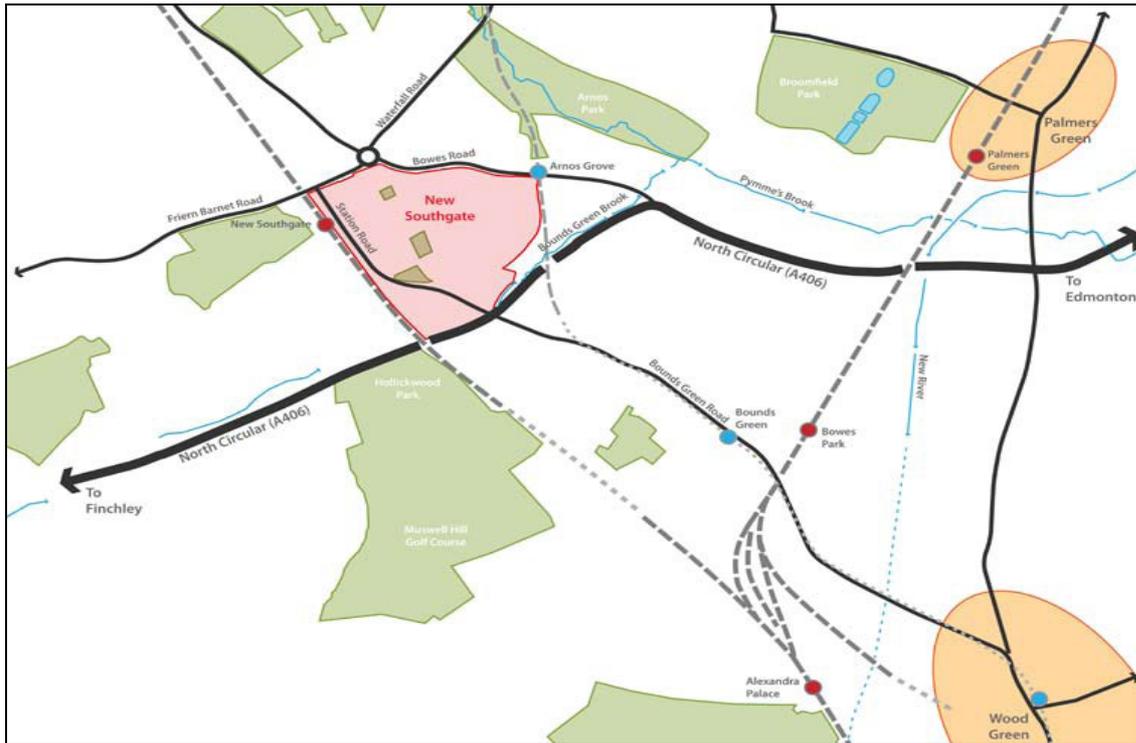
1.4.4 The Masterplan sets out ideas for change and proposals for New Southgate to make sure that the regeneration of the area is done in the best possible way, not just taking into account physical improvements but also issues such as the local economy and social and environmental issues. The main issues the masterplan considers include:

- The type of new development appropriate on regeneration sites including land uses, building design and density
- The requirements for the redevelopment of the Ladderswood Estate
- The need to make the most of the existing green open spaces
- Public realm improvement works required

- Social and economic interventions and requirements such as new jobs, youth provision and up-skilling local residents
- The provision of local community facilities
- Sustainable transport including improvements to walking and cycling routes and public transport

Figure 1: New Southgate Masterplan boundary





NEW SOUTHGATE IN CONTEXT

1.5 What are the stages of the Masterplan production?

1.5.1 The table below sets out the different stages involved in the preparation of the Masterplan.

<p>Evidence Gathering (Scoping Report)</p> <p><b>July- December 2009</b></p>	<p>This involved gathering information and understanding the key social, economic and environmental issues that affect New Southgate's future.</p>
<p>Consultation on scoping report (5 Weeks formal consultation)</p> <p><b>27 January- 3 March 2010</b></p>	<p>The statutory bodies, Natural England, The Environment Agency and English Heritage as well as the Government Office for London, Greater London Authority and London Boroughs of Barnet and Haringey were also consulted on the scoping report.</p>
<p>Prepare draft Masterplan and Draft SA</p> <p><b>February- March 2010</b></p>	<p>This involves identifying the best option for achieving the vision for New Southgate. This assessment will be based on an assessment of the positive and negative impacts of each option incorporating feedback received during meetings with local residents groups, and internal consultation</p>
<p>Public consultation on draft Masterplan and accompanying SA</p> <p><b>17 March - 9 June 2010</b></p>	<p>We will hold a statutory consultation on the draft masterplan.</p>
<p>Masterplan adopted with final SA</p> <p><b>Winter 2010</b></p>	<p>Following feedback, the draft document will be written up in detail as the final masterplan. The masterplan will be submitted to Cabinet for adoption</p>

Delivering and monitoring <b>2011 onwards</b>	After the masterplan is adopted we will begin to implement the projects identified in the masterplan and monitor their impact
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## 1.6 Structure of the Report

This report is divided into nine sections.

<b>Section 1</b> <i>Explains why a sustainability appraisal has been prepared and provides an overview of the New Southgate Masterplan and preparation process</i>
<b>Section 2</b> <i>Sets out the methodology used to undertake the SA including the consultation that has been carried out</i>
<b>Section 3</b> <i>Describes the purpose of the New Southgate Masterplan and the plan's objectives</i>
<b>Section 4</b> <i>Provides information on: the context, other policies, plans and programmes and a summary of the baseline information</i>
<b>Section 5</b> <i>Presents the sustainability issues and objectives relevant to the Masterplan.</i>
<b>Section 6</b> <i>Explains the Sustainability Appraisal Framework</i>
<b>Section 7</b> <i>Examines the Masterplan proposal that have been considered and compares the plan's objectives against the sustainability objectives</i>
<b>Section 8</b> <i>The effects of the Masterplan proposals are described, including any significant positive or negative effects, cumulative impacts, proposed mitigation, uncertainties and risks</i>
<b>Section 9</b> <i>The next stages in the plan preparation, implementation and future monitoring are explained.</i>

## 2. Sustainability Appraisal Methodology

### 2.1 Purpose of the Sustainability Appraisal

2.1.1 The purpose of Sustainability Appraisal (SA) is to ensure that sustainable development has been integrated in the formulation of development plans and to verify that due consideration has been given to social, economic and environmental factors. The SA must also show how the requirements of the Strategic Environmental Assessment (SEA) Directive have been met.

### 2.2 Planning Policy and Sustainable Development

2.2.1 Planning Policy Statement (PPS) 1: Delivering Sustainable Development (2005); provides the over-arching policy to deliver sustainable development through the planning process. The guidance suggests that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life
- contributing to sustainable economic development
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities
- ensuring high quality development through good and inclusive design, and the efficient use of resources
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

2.2.2 The Government has also published a Sustainable Development Strategy 'Securing the future -delivering the UK Sustainable Development Strategy, 2005'. A revision of the 1999 strategy, the document sets out the guiding principles for sustainable development and priorities for action. The strategy sets out five guiding principles to achieve sustainable development.

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

The Strategy also gives the following priorities for action:

- Sustainable consumption and production
- Climate Change and Energy
- Natural Resource Protection and Environmental Enhancement
- Sustainable Communities.

### 2.3 Sustainability Appraisal Process

2.3.1 The Sustainability Appraisal of the New Southgate Masterplan has been carried out by council officers in accordance with Government guidance:

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005
- Planning Policy Statement 12: Local Spatial Planning, 2008.

Further information regarding the stages of the SA process, and the way in which they correspond with the preparation of the Masterplan, is given in Section 1 and Appendix

## 2.4 Consultation

2.4.1 As part of the preparation of the Masterplan, community consultation was carried out to make sure that local residents and stakeholders were informed of the future plans for the area. We have prepared a consultation report for the New Southgate Masterplan setting out how consultation will take place and showing how this relates to our Statement of Community Involvement.

2.4.2 Consultation on the New Southgate Masterplan was carried out in accordance with the SCI (2008). This sets out how individuals, community groups, developers and anyone else who may have an interest in the Local Development Framework should be consulted on planning documents.

2.4.3 Planning Policy Statement 1: Delivering Sustainable Development sets out the principles that the Government believes should underpin community involvement in the planning process. SEA guidance requires that the contents of the Scoping Report must be consulted on with the following authorities with environmental responsibility':

- Natural England
- Environment Agency
- English Heritage

2.4.4 The Scoping Report for the sustainability appraisal was prepared in January 2010. The law requires these organisations be provided with 5 weeks in which to respond. Consultation responses from these organisations have been used to update the elements of this report. A summary of the changes made as a result of the consultations is described below.

2.4.5 Consultation responses on the Sustainability Appraisal Scoping Report were generally positive, although a range of minor amendments were suggested and incorporated into the scoping element of this report. These included:

- Flood risk should be taken into account at all stages in the SA process (Environment Agency)
- Our Design and Conservation team should be involved at all stages and further indicators relating to the historic environment could be added (English Heritage)

2.4.7 Consultation on the Draft Sustainability Appraisal Report ensured that all of the key local and wider environmental, social and economic issues relevant to the plan were identified and fully considered. It also provided useful information to feed into the next stage of the process.

## 2.5 Any difficulties undertaking the SA

2.5.1 The identification of the baseline information and how this will be monitored has been an iterative process. The need to satisfy the following characteristics has been considered to ensure that the baseline information is suitable for monitoring purposes:

- a. Important: Indicators should measure something significant to the achievement of the sustainable development aims of the Plan. These are translated into the main policy areas of the Plan and must fit within the main policy framework. Indicators should assist in the identification of the need to review a strategy, policy or proposal.
- b. Supported by readily available information: The data necessary to support the use of the indicator must be available. This may be of a technical nature.
- c. Capable of showing trends over time: Data over a reasonable time scale is required (e.g. 5 -10 years) to enable trends to be identified. Data must be available during the Plan period.

- d. Easy to understand and communicate: Any indicator should be readily understood by non-specialists so that the wider community can understand its relevance to sustainable development and the Local Development Framework.

## 2.6 Compliance with the SEA Directive

2.6.1 Appendix 1 explains the SEA directive and signposts where the relevant information can be found within the SA report.

### 3. New Southgate Masterplan: Vision and objectives

#### 3.1 The Purpose of the New Southgate Masterplan

3.1.1 The New Southgate Masterplan sets out the vision and principles for regenerating and improving the area. Issues that the New Southgate Masterplan considers are the delivery of new housing, jobs and community facilities, the shopping areas, and protecting and enhancing the environment.

3.1.2 The Masterplan includes proposals and guidance specific to New Southgate. We will use the guidance to make decisions on individual planning applications in the area. All new development must be in line with the Masterplan as well as other relevant policies given in the other DPDs (like the Core Strategy and North Circular Area Action Plan) and SPDs which will form part of the Local Development Framework.

#### 3.2 New Southgate Masterplan Vision and Objectives

3.2.1 The vision for New Southgate is:

***“New Southgate will be an attractive local neighbourhood that is well connected to the rest of Enfield and surrounding areas. Residents will enjoy a clean environment, a well-used network of high quality, multi-functional green spaces, high quality homes, local shops and community services and excellent transport links to central London and beyond.***

***The Ladderswood Estate and industrial areas will be transformed to provide new homes, jobs and amenities, these areas will be better connected to the wider New Southgate neighbourhood and drive change in the area.***

***All new development will provide exemplar schemes, be sustainably designed and will improve the local character of the area by contributing to a safer environment, good mix of housing, jobs and community facilities. Improved walking and cycling connections in the area will breathe fresh life into underused areas and spaces. The shopping areas at New Southgate and Arnos Grove stations will be revitalised by new development and more attractive shopping and station environments”.***

3.2.2 The New Southgate Masterplan seeks to achieve the following objectives and principles. These are related to the Sustainable Community Strategy:

**A) A neighbourhood that meets the needs of existing residents and provides for new residents** with a range of homes, jobs, shops and community facilities working together to create a lively and interesting place, with a mix of people and ages throughout the day and evening.

**B) An attractive neighbourhood with clean streets and good quality well-used open spaces**, which works with the existing area to promote family friendly living, while encouraging new development to create interest, reinforce and improve local character, and add variety to the area.

**C) A well connected neighbourhood**, which reopens old connections, improves existing routes both inside and outside the area and reduces the impact of busy roads and commuter parking to make the area more accessible and safe by foot, bike or public transport. This will help to increase trade in New Southgate and Arnos Grove local centres.

**D) A clean and green neighbourhood**, which reduces its environmental impact by encouraging lower energy, less traffic and water consumption, while cleaning up the existing environment, improving and enhancing the natural environment, and improving biodiversity.

**E) A safer neighbourhood with improved services and opportunities for all residents with less anti-social behaviour**, where people are healthier, better skilled and have better access to training, jobs, schools, health, play space, sports and recreation.

## 4 Context and Baseline Information

### 4.1 Links to other policies, plans and programmes

- 4.1.1 A number of plans and programmes relevant to the Masterplan have been reviewed to ensure that the messages from the policies are taken into account and to enable a robust appraisal of the impacts of the masterplan proposals. They are set out in Appendix 3.

### 4.2 Baseline Information

- 4.2.1 Baseline information has been used to measure the current characteristics of the area, to enable an assessment of how it is likely to change in the future and to monitor future implementation of proposals. The data that has been collected describes the social, environmental and economic characteristics of the area. More information on the baseline data can be found in the SA scoping report. A summary of the baseline data is given below:

#### POPULATION PROFILE

The population of the area is 2943 which is approximately 1% of the Enfield's population. The age structure is fairly similar to the borough-wide trend although the % of working age population is slightly higher than the borough average and, conversely, the % of children and older people is slightly lower. The population turnover in the area is very high compared to other parts of Enfield indicated by high pupil turnover in local schools.

The 2001 census demonstrates that there is a higher % of Black and Asian residents compared to the borough as a whole as well as a higher percentage of 'other white' residents who, from anecdotal evidence, are likely to be Turkish and Eastern European. There are a higher proportion of lone parent households in the masterplan area as well as a much higher number of single person (non-pensioner households) compared to the borough as a whole.

*(2008 Mid-year population estimate)*

Enfield is ranked as the 74th most deprived local authority area in England (1 being the most deprived and 354 being the least deprived). However New Southgate is significantly more deprived in comparison with its surrounding areas and particularly in relation to other parts of Enfield, some of which, have very low levels of deprivation.

#### AIR QUALITY

The entire borough of Enfield is in an Area Quality Management Area and the borough has an Air Quality Action plan which shows how the council is working towards meeting Air Quality objectives. Given the area's close proximity to the North Circular Road air pollution is a pertinent issue. New development in this area should not lead to a reduction in air quality.

#### WATER RESOURCES

Bounds Green Brook flows to the south of the study area. The water quality of the brook is in general, good. Pymmes Brook flows through Arnos Park. Both water bodies are identified in the London Rivers Action Plan as having potential for river restoration.

The Water supplies for this area are provided by Thames Water. The vast majority of the water which supplies this area is pumped from points on the River Thames and points on the River Lee. Water resources assessments carried out by the Environment Agency (see the London CAMS and the Thames CAMS - [www.environment-agency.gov.uk/CAMS](http://www.environment-agency.gov.uk/CAMS)) for both these points show that these rivers are over-abstracted

which means the EA is concerned that the amount of water being abstracted for public water supplies is damaging the environment. The masterplan should seek more sustainable use of water resources through the design of new developments.

### CLIMATE CHANGE AND ENERGY EFFICIENCY

The London Plan states that all new development must minimise carbon dioxide emissions and incorporate renewable energy where possible. There is an opportunity to develop a decentralised energy generating network in order to mitigate against the additional energy needs for this area as a result of redevelopment.

Analysis of the thermal rating for all buildings [not only residential] shows that the building stock in the area performs better than the Borough average with 24% of the building area rated as poor or below average compared to 35% across the whole Borough. There is a noticeable cluster of dwellings with poor ratings in The Limes Avenue and off Highview Gardens

### FLOOD RISK

Enfield's Strategic Flood Risk Assessment does not identify the area as being in a high flood risk zone.

### WASTE MANAGEMENT

The borough target for recycling and composting household waste needs to be met. New development in the area will need to have adequate provision for recycling facilities.

### HEALTH

The health deprivation map (Indices of Multiple Deprivation) shows that New Southgate residents experience slightly more health deprivation than other areas of the borough. There is one doctor's surgery in the area at Bowes Road, this includes two GPs.

### HOUSING

#### **Housing types**

The table below sets out the percentage of different housing types in the area compared to the borough average. Compared to the rest of the borough there are a large number of flats in the area and a much lower amount of houses.

<b>Dwelling type</b>	<b>Area %</b>	<b>Borough %</b>
Detached	1.5	4.8
Semi-detached	3.6	17.7
Terraced	15	40.3
Flat - purpose built	66	3
Flat – converted	13.9	6.3

#### **Council Housing Stock**

The Council housing stock in the ward, excluding leased properties, totalled 369 dwellings at August 2008. This was 31.8% of the total domestic addresses recorded by the Royal Mail at 2007. This compared to a Borough average share of 9.6%. This includes the Ladderswood and High View Gardens estates.

#### **Decent homes**

There were 252 decent homes out of a total of 369 in the area (68.3%) at August 2008. This compares to a 77.6% decency rate across the Borough as a whole.

### **Temporary accommodation**

At January 2008 there were 36 temporary accommodation addresses used by the Council, giving a rate of 3.1% of all domestic addresses in the area (2007), compared to a Borough average of 2.7%.

### **CRIME AND COMMUNITY SAFETY**

The crime rate for 2008/09, calculated as recorded crimes for domestic addresses, was 23.1%, slightly higher than the Borough average of 22%. A particular crime hotspot is around Arnos Grove underground station, Ladderswood and Red Brick Estates. The criminal damage rate was higher at 4.4% when compared to the borough average of 2.9%.

### **SOCIAL INCLUSION AND COMMUNITY COHESION**

An Equalities Impact Assessment will be prepared alongside the masterplan to ensure that no equalities groups are disproportionately affected by approach taken in the masterplan and that it has a positive impact on all equalities groups.

### **ECONOMIC DEVELOPMENT AND JOBS**

There is a high unemployment rate in the area (11%) compared to the rest of the borough and the UK average. There are also a higher number of people in elementary occupations (11%) compared to Enfield as a whole (9%).

As of February 2008 there were 460 people claiming working age benefits in the super output areas covering New Southgate. This was 22.7% of the estimated working age population (using the ONS mid-2007 estimates). This compared to a Borough average of 16.2%. Almost half of the claimants in the area (10.7% of the 22.7%) were claiming Incapacity Benefit.

### **Business premises and employment land**

The area includes the New Southgate Industrial Estate, 1.8ha of 20 units, the majority of which are occupied. The buildings on the older part of the industrial estate are of fairly poor quality. The New Southgate Industrial Estate is identified in the Core Strategy as a Locally Significant Industrial Site but the policy allows for partial redevelopment of the estate to accommodate regeneration of the surrounding area.

The site to the south of Station Road, known as the Western Gateway site is occupied by a mix of industrial, retail and employment uses including a gasholder that is no longer in use, Homebase and Topps Tiles retailers. This site is identified in the LDF as being suitable for mixed use redevelopment.

Other employment land uses border the railway and underground lines, including a Builders Depot and storage yard, car showroom, and London Underground Piccadilly Line depot. The car showroom has potential for redevelopment as identified in the North Circular Area Action Plan: Preferred Options report.

### **Shops and retail**

There are two small local centres in the area at Arnos Grove and New Southgate. These centres provide convenience goods for the local catchment area. At Arnos Grove centre there are 33 units and a high proportion of these are in use as convenience stores and takeaway units. There a small number of vacancies.

There are 24 units in New Southgate local centre with a large proportion of convenience stores. There are low vacancy rates. There is also a small shopping parade on the High Road. The masterplan area has very little in the way of comparison shopping, and there is only one multiple retailer in the vicinity (Town Centres Study, 2007, NLP).

## EDUCATION AND SKILLS

There are two primary schools in the area; Garfield School and our Lady or Lourdes. The masterplan will consider the impact that increasing housing will have on school places.

The area does not experience education deprivation relative to the rest of Enfield. The masterplan should aim to continue this performance.

## TRANSPORT

Public transport links in the study area are good with Arnos Grove underground station and New Southgate Station as well as several bus services running through the study area. Arnos Grove station is on the Piccadilly line and New Southgate also station provides a direct link to central London, Moorgate station. The majority of the masterplan area has a Public Transport Accessibility Level of 4 which equates to a good level of public transport accessibility with some areas having a score of 3. Compared to other areas in the borough, New Southgate is one of the most accessible areas in terms of public transport.

The TfL Business Plan (2009/10-2017/18) includes the upgrade of the Piccadilly Line by 2014, which will deliver more spacious and faster trains as well as new signalling to enable a higher service frequency. The upgrade to the Piccadilly Line is important to the Borough as a whole and is key to improving public transport accessibility to the master plan area. It is therefore essential that the upgrade, including the new signalling equipment at Arnos Grove, is delivered as planned and on time.

The area has four classified roads including the A406 North Circular, A109 Station Road, A1110 Bowes Road and A1003 Friern Barnet Road. The A406 is part of the Transport for London Road Network (TLRN road) and is maintained and managed by TfL. All of the other A roads in the masterplan area are maintained and managed by Enfield council. The A406 has a long history of potential interventions and last year a TfL environmental improvement scheme was approved by the council to increase the safety of the road work is due to commence later this year and will be completed by 2012. The council has also committed to pursue another road scheme which would increase the capacity of the A406 in this area but no funding has been identified for this project at this point.

There are no national cycling or walking routes in the area. There is a local walk to the north of the masterplan area which runs through Arnos Park; Pymmes Brook Trail which runs from Picketts Lock to Cockfosters. The masterplan will consider opportunities for new walking and cycling routes in the area and also linkages to other key routes in the wider area.

## OPEN SPACES AND BIODIVERSITY

The Parks and Open Spaces Strategy, 2010 does not identify New Southgate as being an area of park deficiency. It is close to Arnos Park which is identified as Metropolitan Open Land. In addition there are a number of other valuable open spaces in the study area including the High Road Open Space and Millennium Green.

## CONSERVATION OF THE HISTORIC ENVIRONMENT

There are no Conservation Areas in the masterplan area although there are several buildings in the area of historical interest including St Paul's Church, the Royal Mail Sorting Office and Old Church Court. Opportunities to enhance these buildings and their settings will be explored through the masterplan.

There are three Grade II listed buildings in the Masterplan area; Arnos Grove Underground Station, Bowes Road Library and Arnos Pool, and Bowes Road clinic. The

masterplan will consider opportunities to enhance these buildings and their settings. None of these buildings are identified on the Heritage at Risk register.

## 5 Sustainability Issues and Objectives

### 5.1 Sustainability Issues

5.1.1 This section sets out the main sustainability issues that need to be taken into consideration when assessing the impact of the masterplan proposals. These issues have been identified by considering the baseline information, the messages from related plans, policies and programmes and the borough-wide sustainability issues identified in the SA of the Core Strategy and Draft North Circular Area Action Plan.

- Air Quality
- Water resources and groundwater quality
- Climate change and energy efficiency
- Waste Management
- Health
- Housing
- Crime and community safety
- Social inclusion and community cohesion
- Economic development and jobs
- Education and skills
- Transport
- Open space and biodiversity
- Conservation of the historic environment

### 5.2 Sustainability Objectives

Based on the Sustainability Issues above, fourteen Sustainability Objectives (SO) have been identified, which are set out below. The objectives reflect the current social, economic and environmental issues affecting the area and were consulted on as part of the scoping report:

- SO 1 To reduce air pollution and ensure air quality continues to improve
- SO 2 To achieve sustainable water resources management including an improvement in ground water conditions (some sites in the area have been in industrial use and chemical may have leached into the groundwater). To improve water efficiency in the area so that less water will need to be abstracted from the River Thames and River Lee to meet the demand for water supply
- SO 3 To meet the challenge of climate change. To increase energy efficiency
- SO 4 To reduce the risk of flooding, to promote the use of SUDS and achieve Greenfield runoff rates on all sites over 1 ha
- SO 5 To achieve the sustainable management of waste
- SO 6 To improve the health and well-being of the borough and reduce inequalities in health
- SO 7 To ensure that everyone has the opportunity to live in a decent, sustainable constructed and affordable home
- SO 8 To reduce crime and fear of crime
- SO 9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities
- SO10 To sustain economic growth and competitiveness
- SO11 To raise educational achievement levels across the borough and help people to acquire the skills needed to find and remain in work
- SO12 To reduce road congestion and promote sustainable modes of travel
- SO13 To conserve and enhance the borough's biodiversity. To protect, enhance and make accessible for enjoyment, the borough's parks and open spaces and river environments
- SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets

## 6. The Sustainability Framework

### 6.1 What is the SA Framework?

6.1.1 The Sustainability Framework provides a way in which the sustainability effects of the Masterplan can be described, analysed and compared. The framework provides a set of sustainability issues and objectives, questions and indicators to be used when undertaking the appraisal. The indicators should be measurable to provide a way of checking whether the objectives are being met, for example, the quality of new housing being built.

### 6.2 The SA Framework

SUSTAINABILITY ISSUE	SUSTAINABILITY OBJECTIVE	KEY QUESTIONS: Will the policy...	INDICATORS
<b>1. AIR QUALITY</b>	To reduce air pollution and ensure air quality continues to improve	<ul style="list-style-type: none"> <li>Contribute to a reduction the levels of NO<sub>2</sub> and PM<sub>10</sub> in the Borough?</li> <li>Reduce congestion and reliance on the private car?</li> <li>Help reduce disturbance from noise?</li> </ul>	Number of daily exceedences of statutory air quality objectives
<b>2. WATER RESOURCES AND GROUNDWATER QUALITY</b>	<p>To achieve sustainable water resources management including an improvement in ground water conditions (some sites in the area have been in industrial use and chemical may have leached into the groundwater)</p> <p>To improve water efficiency in the area so that less water will needs to be abstracted from the River Themes and River Lee to meet the demand for water supply</p>	<ul style="list-style-type: none"> <li>Improve the quality of water in the Borough?</li> <li>Reduce the demand for water?</li> <li>Ensure that development does not increase the Borough's vulnerability to flooding?</li> <li>Ensure the sustainable remediation of land to improve ground water quality?</li> <li>Will the design of the new development improve water efficiency?</li> </ul>	<p>Rivers of very good, good or fair water quality</p> <p>Improvement in the quality of groundwater</p> <p>Improved water efficiency (i.e. reduced demand for water) based on per capita consumption figures for the area (figures to be obtained from Thames Water).</p> <p>% of new houses built to achieve a good standard of water efficiency (105litres per head per day or less).</p>

<b>3. CLIMATE CHANGE AND ENERGY EFFICIENCY</b>	<p>To meet the challenge of climate change. To increase energy efficiency</p>	<ul style="list-style-type: none"> <li>• Limit emissions of greenhouse gases?</li> <li>• Ensure that the area is prepared for the impacts of climate change?</li> <li>• Reduce reliance on the private car?</li> <li>• Increase energy efficiency in the area's housing stock?</li> <li>• Increase the proportion of energy generated from renewable sources?</li> </ul>	<p>% of development in the area meeting the energy efficiency and renewable energy targets set out in the London Plan</p>
<b>4. FLOOD RISK</b>	<p>To reduce the risk of flooding</p> <p>To promote the use of SUDS and achieve Greenfield runoff rates on all sites over 1ha</p>	<ul style="list-style-type: none"> <li>• Minimise flood risk to new developments and promote the use of sustainable draining systems</li> </ul>	<p>Number of planning applications approved in the study area, contrary to the advice of the Environment Agency.</p> <p>% of new development with SUDS incorporated.</p> <p>% of sites achieving Greenfield runoff rates (on sites over 1ha)</p>
<b>5. WASTE MANAGEMENT</b>	<p>To achieve the sustainable management of waste</p>	<ul style="list-style-type: none"> <li>• Support the proximity principle in relation to waste?</li> <li>• Reduce waste arisings?</li> <li>• Increase the re-use of materials?</li> <li>• Increase the rates of recycling and composting, or recovery of energy from waste?</li> <li>• Explore options to fully integrate waste management facilities into new developments?</li> </ul>	<p>% of household waste recycled</p> <p>% of household waste composted</p>

<b>6. HEALTH</b>	To improve the health and well-being of the Borough & reduce inequalities in health	<ul style="list-style-type: none"> <li>• Assist in improving health inequalities in the area?</li> <li>• Improve access to health services, in particular to a General Practitioner?</li> </ul>	<p>Indices of multiple deprivation: Health deprivation map</p> <p>Number of domestic addresses within a 400 metre radius of the nearest.</p> <p>Number of GP's by population</p> <p>Life expectancy age</p>
<b>7. HOUSING</b>	To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<ul style="list-style-type: none"> <li>• Promote the provision of warm, weatherproof homes with reasonably modern facilities?</li> <li>• Ensure energy and resource efficiency both during construction and afterwards?</li> <li>• Contribute to the provision of affordable, social, intermediate and key-worker housing?</li> <li>• Reduce the numbers of homeless people in temporary accommodation?</li> </ul>	<p>% of new housing meeting Code for Sustainable Homes Level 4</p> <p>Number of council homes meeting decent homes standard</p> <p>% of new housing meeting Lifetimes homes standards</p> <p>% of new affordable housing completed in the area as a % of total new housing in the masterplan area.</p>
<b>8. CRIME AND COMMUNITY SAFETY</b>	To reduce crime and fear of crime	<ul style="list-style-type: none"> <li>• Help reduce the fear of crime?</li> <li>• Help reduce crime rates, especially in those areas where crime is highest?</li> </ul>	<p>Indices of multiple deprivation: Crime deprivation map</p> <p>Crude crime rate %</p> <p>Criminal damage incidence rate %</p> <p>Crime hotspots map</p>

<b>9. SOCIAL INCLUSION AND COMMUNITY COHESION</b>	<p>To reduce poverty and social exclusion</p> <p>To improve accessibility for all to services and facilities</p>	<ul style="list-style-type: none"> <li>• Reduce the rate of truancy?</li> <li>• Assist in the regeneration of the area?</li> <li>• Improve access to green and open spaces</li> <li>• Improve access to key services?</li> <li>• Improve access to public transport?</li> </ul>	<p>Number of occasions where Equalities Impact Assessment shows the plan will have a negative impact on an equalities group</p>
<b>10. ECONOMIC DEVELOPMENT AND JOBS</b>	<p>To sustain economic growth and competitiveness</p>	<ul style="list-style-type: none"> <li>• Help reduce unemployment?</li> <li>• Increase the numbers of higher paid jobs in the Borough?</li> </ul>	<p>Income and employment deprivation maps</p> <p>At February 2008 22.7% of the estimated working age population in the study area were claiming working age benefits in the study area (using the ONS mid-2007 estimates)</p> <p>There is a high unemployment rate in the area (11%) compared to the rest of the borough (8.8%) and the UK average (6.2%)</p>
<b>11. EDUCATION AND SKILLS</b>	<p>To raise educational achievement levels across the Borough and help people to acquire the skills needed to find and remain in work</p>	<ul style="list-style-type: none"> <li>• Improve the exam performance of pupils in Enfield's schools?</li> <li>• Reduce the numbers of adults with no qualifications?</li> </ul>	<p>Indices of multiple deprivation: Education deprivation map</p>

<b>12. TRANSPORT</b>	To reduce road congestion and promote sustainable modes of travel	<ul style="list-style-type: none"> <li>• Consider existing congestion in planning decisions</li> <li>• Improve cycle and pedestrian networks</li> <li>• Reduce the need to travel?</li> <li>• Reduce congestion and reliance on the private car?</li> <li>• Improve access to public transport?</li> <li>• Improve orbital routes through the Borough</li> <li>• Reduce congestion on the North Circular?</li> </ul>	DfT traffic flow data on surrounding roads.
<b>13. OPEN SPACE AND BIODIVERSITY</b>	To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks, open spaces and river environments.	<ul style="list-style-type: none"> <li>• Ensure no impacts on the Special Areas of Conservation adjacent to the Borough?</li> <li>• Protect and enhance the Borough's Sites of Special Scientific Interest and Sites of Metropolitan Importance for Nature Conservation?</li> <li>• Protect local sites of conservation value?</li> <li>• Improve a river environment?</li> </ul>	Open space deficiency in the study area.  Increase in length of river environment restored
<b>14. CONSERVATION OF THE HISTORIC ENVIRONMENT</b>	To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets	<ul style="list-style-type: none"> <li>• Protect archaeological sites, historic buildings, conservation areas, historic parks and gardens and other culturally important features?</li> </ul>	Number of heritage assets in the masterplan area including listed buildings on the 'heritage at Risk; register  There are no conservation areas in the study area.  There are no scheduled ancient monuments in the study area.

### 6.3 | Comparison of the SA Objectives

6.3.1 As part of the sustainability appraisal, a comparison of the sustainability objectives was undertaken to check if the objectives are compatible with one another.

Compatibility of SA Objectives:

Objective	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14
SO2	-													
SO3	✓	✓												
SO4	-	✓	?											
SO5	✓	?	✓	?										
SO6	✓	-	✓	?	?									
SO7	✓	?	✓	✓	✓	✓								
SO8	-	-	-	-	-	?	✓							
SO9	-	-	-	-	-	✓	✓	✓						
SO10	-	-	-	-	-	✓	✓	?	✓					
SO11	-	-	-	-	-	✓	✓	?	✓	✓				
SO12	✓	-	✓	-	-	✓	✓	-	-	-	-			
SO13	✓	?	✓	✓	-	✓	✓	?	✓	-	-	?		
SO14	-	-	?	-	-	-	?	-	-	?	?	-	?	

- ✓ Compatible
- No significant link
- ? Depends on implementation

## 7. Masterplan Proposals

### 7.1 Compatibility of the SA Objectives against the New Southgate Masterplan Principles

7.1.1 An assessment of the compatibility of the SA objectives against the Masterplan principles has been carried out. The results show that they are largely compatible with each other. Some uncertainties do occur for a few of the masterplan principles, which will be dependent on the implementation of the policies. ✓ Compatible, x incompatible, 0 no significant link, ? dependent on implementation

Compatibility Matrix	New Southgate Masterplan principles (for principles see next page)				
	Principle 1	Principle 2	Principle 3	Principle 4	Principle 5
<b>Sustainability Objectives</b>					
SO1 To reduce air pollution and ensure air quality continues to improve	?	✓	✓	✓	0
SO2 To achieve sustainable water resource management including an improvement in ground water conditions (some sites in the area have been in industrial use and chemical may have leached into the groundwater). To improve water efficiency in the area so that less water will needs to be abstracted from the River Themes and River Lee to meet the demand for water supply	?	0	0	✓	0
SO3 To increase energy efficiency and meet the challenge of climate change	?	0	✓	✓	0
SO4 To reduce the risk of flooding and to promote the use of SUDS and achieve Greenfield runoff rates on all sites over 1ha.	?	0	0	✓	0
SO5 To achieve sustainable waste management	?	0	0	✓	✓
SO6 To improve health and well-being and reduce inequalities in health	✓	✓	✓	✓	✓
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home	✓	✓	0	✓	✓
SO8 to reduce crime and fear of crime	?	✓	?	0	✓
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities	?	✓	✓	0	✓
SO10 To sustain economic growth and competitiveness	✓	?	✓	?	✓
SO11 To raise educational achievement levels across the borough	✓	0	0	0	✓
SO12 To reduce road congestion and promote sustainable modes of travel	?	✓	✓	✓	?
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.	✓	✓	✓	✓	✓
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets	✓	✓	0	?	✓

## **New Southgate Masterplan principles:**

### **The New Southgate Masterplan will create:**

**A) A neighbourhood that meets the needs of existing residents and provides for new residents** with a range of homes, jobs, shops and community facilities working together to create a lively and interesting place, with a mix of people and ages throughout the day and evening.

**B) An attractive neighbourhood with clean streets and good quality well-used open spaces**, which works with the existing area to promote family friendly living, while encouraging new development to create interest, reinforce and improve local character, and add variety to the area.

**C) A well connected neighbourhood**, which reopens old connections, improves existing routes both inside and outside the area and reduces the impact of busy roads and commuter parking to make the area more accessible and safe by foot, bike or public transport. This will help to increase trade in New Southgate and Arnos Grove local centres.

**D) A clean and green neighbourhood**, which reduces its environmental impact by encouraging lower energy, less traffic and water consumption, while cleaning up the existing environment, improving and enhancing the natural environment, and improving biodiversity.

**E) A safer neighbourhood with improved services and opportunities for all residents with less anti-social behaviour**, where people are healthier, better skilled and have better access to training, jobs, schools, health, play space, sports and recreation.

## Selection of Draft Masterplan proposals

### 7.2 What options were considered for the draft masterplan and why?

#### 7.2.1 Three options were considered in the development of the Masterplan. These were:

Option 1: Less wide-scale change and a focus on the Western Gateway site with a new local shopping centre created here including retail, community facilities, housing and jobs

Option 2: More change through the wider area with more wide-spread provision of community facilities on different sites. The western gateway site to be more residential-led with some small scale retail and/or community use to meet the needs of new residents. New retail uses concentrated primarily in the existing local centres of Arnos Grove and New Southgate.

Option 3: Same as Option 2 but less houses on the western gateway site and more employment space

In summary, these options were based on:

- The need to deliver new homes and jobs in the area
- The amount of affordable housing and types of affordable housing to be delivered in the borough
- The amount of family housing to be built
- The provision of shops and community facilities suited to the needs of the local population
- The quality of public transport links

Option 2 was selected as early consultation with the community indicated that they would prefer that the existing shopping parades be improved rather than creating a new local centre. They also felt that community facilities should be located nearer existing shops and train and tube stations. Option 2 was therefore presented in the draft masterplan for residents and stakeholders to comment on.

## **8 Impact of the Masterplan proposals: The result of the sustainability appraisal of the New Southgate Masterplan**

### 8.1 How has sustainability been considered in developing the plan?

8.1.1 The findings of the Scoping Report and the draft SA helped to determine the sustainability of the Masterplan proposals and the results were considered when finalising the masterplan. The SA has identified areas where special care needs to be taken when implementing policies; this will help to ensure potential conflicts are avoided.

8.1.2 The appraisal has involved making a certain amount of subjective judgements of the likely sustainability impacts of proposals over the short, medium and long term. The judgement is made by reference to what the sustainability objective is trying to achieve and the possible impact a proposed action may have.

8.1.3 The cumulative impacts of the policies have also been considered as a single policy may not have a significant impact on the sustainability objectives but the overall impact of several policies could amount to a negative result.

### 8.2 What are the significant positive effects of the plan?

8.2.1 The appraisal found that the majority of the proposals in the masterplan document will have a positive impact. For every policy, the positive impacts outweighed the negative impacts when assessed across the whole range of sustainability objectives. In some cases the policies have no obvious relationship with the sustainable objective.

The Sustainability Appraisal has revealed some general patterns and correlations between the sustainability objectives and the design guidance. Overall, the impacts of the plan are largely positive, both minor and major, with a significant proportion of insignificant impacts. There are some uncertain impacts, and a minority of minor negative impacts with no anticipated major negative impacts. There are also some sustainability objectives which are not significantly impacted by some of the design guidance policies often because they are not relevant.

8.2.2 The design guidance that specifically focuses on obtaining high standards of sustainability through design and construction, for example DG27, have a largely positive impact on the sustainability objectives which relate to energy efficiency, waste, and water, pollution and biodiversity and will also help to mitigate the impact that new development will have by ensuring that planning permission will not be granted for new developments unless they achieve the highest possible standards of sustainable design and construction.

8.2.3 In general, new physical developments including public realm improvements and new housing will have a positive impact on the social and economic sustainability objectives, for example reducing poverty and social exclusion (SO9) and sustaining economic growth and competitiveness (SO10). This is because they draw more people to an area, encourage activity and increase demand for shops and services.

8.2.4 The design guidance proposals (9, 10, 22, 23, 25, 33) which actively encourage walking, cycling and the use of the pedestrian environment (pending improvements), positively impact sustainability objectives which are concerned with increasing the use of sustainable travel modes and increasing health and well being (e.g. SO6). These policies also have positive impacts on sustainability objectives which concern improving the environment, particularly air quality (e.g. SO1). Design guidance policies which aim to reduce the use of the car, through limits to parking provision have positive impacts on

environmental sustainability objectives such as reducing air pollution (e.g. SO1) and also reducing road congestion and promoting sustainable travel (e.g. SO12).

8.2.5 Some of the Design Guidance proposals which aim to improve accessibility, either through the location of new developments, nearby public transport connections (e.g. DG3, DG9, DG23) or improving the public realm for walking and cycling (e.g. DG10, DG13, DG17) have positive impacts on numerous sustainability objectives, environmental, social and economic. Air pollution, road congestion and sustainable transport, health and well being are indicators and outcomes that are positively impacted by these proposals.

### 8.3 What are the significant negative effects of the plan?

In the case of new physical development and relevant design guidance policies, for example where new housing and employment space is planned, it is anticipated that there will generally be an overall minor negative impact on sustainability objectives relating to water resource management (SO2), energy efficiency (SO3), flood risk (SO4) and waste management (SO5). The majority of the negative impacts were those associated with the impact of new development on air pollution, waste resources, energy consumption, water usage, flooding and promoting sustainable modes of travel. All new development has the potential to increase waste, water and energy use, but the phased reduction of car parking, in light of public transport improvements and better walking and cycling links, achieving the highest standards of sustainable design and construction and integrated waste management systems which will help to mitigate against these impacts

In addition the overall impact of new development such as regeneration, better housing, improved public realm and more community facilities provide a strong case for redevelopment in the area.

### 8.4 What are the uncertain impacts of the plan?

Certain proposals resulted in uncertain impacts, many of which will be dependant on the implementation of the proposal. This includes:

The impact of proposals 1 (mix of uses) and 3 (community uses) on Sustainability Objectives 13 and 14. The impact is uncertain as dependent on redevelopment of certain sites there may be opportunities to secure planning obligations for the improvement of open spaces or if redevelopment sites are next to existing open spaces then some improvement to the spaces may

The impact on objective 14 is uncertain as the redevelopment of sites and their impact on the historic environment is dependent on the location of their redevelopment sites and the design of new developments which must be designed to enhance historic buildings and their settings.

Certain proposals (mix of uses, residential development, car parking, and new leisure and recreation facilities) will have an uncertain impact on SO10, Economic Competitiveness as the type of uses introduced may provide more local jobs and there may be opportunities to provide jobs for local people during the construction of new developments. In addition the proposal to minimise car parking, where possible, has an uncertain impact on economic competitiveness as some employers like adequate parking to be provided and in addition local shops would like more customer parking to be provided. This will be determined on a site-by-site basis to ensue a balanced approach across the masterplan area.

The Sustainability Objective to reduce crime and fear of crime also produces some uncertain impacts for the following proposals: Residential development, mix of housing types and tenures, taller buildings, local views, vehicle access, walking and cycling. This is because the impact of new development on crime will depend on the design so the masterplan specific that new development must meet Secure by Design standards. In addition the approach to new routes and the impact on crime is uncertain as some of these routes have been identified as crime hotspots and encouraging more walking and cycling may increase the likelihood of crime but it is hoped that encouraging more active streets, as well as public realm improvements and more of a mix of uses, will reduce crime in the area.

## 8.5 Proposed mitigation

8.5.1 Where the SA identified potential shortcomings of particular proposals, mitigation measures are proposed to help off-set the negative impacts. Many of these mitigation measures are policy requirements in either the London Plan or the Core Strategy. For example, the adoption of technologies and construction practices to minimise waste production and the facilitation of measures to encourage and increase recycling rates, both required by the London Plan, will help to mitigate any negative impacts associated with the provision of additional homes. In addition, the requirement for new developments to adhere to minimum standards in design and construction will contribute towards ensuring greater water efficiency over time.

8.5.2 Some of the negative impacts will be mitigated through other masterplan proposals which deal with such matters. For example providing new homes will have a negative impact on the amount of energy used but all developments will be expected to meet the requirements of the London Plan and Core Strategy policies on energy therefore minimising energy use from the outset.

## 8.6 Uncertainties and risks

8.6.1 The conclusions that were reached in undertaking the SA of the masterplan were a result of qualitative (i.e. subjective) judgement, albeit by planning professionals within the Council. Where possible quantitative impacts of the Masterplan policies will be considered through the Annual Monitoring Report e.g. number of listed buildings at risk in the area.

8.6.2 In addition, predicting the outcome of a potentially complex mix of social, economic and environmental factors is an inherently difficult task to undertake, and can only be undertaken on the basis of the background data that is available. Consequently, there may be some questions about the way some proposals were ranked against particular sustainability objectives. However, whilst some individual rankings may possibly be challenged at this level, it is the overall performance of a proposal against the Sustainability Framework taken as a whole, which is the most important element to consider.

## 9 IMPLEMENTATION

### 9.1 What is the next stage in the plan preparation?

- Adoption of the New Southgate Masterplan and publication of the final sustainability appraisal report: Winter 2010
- Implementation and delivery of the masterplan proposals and monitoring of their impact- 2011 onwards

### 9.2 How will the plan be implemented?

9.2.1 The Masterplan sets out the vision for the regeneration of New Southgate. The Masterplan will be accompanied by a delivery strategy to make development happen in the right place at the right time and to set out when the improvements needed will happen. The plan sets out what should be achieved in the area and directs development. All planning applications in the area must be in conformity with the Masterplan.

### 9.3 Links to other tiers of plans, programmes and other guidance e.g. Core Strategy, SPDs

9.3.1 The LDF will guide development in the future and is made up of a series of documents, prepared in stages. More information on the LDF can be viewed on our website. This includes the Local Development Scheme which sets out the programme for the production of documents. The Core Strategy sets out the overarching vision for all development in Enfield and set out what we want places to be like in the future, including New Southgate. The Core Strategy sets out housing and affordable housing policies which will relate to new housing development in New Southgate

9.3.2 It should be noted that local planning policy is produced within a framework set by national and regional government planning guidance. This guidance indicates the broad principles that local policy should adopt. For example the need to provide further housing as established in guidance means that it would not be possible to have an option of no further housing provision.

### 9.4 Proposals for monitoring

9.4.1 It is important that the plan is monitored to keep track of whether it is working in the way it should. This report has identified indicators that should be used to monitor the Masterplan. The most appropriate way to monitor the Masterplan is through the Local Development Framework Annual Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of our planning policies and guidance and what effects this development is having in terms of sustainability.

## **APPENDICES**

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## **APPENDIX 1**

### **Legal and Policy Background for Sustainability Appraisal and Development Plan Documents**

#### Strategic Environmental Assessment and Sustainability Appraisal

The New Southgate Masterplan falls within the definition of a 'plan or programme' under European Directive 2001/42 (the SEA Directive). As it is likely to have significant environmental effects, it must also undergo a Strategic Environmental Assessment (SEA), as part of the sustainability appraisal. The SEA directive is transposed (made) into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. Guidance on the implementation of the 2004 Regulations and the Planning and Compulsory Purchase Act is set out in the ODPM's Practical Guide to the Strategic Environmental Assessment Directive (September 2005) and Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005) respectively. These guidance documents set out a similar methodology to be used in the preparation of both SAs and SEAs. It is common practice that SAs incorporate an SEA. The government guidance on SA incorporates the requirements of the SEA Directive within the SA process. In the case of the Masterplan, all reference to SA should be understood as referring to both the SA and SEA process. The components of the SA and its relationship to the information required within the SEA report is set out below.

#### **Components of the SA Report which make up the Environmental Report for the purposes of the Strategic Environmental Assessment**

- Outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes: Section 1 and 3
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme: Section 5
- The environmental characteristics of areas likely to be significantly affected : Section 5
- Any existing environmental problems which are relevant to the plan or programme: Section 3
- The environmental protection objectives which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation; Section 3, Appendix 5
- The likely significant effects on the environment: Section 6, Appendix 5
- The measures envisaged to prevent, reduce and offset any significant adverse effects on the environment of implementing the plan or programme: Section 6
- An outline of the reasons for selecting the alternatives dealt with: Appendix 5
- A description of how the assessment was undertaken including any difficulties encountered in compiling the required information: Section 2, Appendix 5
- A description of measures envisaged concerning monitoring: Section 6
- A non-technical summary of the information provided under the above: Summary

## APPENDIX 2

### FEEDBACK ON SCOPING REPORT RECEIVED FROM STATUTORY CONSULTEES WITH OFFICERS RESPONSE

Organisation	Comment on scoping report	Officer response
Environment Agency	<p><u>Flood Risk</u></p> <p>We consider that the policies, plans, programmes, strategies that have been reviewed are appropriate and we agree with the conclusions that have been drawn. We would expect the baseline information to include these additional points:</p> <ul style="list-style-type: none"> <li>• PPS25: Development and Flood Risk</li> <li>• The Mayor’s London Plan. Specifically, Policy 4A.14 Sustainable Drainage</li> <li>• The relevant Thames Catchment Flood Management Plan</li> </ul> <p>Our main policy recommendation is that Greenfield runoff rates should be achieved on all developments over 1 hectare in size, through the use of Sustainable Drainage Systems (SUDS). In the table in Section 5, under Flood Risk, it would be appropriate to include “<i>to promote the use of SUDS and achieve Greenfield runoff rates on all sites over 1ha</i>” as a sustainability objective.</p> <p>In section 6, we would recommend a measure of sites achieving Greenfield runoff rates to be included as a success indicator.</p> <p>In Appendix 4, the document states that the target for SUDS is yet to be established. In line with current policy, SUDS should be promoted on all developments and a target should also be to achieve Greenfield runoff rates on all sites over 1ha in size. We support the flood risk objectives set out in the document, but would encourage more of an emphasis on the use of sustainable drainage and the requirement for Greenfield runoff rates.</p>	<p>PPS25: Development and Flood Risk, The London Plan and the Thames Region Catchment, and Thames River Basin, Management Plan are referred to in Appendix 3 of the SA: Review of relevant plans, strategies and programmes.</p> <p>This has been added as a sustainability objective under flood risk in the table in section 6.</p> <p>This has been added as an indicator for Flood Risk in the table in section 6. Have added to table as an indicator (% of sites achieving Greenfield runoff rates)</p> <p>We have amended the sustainability appraisal framework to be clearer about SUDs and Greenfield runoff rates- these also now have indicators.</p>

	<p><u>Contaminated Land</u></p> <p>We welcome the inclusion of PPS23 and CLR11 in Appendix 4 but now that the Thames River Basin Management Plan has been published (December 2009), some of the water quality issues may need to be updated.</p> <p>Sustainable remediation should be encouraged at the earliest design stage as well as at the Remedial Appraisal Options stage. We would encourage the inclusion of land quality and groundwater resource or groundwater quality within the sustainability issues and objectives table. We have published a baseline report for the groundwater quality in London which may be useful with respect to baseline conditions. Parts of the proposed area are located on the Secondary Aquifer which are probably in hydraulic continuity with the Bounds Green Brook. Some of our policies, which affect the location of certain activities, in the Groundwater Protection: Policy &amp; Practice may apply. E.g. Use of infiltration SUDs through contaminated grounds (P4-11). We suggest that Groundwater protection: Policy and practice (GP3) is referenced within the appendix. (please see attached)</p> <p>We promote the use of sustainable energy e.g. Ground Source heat pumps and CHPs but encourage that customers / uses are identified for the excess heat generated.</p> <p><u>Habitat Creation and Enhancement</u></p> <p>London Rivers Action Plan should be taken into account. This highlights areas in the very near vicinity to development areas as having potential for river restoration including Bounds Green Brook just downstream of the site and Arnos Park just North of the site. The section of the Pymmes Brook which runs through Arnos park has some of the best potential in the whole of London for restoration (it came 2nd to Mayes Park in a scoping exercise</p>	<p>We have reviewed the Management Plan.</p> <p>We have included groundwater quality as a sustainability issue in the SA framework table.</p> <p>Noted</p> <p>London Rivers Action Plan (2009) added to table of plans, programmes and strategies in Appendix 3. The masterplan identifies the potential to deculvert Bounds Green Brook and also the proximity of Pymmes Brook.</p>
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	<p>for a London Climate Change Park and recently was voted 7th in the Mayors Park fund although didn't get funding as two others in the area where ranked higher). The development of this area should include restoration of these rivers and parks, moreover the development should also include the deculverting and restoration of the Bounds Green Brook which runs underground through the southern tip of the site. This should be added to the London Rivers Action Plan, please encourage consultants and applicants to discuss this and all of the above aspects us as the proposals move forward.</p> <p>Open Space and Biodiversity - should include PPS9, Local, Regional and National BAP's as well as London Rivers Action Plan. Length of river restored could also be an indicator to be considered.</p> <p>We are due to be undertaking a Flood Risk Management Strategy for the Pymmes Brook (and associated tributaries) next financial year, this may highlight potential for integration with the masterplan.</p> <p><u>Water Resources</u></p> <p>Section 4: The baseline information section on water resources only considers the Bounds Green Brook. Information on public water supply for this area is missing. The Water supplies for this area are provided by Thames Water. The vast majority of the water which supplies this area is pumped from points on the River Thames and points on the River Lee. Our water resources assessments (see the London CAMS and the Thames CAMS - <a href="http://www.environment-agency.gov.uk/CAMS">www.environment-agency.gov.uk/CAMS</a>) for both these points show that these rivers are over-abstracted (which means we are concerned that the amount of water being abstracted for public water supplies is damaging the environment). This information should be included in the water resources section.</p>	<p>We have made sure that references are made to these documents in Appendix 3. We have also included an indicator on river restoration under the Open Space and Biodiversity sustainability issue</p> <p>Noted.</p> <p>This information has been added to the baseline data section.</p>
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	<p>Section 5: The water resources section in the sustainability issues and objectives table does not consider the impact of supplying water to the New Southgate Area. The Rivers that supply this area were assessed as being over-abstracted. We recommend a sustainability objective to improve water efficiency in the area so that less water will need to be abstracted from these rivers. the evidence to support this is provided in the London CAMS and Thames CAMS documents, however we will be happy to provide further evidence if required.</p> <p>Section 6: Additional measures that could be included to measure success in improving water efficiency (reducing the demand for water) - per capita consumption figures for the area (these would need to be requested from Thames Water). % of new houses built to achieve a good standard of water efficiency (105litres per head per day or less).</p>	<p>We have added a sustainability objective on improving water efficiency so that less water needs to be taken from the River Thames and Lee.</p> <p>These indicators have been added to the SA framework.</p>
English Heritage	<p>As a matter of general approach, it is essential that all heritage assets (such as listed buildings, conservation areas, registered historic parks and gardens and scheduled ancient monuments), their setting and the wider historic environment are identified and valued when developing planning policy. This includes consideration of buildings, spaces and other features that may not be statutorily protected, but make an important contribution to the character and distinctiveness of a place. In addition it is essential that the SA demonstrates clearly and robustly that heritage issues have been given due consideration and that the national guidance (PPS1, PPG 15 and 16) has been fully appraised and taken into account. This includes establishing a sound quantitative and qualitative evidence base of the historic environment.</p> <p>On considering the details of the Scoping Report we have the following comments to make:</p>	<p>Noted- we have identified all of the heritage assets in the area (Arnos Grove Underground Station) and Bowes Road Library, Swimming Pool and Clinic). The masterplan also identifies other buildings of interest in the area. Since the Scoping Report was prepared PPG15 and 16 have been replaced by PPS5: Planning and the Historic Environment. We have updated the plan, strategies and programmes table to reflect this change.</p>

	<ul style="list-style-type: none"> <li>• <b>Para 4 Baseline Information</b> It is important to ensure that all aspects of the historic environment are considered. It is noted that there are very few designated heritage assets, but it is not clear whether the archaeological value of the site has been appropriately considered. This needs to be carefully addressed. In addition the baseline evidence should identify any heritage assets that may be sited outside the Masterplan area but which could influence the character of the site, or could be impacted upon by future developments.</li> <li>• <b>Para 5 Sustainability Issues and Objectives</b> The evidence for conservation of the historic environment should be expanded to include PPG15 and PPG16, plus any other evidence held by the Council on the local historic environment. This could include information gathered through the Borough-wide Characterisation Study (2008) or Enfield Heritage Strategy (2008).</li> <li>• <b>Para 6 Sustainability Appraisal Framework</b> The sustainability objective should be amended so that it matches its description elsewhere in the report. For example it makes no reference to the protection and enhancement of heritage assets <u>and their settings</u>. This needs to be addressed. In addition the indicator of percentage of listed buildings at risk should be amended so that it reflects English Heritage's revised approach to monitoring the historic environment. This essentially expands the concept of Listed Buildings at Risk, to Heritage at Risk, which incorporates a wider range of heritage assets, such as conservation areas, scheduled ancient monuments, registered parks and gardens and battlefields. The indicator could be changed to the following: <i>Number of heritage assets including listed</i></li> </ul>	<p>We have reviewed the baseline data on the historic environment and we are confident that the archaeological value of the site and any assets outside of the area have been considered.</p> <p>Noted. We will not be making any further amendments to the scoping report however it is recognised that evidence for the Sustainability Issue and Objective on Conservation of the Historic Environment is supported by these documents mentioned by English Heritage.</p> <p>Noted- we have amended the SA objective on the Historic Environment to reflect this. We have also amended the indicator in relation to listed buildings at risk.</p>
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	<p><u>buildings on the 'Heritage at Risk' register</u></p> <ul style="list-style-type: none"> <li>• Appendix 3 Relevant ~Plans and Programmes The date of the EH/CABE Guidance on Tall Buildings is incorrect. A revised version was published in 2007, which should be now used. We would make specific reference to the need a plan-led approach to tall buildings and the need for detailed urban design analysis when considering the appropriateness of tall buildings. In addition it is noted that the Enfield Characterisation Study (2008) has not been included under local plans. This should be as it provides a useful source of information that can be used to inform change in the New Southgate.</li> <li>• Appendix 4 – Baseline Information for New Southgate As advised on the Sustainability Appraisals Framework the indicator of percentage of listed buildings at risk should be amended so that it reflects English Heritage's revised approach to monitoring the historic environment. This essentially expands the concept of Listed Buildings at Risk, to Heritage at Risk, which incorporates a wider range of heritage assets, such as conservation areas, scheduled ancient monuments, registered parks and gardens and battlefields. As previously advised this could be changed to the following:</li> </ul> <p><u>Number of heritage assets including listed buildings on the 'Heritage at Risk' register</u></p>	<p>We have amended the data in relation to this document. We have added the Enfield Characterisation Study (2008) to the list.</p> <p>We have amended this indicator to reflect the Heritage at Risk register.</p>
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**APPENDIX 3  
RELEVANT PLANS, STRATEGIES AND PROGRAMMES**

Policy or Plan	Summary of objectives and targets
<b>INTERNATIONAL</b>	
Kyoto Protocol to the United Nations framework convention on climate change (1997)	<p>-Limit the emissions of 6 greenhouse gases including: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride.</p> <p>- Reduce greenhouse gas emissions by 5% of 1990 levels by 2008-12</p> <p>- UK has an agreement to reduce emissions by 12.5% below 1990 levels by 2008/12 and a national goal to a 20% reduction in CO2 emissions below 1990 levels by 2010.</p>
Johannesburg Declaration on Sustainable Development (2002)	<p>-Promote the integration of the three components of sustainable development, economic development, social development and environmental protection as interdependent and mutually reinforcing pillars. -Poverty eradication, changing unsustainable patterns of production and consumption and protecting and managing the natural resource base of economic and social development are overarching objectives of, and essential requirements for, sustainable development.</p>
<b>EUROPEAN</b>	
EU Sixth Action Plan (SD Strategy) (2002)	<p>The 6th EAP identifies four priority areas: Climate change, Nature and biodiversity, Environment and health, Natural resources and waste. The 6th EAP promotes full integration of environmental protection requirements into all Community policies and actions and provides the environmental component of the community's strategy for sustainable development. The link is made between environment and European objectives for growth, competitiveness and employment.</p>
Council Directive 79/409/EEC on conservation of wild birds	<p>The long term protection and conservation of all bird species naturally living in the wild within the European territory of the Member States (except Greenland).</p>
Council Directive 92/43/EEC on conservation of natural habitats and of wild fauna and flora	<p>Conserve fauna and flora and natural habitats of EU importance. Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats</p>
EU Water Framework Directive (2000/60/EC)	<p>The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater. All inland and coastal waters to reach good ecological status by 2015. Indicates the importance of applying and developing SUDS policy.</p>
EU Directive 2002/91/EC on	<p>The objective of this Directive is to promote the</p>

the energy performance of buildings	improvement of the energy performance of buildings within the Community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness considering; This Directive lays down requirements as regards: (a) the general framework for the energy performance of buildings; (b) the application of minimum requirements on the energy performance of new buildings; (c) the application of minimum requirements on the energy performance of large existing buildings that are subject to major renovation; (d) energy certification of buildings; and (e) regular inspection of boilers and of air-conditioning systems in buildings and in addition an assessment of the heating installations in which boilers are more than 15 years old.
Air Quality Framework Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)	Objective is to improve air quality through out Europe by monitoring certain pollutants and set alert thresholds for specific pollutants. The Framework Directive was followed by daughter directives, which set the numerical limit values, or in the case of ozone, target values for each of the identified pollutants. The daughter directives are to harmonise monitoring strategies, measuring methods, calibration and quality assessment methods to arrive at comparable measurements throughout the EU and to provide for good public information
European Spatial Development Strategy	<ul style="list-style-type: none"> <li>-Limit climate change and increase the use of clean energy</li> <li>-Address threats to public health</li> <li>-Manage natural resources more responsibly</li> <li>-Improve the transport system and land use management</li> <li>-Combat poverty and social exclusion and deal with the economic and social implications of ageing society</li> </ul>
European Landscape Convention (ratified by the UK government in 2006)	The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape, and is dedicated exclusively to the protection, management and planning of all landscapes in Europe. The ELC was signed by the UK government on 24 February 2006, ratified on the 21 November 2006, and became binding on 1 March 2007. The convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of 39 landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.
European transport policy for	In keeping with the sustainable development strategy

2010: time to decide (EC, 2001)	adopted by the European Council in Gothenburg in June 2001, the Commission proposes some 60 measures aimed at developing a European transport system capable of shifting the balance between modes of transport, revitalising the railways, promoting transport by sea and inland waterways and controlling the growth in air transport
European Directive 2003/30/EC on the promotion of the use of biofuels or other renewable fuels for transport,	Objective to promote the use of bio-fuels or other renewable fuels to replace diesel or petrol for transport purposes in each Member State, with a view to contributing to objectives such as meeting climate change commitments, environmentally friendly security of supply and promoting renewable energy sources
Waste Framework Directive 75/442/EEC Landfill Directive (99/31/WC)	-To set up a system for the co-ordinated management of waste within the European Community in order to limit waste production. -Member states must promote the prevention, recycling and conversion of wastes with a view to their reuse.
The Water Framework Directive (2000) Put into UK law (transposed) in 2003.	The Water Framework Directive (WFD) is the most substantial piece of EC water legislation to date and is designed to improve and integrate the way water bodies are managed throughout Europe. Member States must aim to reach good chemical and ecological status in inland and coastal waters by 2015.
<b>NATIONAL</b>	
PPS 1: Delivering Sustainable Development (2005)	PPS1 sets out the Government's vision for planning. The main aims are promoting regeneration, regional, sub-regional and local economies, healthy, safe and crime free places, encouraging land to come forward for development, giving priority to ensuring access for all to jobs, health, education, shops, leisure and community facilities. putting developments that attract a large number of people, promoting more efficient use of land with higher densities and reducing the need to travel. This requires policies to achieve this.
Planning and Climate Change: Supplement to PPS1	To deliver sustainable development, and in doing so a full and appropriate response on climate change, regional planning bodies and all planning authorities should prepare, and manage the delivery of, spatial strategies that: -Make a full contribution to delivering Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability; -In providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions; -Deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car;

	<p>-Secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion;</p> <p>-Conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change;</p> <p>-Reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and</p> <p>-Respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change.</p>
PPS 3: Housing (2006)	<p>PPS3 sets out the national planning policy framework for delivering the Government’s housing objectives.</p> <p>- High quality housing that is well-designed and built to a high standard.</p> <p>– A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.</p> <p>– A sufficient quantity of housing taking into account need and demand and seeking to improve choice.</p> <p>– Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.</p> <p>– A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate.</p>
PPS4: Economic Growth (2009)	<p>The PPS sets out how planning bodies should, in the wider context of delivering sustainable development, positively plan for sustainable economic growth and respond to the challenges of the global economy, in their plan policies and planning decisions.</p>
PPS5: Planning for the Historic Environment (2010)	<p>Set out the Government’s approach to the historic environment including:</p> <ul style="list-style-type: none"> <li>- Protection and enhancement of heritage assets and their settings</li> <li>- the positive contribution of heritage assets to local character and sense of place is recognised and valued; and</li> <li>- consideration of the historic environment is integrated into planning policies, promoting place-shaping.</li> </ul>
PPS 9: Biodiversity and Geological Conservation (2005)	<p>PPS 9 sets out that planning, construction, development and regeneration should have the least impacts on biodiversity and they should improve it wherever possible. The objectives are to:</p> <p>-Sustain, maintain, restore and enhance biodiversity and environmental resources.</p> <p>-Ensure appropriate assessment is made to protected sites of biological importance.</p>

	-To accommodate biodiversity within new development, recognising the link between nature conservation and a sense of well-being in the community.
PPS 10: Planning for Waste Management (2005)	PPS 10 helps implement national waste strategy and provides a framework which allows sufficient for provision waste facilities to meet the needs of the whole community. This aims to reduce waste by making sure re-use/recycling facilities are in new developments, and to manage waste as near as possible to its place of production because transporting waste itself has an environmental impact.
PPS 12: Local Spatial Planning (2008)	PPS12 explains what local spatial planning is, and how it benefits communities. It also sets out what the key ingredients of local spatial plans are and the key government policies on how they should be prepared. It should be taken into account by local planning authorities in preparing development plan documents and other local development documents.
PPG 13: Transport (2001)	PPG 13 aims to integrate transport and planning by promoting more transport choices to jobs, shopping, leisure facilities and services by public transport, cycling and walking and reducing the need to travel, especially by car. It requires developments that have a large number of trips to be in town centres close to major public transport, to use parking policies to reduce car use, to take the needs of disabled people into account and to improve design, to reduce crime and improve community safety.
PPG 17: Planning for Open Space, Sport and Recreation (2002)	PPG 17 sets local standards for open space, including both extra provision requirements and standards for existing facilities. -Maintain an adequate supply of Open Space by protecting existing facilities (including playing fields), using development opportunities to improve open space and associated facilities, prevent the loss of quality of open space, better management of open space. -New open space should taken into account; accessibility, contribute to town centre vitality, improve the quality of public realm, provision of open space in commercial areas, safety, meet regeneration needs, social inclusion and needs of tourists. -Use planning obligations to alleviate local deficiencies; particularly where quality and/ or quantity is threatened and where local needs are increasing through additions to housing stock.
PPS 22: Renewable Energy (2004)	PPS 22 sets out objectives to reduce carbon dioxide emissions by 60% by 2050, and to keep reliable and efficient energy supplies. The development of renewable energy sources needs to be linked to improvements in energy efficiency. Local planning authorities should adhere to a set of key principles in

	their approach to planning for renewable energy.
PPS 23: Planning and Pollution Control (2004)	PPS 23 is intended to complement the pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000. PPS 23 works towards minimising the levels of pollution caused by development. The guidance states that LDDs should set out the criteria against which applications for potentially polluting developments will be considered.
PPG 24: Planning and Noise (1994)	PPG24 guides local authorities on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise. It also advises on the use of conditions to minimise the impact of noise.
PPS 25: Development and Flood Risk (2006)	<p>PPS25 sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall. The following needs to be taken into account;</p> <p><b>Appraising Risk</b></p> <ul style="list-style-type: none"> <li>• identifying land at risk and the degree of risk of flooding from river, sea and other sources in their areas;</li> <li>• preparing Regional Flood Risk Appraisals (RFRAs) or Strategic Flood Risk Assessments (SFRAs) as appropriate, as free-standing assessments that contribute to the Sustainability Appraisal.</li> </ul> <p><b>Managing risk</b></p> <ul style="list-style-type: none"> <li>• framing policies for the location of development which avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change;</li> <li>• only permitting development in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding;</li> </ul> <p><b>Reducing risk</b></p> <ul style="list-style-type: none"> <li>• safeguarding land from development that is required for current and future flood management</li> <li>• reducing flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS);</li> <li>• using opportunities offered by new development to reduce the causes and impacts of flooding e.g. surface water management plans; making the most of the benefits of green infrastructure for flood storage, conveyance and SUDS; re-creating functional</li> </ul>

	floodplain; and setting back defences.
Planning Circular 01/06 (ODPM): Planning for Gypsy and Traveller Caravan Sites (2006)	This circular provides updated guidance on the planning aspects of finding sites for Gypsies and Travellers and how local authorities and Gypsies and Travellers can work together to achieve that aim.
Biodiversity – The UK Action Plan (1994)	The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources. The first lists of Priority Species and Habitats were published by Government in 1995 as part of the UK Biodiversity Action Plan (UK BAP). They included over 300 species of which 11 were butterflies and 53 were moths.
Department for Transport 10 Year Transport Plan (2000)	This sets out a vision for the UK of how transport should be; it provides detailed analysis of historic and predicted use of different types of transport statistics and sets out spending priorities and investment plans for UK transport over the 10 years. The main aims are to tackle congestion and pollution by improving all types of transport - rail and road; public and private - in ways that increase choice. This is called integrated transport: looking at transport as a whole matching solutions to problems by assessing all the options. To do this the government thinks that the public and private sectors need to work more closely together to boost investment. New projects that do this should make transport better; safer; cleaner and quicker.
By Design – Urban design in the planning system: towards better practice. DETR / CABE (2000)	The aim of this guide is to promote high standards in urban design. The central message is that careful assessments of places, well-drafted policies, well-designed proposals, robust decision-making and a collaborative approach are needed if better places are to be created.
Urban White Paper 2001	This aims to stop urban decline by linking up initiatives on housing, planning, education, transport and law and order issues. The ways to do this are good design, improving prosperity, providing good services and helping people to get involved in their communities.
England Biodiversity (2002)	England Biodiversity Strategy was published in 2002. It brings together England's key contributions to achieving the 2010 target to halt biodiversity loss. It also seeks to make biodiversity part of mainstream thinking and emphasises that healthy, thriving and diverse ecosystems are essential to everybody's quality of life and wellbeing. The Strategy has five themes: Protecting the best wildlife sites. Promoting the recovery of declining species and habitats. Embedding biodiversity in all sectors of policy and decision making.

	<p>Enthusing people Developing the evidence base. An important aim of the strategy is to deliver the UK Biodiversity Action Plan in England, and a measure of success of conserving England's biodiversity is how the status of priority species and habitats is changing</p>
Communities Plan - Sustainable Communities: Building for the Future (2003)	<p>This aims to tackle housing supply in the South East, to improve poor housing quality, low demand in other parts of the country and the quality of public spaces and the local environment.</p>
Guidance on Tall Buildings CABA and English Heritage (2007)	<p>The aim is to 'ensure that tall buildings are properly planned' Including the need for a plan-led approach to tall buildings and the need for detailed urban design analysis when considering the appropriateness of tall buildings. The document is for use as a basis for assessment for specific local projects in local policy and guidance preparation. The most important issues are making sure that tall buildings of high architectural quality, that they have a positive impact on the environment and area, and that they are supported by services, transport etc.</p>
Securing the Future – UK Sustainable Development Strategy (2005)	<p>This is the most important document for sustainability in the United Kingdom and sets out the national framework based on 4 themes:</p> <ul style="list-style-type: none"> <li>• social progress which recognises the needs of everyone;</li> <li>• effective protection of the environment;</li> <li>• prudent use of natural resources; and</li> <li>• maintenance of high and stable levels of economic growth and employment.</li> </ul> <p>It sets out the following ten guiding principles that set out the main issues that should be followed:</p> <ul style="list-style-type: none"> <li>• putting people at the centre;</li> <li>• taking a long term perspective;</li> <li>• taking account of costs and benefits;</li> <li>• creating an open and supportive economic system;</li> <li>• combating poverty and social exclusion;</li> <li>• respecting environmental limits;</li> <li>• the precautionary principle;</li> <li>• using scientific knowledge;</li> <li>• transparency: information; participation and access to justice;</li> <li>• making the polluter pay.</li> </ul>
The UK Climate Change Programme (2006)	<p>This Climate Change Programme seeks to ensure that the UK can make real progress by 2020 towards the long-term goal to reduce carbon dioxide emissions by 60 percent by 2050. The package of existing and new policy measures in the Programme are projected to reduce carbon dioxide emissions to 15-18 per cent below 1990 levels – the new measures saving 12 million tonnes of carbon by 2010.</p>
Air Quality Strategy (2007)	<p>The Strategy: sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a</p>

	new policy framework for tackling fine particles; identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.
Waste Strategy (2007)	<p>This new strategy builds on Waste Strategy 2000 (WS2000) and the progress since then but aims for greater ambition by addressing the key challenges for the future through additional steps. The Government's key objectives are to:</p> <ul style="list-style-type: none"> <li>• decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use;</li> <li>• meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020;</li> <li>• increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste;</li> <li>• secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and</li> <li>• get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.</li> </ul>
Future Water: The Government's Water Strategy for England (2008)	<p>The overarching aim of the new Water Strategy is: To improve standards of service and quality, through sustainable water management, whilst achieving a balance between environmental impacts, water quality of surface and ground waters, supply and demand, and social and economic effects. The intermediate outcomes are:</p> <ul style="list-style-type: none"> <li>• No deterioration in water quality in the environment, aiming for improvement to good ecological status by 2015, and improved biodiversity and ecology with increased value from sustainable recreation</li> <li>• Climate change mitigation and adaptation</li> <li>• Sustainable use of water resources with no essential supply interruptions during drought</li> <li>• High levels of drinking water quality</li> <li>• Fair, affordable and cost-reflective charges</li> </ul>
Sustainable Construction Strategy (2007)	<p>This Strategy is aimed at providing clarity around the existing policy framework and signalling the future direction of Government policy. It aims to realise the shared vision of sustainable construction by:</p> <ul style="list-style-type: none"> <li>Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability;</li> <li>Setting and committing to higher standards to help achieve sustainability in specific areas;</li> <li>Making specific commitments by industry and Government to take the sustainable construction agenda forward</li> </ul>

Energy White Paper (2007)	The White Paper sets out the Government's international and domestic energy strategy to respond to these changing circumstances, address the long term energy challenges we face and deliver our four energy policy goals to put ourselves on a path to cutting CO2 emissions by some 60% by about 2050, with real progress by 2020; to maintain the reliability of energy supplies; to promote competitive markets in the UK and beyond; to ensure that every home is adequately and affordably heated. To deliver the Strategy, Government and industry have devised a set of overarching targets related to the 'ends' and 'means' of sustainable construction. The 'ends' relate directly to sustainability issues, such as climate change and biodiversity; the 'means' describe processes to help achieve the 'ends'.
UK Sustainable Procurement Action Plan (2007)	The Government launched a package of actions to deliver the step change needed to ensure that supply chains and public services will be increasingly low carbon, low waste and water efficient, respect biodiversity and deliver wider sustainable development goals. The Action Plan puts in place clear lines of accountabilities and reporting, and develops plans to raise the standards and status of procurement practice in Government which will strengthen delivery of these targets.
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	This document contains policies and guidance for the sustainable management of the historic environment. This includes historic buildings, areas and their setting; archaeology; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the areas local distinctiveness. The document is used when considering heritage values, how to assess their significance and manage successful change in the historic environment
Department of Health: Next Step Review: High Quality Care for All (2008)	High Quality Care For All sets a new foundation for a health service that empowers staff and gives patients choice. It ensures that health care will be personalised and fair, include the most effective treatments within a safe system, and help patients to stay healthy.
Health inequalities: progress and next steps (2008)	This document outlines the Government's approach to hit the 2010 health inequalities Public Service Agreement targets, assessing what has and has not worked, and setting the direction of travel beyond 2010.
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)	This cross-government strategy is the first step in a sustained programme to support people to maintain a healthy weight. It will be followed by a public annual report that assesses progress, looks at the latest evidence and trends, and makes recommendations for further action.

<p>Model Procedures for the Management of Contaminated Land- Environment Agency.</p>	<p>The Model Procedures for the Management of Land Contamination, CLR 11, have been developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination. The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.</p>
<p>The Code for Sustainable Homes: Setting the standard in sustainability for new homes (2008)</p>	<p>The Code for Sustainable Homes (the Code) was introduced to improve the overall sustainability of new homes by setting a single national standard within which the home building industry can design and construct homes to higher environmental standards and offers a tool for developers to differentiate themselves within the market. The Code also gives new homebuyers better information about the environmental impact of their new home and its potential running costs.</p>
<p>BREEAM (Building Research Establishment Environmental Assessment Method) (2008)</p>	<p>BREEAM addresses wide-ranging environmental and sustainability issues and enables developers and designers to prove the environmental credentials of their buildings. It:</p> <ul style="list-style-type: none"> <li>-uses a straightforward scoring system that is transparent, easy to understand and supported by evidence-based research</li> <li>-has a positive influence on the design, construction and management of buildings</li> <li>-sets and maintains a robust technical standard with rigorous quality assurance and certification.</li> </ul>
<p><b>LONDON</b></p>	
<p>The Draft London Plan (October 2009)</p>	<p>The Mayor's six objectives for the new London Plan are to ensure that London is:</p> <ol style="list-style-type: none"> <li>1. A city that meets the challenges of economic and population growth to ensure a sustainable, good and improving quality of life for all Londoners and helps tackle the huge inequalities among Londoners, including inequality in health.</li> <li>2. A globally competitive and successful city with a strong and diverse economy and an entrepreneurial spirit that benefits all Londoners and all parts of London. A city at the leading edge of innovation and research that makes the most of its rich heritage and cultural resources.</li> <li>3. A diverse, strong and accessible city to which Londoners feel attached, that give all its residents, workers, visitors and students a chance to realise and express their potential and a high quality environment in which to enjoy, live together and thrive.</li> <li>4. A city that delights the senses and takes care</li> </ol>

	<p>of its buildings and streets, with the best of modern architecture while making the most of its built heritage. A place that gets the best out of its wealth of open and green spaces and waterways, realising its potential for improving Londoners' health, welfare and development.</p> <p>5. A world leader in improving the environment locally and globally, at the forefront of policies to tackle climate change, reduce pollution, develop a low carbon economy and consume fewer resources and use them more effectively.</p> <p>6. A city where everyone can access jobs, opportunities and facilities with an efficient and effective transport system that actively encourages walking and cycling and makes better use of the Thames, and supports all the objectives of this plan.</p>
<p>The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2004 (2008)</p>	<p>The London Plan sets out the vision and a Spatial Development Strategy for London for the next 15-20 years. Three key themes</p> <ol style="list-style-type: none"> <li>1. health of Londoners</li> <li>2. equality of opportunity</li> <li>3. Contribute to sustainable development.</li> </ol> <p>And six key objectives which are;</p> <ol style="list-style-type: none"> <li>1. To accommodate London's growth within its boundaries without encroaching on open spaces.</li> <li>2. To make London a better city for people to live in.</li> <li>3. To make London a more prosperous city with strong and diverse economic growth.</li> <li>4. To promote social inclusion and tackle deprivation and discrimination.</li> <li>5. To improve London's accessibility.</li> <li>6. To make London a more attractive, well-designed and green city.</li> </ol>
<p>A Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)</p>	<p>This Framework has been developed by the London Sustainable Development Commission, appointed by the Mayor in May 2002 to advise on sustainability issues in the capital. It is the first Sustainable Development Framework for London. It sets out a Vision for the capital and a set of objectives to guide decision making. The Framework should be used to:</p> <ul style="list-style-type: none"> <li>-provide the context for policy development and decision-making;</li> <li>-undertake sustainability appraisals of projects, plans and strategies;</li> <li>-monitor progress towards a more sustainable city.</li> </ul>
<p>London Biodiversity Action Plan</p>	<p>The London Biodiversity Action Plan is coordinated by the London Biodiversity Partnership. The London Biodiversity Partnership. The Partnership consists of a</p>

	number of organisations including a number of the London Boroughs (including Enfield), statutory bodies, NGO's and private landowners. The London BAP lists 14 habitats and 25 species. It includes all UK BAP habitats found in London and all UK BAP priority species with known native or long-established naturalised populations in Greater London.
Sustainable Communities Plan for London: Building for the Future (2003)	This document is part of a national programme of action setting out how the Government intends to achieve sustainable communities in London. The main challenges for London are to accommodate growth and to reduce poverty and deprivation. To do this, the main aims are for more and better-designed and affordable homes, including homes for key workers. To improve public transport and other infrastructure to support the development of new and growing communities; to raise education standards and skill levels across the capital; to tackle crime, antisocial behaviour and the fear of crime
Sustaining Success: The Mayor's Economic Development Strategy (2004)	The Economic development Strategy objectives are to; <ul style="list-style-type: none"> <li>• Support the delivery of the London Plan, to promote sustainable growth and economic development.</li> <li>• Deliver an improved and effective infrastructure to support London's future growth and development.</li> <li>• Deliver healthy, sustainable, high quality communities and urban environments.</li> <li>• Tackle barriers to employment.</li> <li>• Reduce disparities in labour market outcome between groups.</li> <li>• Address the impacts of concentrations of disadvantage,.</li> <li>• Address barriers to enterprise start-up, growth and competitiveness.</li> <li>• Maintain London's position as a key enterprise and trading location.</li> <li>• Improve the skills of the workforce.</li> <li>• Maximise the productivity and innovation potential of London's enterprises.</li> <li>• Ensure a coherent approach to marketing and promoting London.</li> <li>• Co-ordinate effective marketing and promotion activities across London.</li> <li>• Maintain and develop London as a top International destination and principal UK gateway for visitors, tourism and investment.</li> <li>• Work in partnership to deliver this action plan.</li> </ul>
London: Cultural Capital – Realising the potential of a world class city. The Mayor's Culture Strategy (2004)	The main aims are to improve London as a world-class city of culture, creativity, access to culture and to make sure that Londoners get the best out of the cultural resources.
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)	The majors BAP sets out a number of policies which are; <ul style="list-style-type: none"> <li>• The Mayor will work with partners to protect, manage</li> </ul>

	<p>and enhance London's biodiversity.</p> <ul style="list-style-type: none"> <li>• The Mayor recognises the unique role of the River Thames in London's history and in the lives of Londoners, and its value for transport, recreation, biodiversity and archaeology. In recognition of their importance, the Mayor has set up the concept of a Blue Ribbon Network for the Thames and London's waterways and the land alongside them.</li> <li>• This will establish principles concerning the use and management of the water and land beside it.</li> <li>• The Mayor will encourage and promote the management, enhancement and creation of green space for biodiversity, and promote public access and appreciation of nature.</li> <li>• The Mayor will promote the conservation and enhancement of London's farmland biodiversity.</li> <li>• The Mayor will seek to ensure that opportunities are taken to green the built environment within development proposals and to use open spaces in ecologically sensitive ways. This is particularly important in areas deficient in open spaces and in areas of regeneration.</li> <li>• The Mayor will promote local opportunities for regular direct contact with the natural world, through a variety of types of open space (such as allotments, community and cultural gardens, school grounds, environmental education centres and city farms, as well as informal wildlife areas).</li> <li>• The Mayor will promote environmental education, participation and training for all ages and across all sectors of London's society.</li> <li>• London's many species, and the landscapes where they are found, should be celebrated and promoted.</li> <li>• The Mayor supports the establishment and maintenance of partnerships at London wide and local levels to produce and implement Biodiversity Action Plans.</li> <li>• The Mayor will promote the reputation of London as a world centre of excellence for biodiversity conservation, working with London's world class organisations for greater influence globally and to learn from exemplary experience at home and abroad.</li> <li>• The Mayor will encourage the business community to play a major role in implementing the programme for conserving London's biodiversity.</li> <li>• The Mayor will encourage practices, and support existing effective initiatives, that reduce London's impact on biodiversity elsewhere.</li> <li>• The Mayor is committed to increasing the funding for biodiversity projects in London, and wishes to ensure that major new development projects include provision for biodiversity.</li> <li>• Progress in conserving London's biodiversity should be measured with particular reference to the status of important species and habitats, and progress on</li> </ul>
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	proposed actions or targets.
Sounder City: The Mayors Ambient Noise Strategy (2004)	<p>The aim of the Mayor's ambient noise strategy is a practical one – to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practices and technology within a sustainable development framework.</p> <p>Three key issues are:</p> <ol style="list-style-type: none"> <li>1. Securing good noise reducing road surfaces</li> <li>2. Securing a night aircraft ban across London</li> <li>3. Reducing noise through better planning and design of new housing</li> </ol>
Cleaning London's Air, The Mayor's Air Quality Strategy (2002)	<p>The Mayors aim is to minimise the adverse effects of air pollution on human health and to improve air quality to a level that everyone can enjoy, making London a more pleasant place in which to live, work and to visit. Key areas of work set out in the mayors Air Quality Strategy are;</p> <ul style="list-style-type: none"> <li>• Reducing pollution from road traffic by reducing the amount of traffic and reducing emissions from individual vehicles</li> <li>• Grants for cleaner vehicles</li> <li>• Reducing emissions from air travel</li> <li>• Sustainable buildings</li> <li>• Reducing pollution from industry and construction</li> </ul>
Green Light to Clean Power. The Mayor's Energy Strategy (2004)	<p>The Strategy's specific aims are:</p> <ul style="list-style-type: none"> <li>• Reducing London's contribution to climate change by minimising emissions of carbon dioxide from all sectors (commercial, domestic, industrial and transport) through energy efficiency, combined heat and power, renewable energy and hydrogen.</li> <li>• Helping to eradicate fuel poverty by giving Londoners, particularly the most vulnerable groups, access to affordable warmth.</li> <li>• Contributing to London's economy by increasing job opportunities and innovation in delivering sustainable energy, and improving London's housing and other building stock.</li> </ul> <p>The aim is to change energy provision and use by 2050 with a key target of CO2 emissions reductions of more than 60% of those in 2000. The ways to achieve this are to reduce carbon dioxide emissions through energy efficiency, renewable energy, using less energy and preventing fuel poverty where people cannot afford energy.</p>
Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)	<p>The Mayor's Municipal Waste Management Strategy sets out a number of policies and proposals to improve waste management in London including:</p> <ul style="list-style-type: none"> <li>• Ensuring that waste authorities look at maximising waste reduction, recycling and composting before considering energy recovery and disposal. Developing a 'Waste Reduction and Reuse Programme' for London.</li> </ul>

	<ul style="list-style-type: none"> <li>• Aiming to exceed the recycling and composting targets set by the Government for London’s waste authorities.</li> <li>• Increasing recycling collections by waste authorities, with collections to be introduced wherever possible, and more types of materials to be collected including waste for composting.</li> <li>• Increasing bottle banks and recycling banks for other materials, so that everyone is close to facilities for recycling.</li> <li>• Increasing recycling facilities, with Civic Amenity sites turned into ‘Reuse and Recycling Centres’, making it easier for people to recycle a much wider range of things, including furniture, household goods, and green garden waste.</li> <li>• Encouraging new business ideas for recycling and looking at ways to increase the amount of products made from recycled material.</li> <li>• Planning for new and improved waste and recycling facilities in London.</li> <li>• Improving public awareness of waste issues including the need to reduce, reuse, recycle, and compost waste and also to buy recycled goods.</li> </ul>
<p>Accessible London: Achieving an Inclusive Environment. Mayor’s Supplementary Planning Guidance (2004)</p>	<p>This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people.</p>
<p>Industrial Capacity Mayor’s Supplementary Planning Guidance (2003)</p>	<p>The importance of integrating transport and industrial development is recognised in this document, with particular reference to improving linkages between rail connectivity and major distribution locations. It also provides guidance for freight requirements for Storage and Distribution functions.</p>
<p>Providing for Children and Young People’s Play and Informal Recreation. Mayor’s Supplementary Planning Guidance (2008)</p>	<p>This SPG aims to help those involved in planning local neighbourhoods to engage with young Londoners to deliver real improvements in the quality of play spaces. The Mayor wants to see a child-friendly London with inclusive, accessible, and safe play spaces that allow all young Londoners to engage in fun, positive, and healthy play and recreation in their own communities and throughout London.</p>
<p>Planning for Equality and Diversity in London. Mayor’s Supplementary Planning Guidance (2007)</p>	<p>This SPG:</p> <ul style="list-style-type: none"> <li>• provides guidance to boroughs, partners and developers on the implementation of policies in the London Plan which relate to equalities issues and addressing the needs of London’s diverse communities;</li> <li>• sets out some of the tools for promoting equality and diversity in planning processes;</li> <li>• highlights the spatial impacts of wider socio-economic issues such as poverty and discrimination in the planning context;</li> <li>• sets out overarching principles and the key spatial issues for planning for equality; and</li> </ul>

	<ul style="list-style-type: none"> <li>examines in greater detail the spatial needs of London's diverse communities and identifies how spatial planning can be used to try and address these</li> </ul>	
London View Management Framework. Mayor's Supplementary Planning Guidance (2007)	The London View Management Framework SPG provides guidance on the policies in the London Plan for the protection of strategically important views in London. The SPG explains how 26 views designated by the Mayor and listed in the London Plan are to be managed, and replaces the regional guidance in RPG3a (1991) relating to ten strategic views of St Paul's Cathedral and the Palace of Westminster. The same ten views identified in RPG3a, as well as an eleventh view from City Hall to the Tower of London, are now subject to new directions pertaining to 'Protected Vistas' issued by the Secretary of State for Communities and Local Government on 16 May 2007. The London Plan and the SPG represent a more comprehensive approach to managing the designated London views than under RPG3a.	
Land for Transport Functions. Mayor's Supplementary Planning Guidance (2007)	The key aim of this SPG is to ensure that efficient and effective use of land for transport purposes is delivered in order to meet broader sustainability objectives. It provides more detailed guidance to boroughs, developers, operators and landowners on the specific land requirements needed to support different modes of transport. It also suggests how these requirements can be supported in boroughs' UDP/LDF policies.	
London Plan Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006)	London Plan Policy 4B.6 relates to sustainable design and construction and sets the context for this SPG. The SPG provides guidance on the way that the seven measures identified in the policy can be implemented to meet the London Plan objectives and therefore the SPG is structured around these seven factors.	
Housing Supplementary Planning Guidance (2005)	Mayor's Planning	This SPG gives detailed guidance for boroughs on how to develop sites for housing and how to determine housing mix and density for any individual site. It emphasises that new developments should make the most effective and appropriate use of the land available, consistent with the principles of Sustainable Residential Quality.
London Remade Demolition Protocol Report (2005)	This describes how demolition recyclate can be recovered with maximum value and how this can be provided as a high quality recycled material in new builds.	
English Heritage's Heritage at Risk- London 2008	Identifies listed buildings at risk from neglect, decay, under-use or redundancy in London.	
Thames Region Catchment Flood Management Plan	This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. It is based on extensive research into the catchment characteristics of the	

	region and the options available for managing the risk to people, properties and the environment. It takes into account the likely impacts of climate change and the plans for future development.
Thames River Basin Management Plan	The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) by 2009 to promote the concept of sustainable water management. Their aims are: <ul style="list-style-type: none"> <li>· To safeguard the sustainable use of water</li> <li>· To protect and restore the status of aquatic ecosystems</li> <li>· To improve aquatic environments by the reduction of hazardous substances</li> <li>· To reduce groundwater pollution; and</li> <li>· To help mitigate the effects of flood and droughts</li> </ul>
Regional Flood Risk Appraisal	In June 2007 the Mayor published the draft Regional Flood Risk Appraisal (RFRA) for the London Plan, for public consultation. The SFRA examines the nature and implication of flood risk in London and how the risk should be managed.
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007)	Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the likely impact on bills.
Draft Water Resource Management Plan (Thames Water Utilities) 2008	Sets out how demand for water is balanced against the supply over the next 25- year period.
Our Plans for Water (Thames Water Utilities) 2008	A five-year Plan which sets out proposals to maintain and improve services during the period 2010 to 2015.
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008	Thames Water Utilities Ltd. (Thames Water) has developed high-level strategic proposals for sludge management/disposal in our region for the 25 years to 2035. The decision to carry out the strategy development was taken for the following reasons: (1) to provide a broad framework for the specific investment proposals, particularly in the period 2010-2015 for the periodic review of our charges in 2009, and (2) to review the appropriateness of the current strategy (i.e. wherever possible recycle sludge to land) going forward, given the increasing costs and regulatory/other constraints arising from this outlet.
Adapting to Climate Change: A checklist for development (2005)	This guidance on designing developments in a changing climate was published by the Greater London Authority. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance

Living Well in London: The Mayor's draft Health Inequalities Strategy (2008)	The strategy sets out the Mayor's framework to reduce health inequalities in the capital. Key aims of the strategy include encouraging physical activity, supporting long-term investment to reduce poverty, improving access to primary care and NHS services, supporting individuals to make healthier choices and promoting well being in the workplace.
London Rivers Action Plan (2009)	A plan to take help deliver the restoration of rivers and river environments in North and South London. It sets out a plan to bring stretches of river back to life. It identifies river areas for restoration which are near to the masterplan site including Bounds Green Brook and Pymmes Brook.
NHS London: Strategic Plan (2008)	A strategic plan that sets out an ambitious programme of work to deliver high-quality, value for money services.
Healthcare for London: A Framework for Action	Presents a powerful vision of how different healthcare in London could be - safer, more accessible, higher quality – and of how much healthier Londoners could become. Its recommendations include innovation and challenge in equal measure.
Draft Transport Strategy - 2009	Promotes sustainable transport and travel by increasing cycling, reducing emissions, improving accessibility, improving air quality
Draft Economic Development Strategy- 2009	Aims to increase London's economic success by improving skills and encouraging the growth of small and medium sized businesses.
Draft London Plan- 2009	This sets out the Mayor's spatial development strategy for London. Priorities are climate change, housing, economic development, infrastructure to support growth and sustainable transport.
<b>LOCAL</b>	
Enfield's Future: A Sustainable Community Strategy for Enfield 2009-2019	Sets out the vision and strategy for Enfield's future and the tool for delivering the strategy. Key objectives are children and young people, safer and stronger communities, healthier communities, older people, and economic development and enterprise.
Building Futures, Changing Lives: Enfield's Local Area Agreement, 2008-2011	Sets out the action plan and key targets for improving the community.
Enfield's Place Shaping Strategy- 2008	The Council aim to transform New Southgate into "a calm, clean, safe place to live, work and play". They envisage "attractive and safe pedestrian environments, rejuvenated and new residential areas and an accessible network of green spaces". New community facilities and business development opportunities are other major aspirations. The strategy emphasises that place shaping is about more than transforming the physical environment and the masterplan should therefore seek to improve the health and well-being of local communities. Community engagement and capacity building will be important factors to improving New Southgate.
London Borough of Enfield Air	Sets out the key issues in relation to air quality and

Quality Action Plan	targets for improvement.
Putting Enfield First: Improvement and best value performance plan, 2007-2010	This plan shows how we will deliver our corporate strategy Putting Enfield First and sets out our purpose, values, aims and priority objectives for improvement for the next three years (2007–2010). It will guide the work of the Council and shows how we will deliver our vision: “To make Enfield one of the best places to live, work, study and do business”.
Unitary Development Plan-1994	The UDP is the currently adopted statutory development plan for Enfield although this will be superseded by the LDF. The key spatial policy designations are detailed below for information only. The A406 between Bounds Green and Green Lanes is designated in the UDP as a <i>Proposed Highway Improvement</i> , showing support in principle for the concept of increased capacity. New Southgate Industrial Estate is designated as a <i>Primary Industrial Area (PIA)</i> .
North Circular Area Action Plan: Preferred Options report-2008	This will set some of the policies to which the New Southgate Masterplan must adhere. The latest stage of the AAP was published in the <b>Preferred Options report (2008)</b> . The AAP includes an area around the North Circular Road between Telford Road in the west and the junction of Bowes Road and Cherry Blossom Close in the east. In the west it includes the masterplan study area in its entirety. The report notes the high level of neglect suffered by the area over the last 50 years, caused partially by uncertainty about plans for the North Circular Road, which has caused housing blight and many properties to fall into disrepair. The report identifies conceptual schemes for each of the following areas of New Southgate: - Enfield Gateway, - Ladderswood Estate Renewal Zone, - Land adjoining New Southgate station.
Core Strategy: 2010	Sets out the vision for the future development of Enfield and core policies for its delivery. The Core Strategy’s vision for the North Circular AAP area is to create: “ <i>a calm, clean and safe area to live, work and play, incorporating an accessible network of green spaces; attractive and safe pedestrian environments; rejuvenated and new residential neighbourhoods well supported by social infrastructure and community facilities; and vibrant retail areas, providing strong support for a strong and active community.</i> ”
Core Strategy: Infrastructure Plan 2010	Set out a delivery plan for the Core Strategy and key infrastructure priorities for the delivery of new housing and jobs. Community facilities, education and transport infrastructure are important in the New Southgate Area.
North London Joint Waste Strategy- 2008	Sets out the joint approach to waste by North London boroughs. Priorities include reducing waste, the proximity principle in relation to waste management and increasing recycling.

North London Waste Plan: Preferred Options Report, 2009	This sets out the borough's objectives for sustainable waste management including targets and potential sites for new waste facilities.
Enfield Council Housing Strategy 2005-2010	Sets out the Council's approach to its existing housing stock and how it will approach the development of new housing. The key priorities for the plan are to: <ul style="list-style-type: none"> <li>• Maintain and improve the physical condition of the housing stock to the Decent Homes standard,</li> <li>• To maintain and improve the supply of affordable housing, promote best use of stock and ensure the effective allocation of social housing on a basis that is fair and equal.</li> <li>To promote a range of housing opportunities for people who need housing related support and to address the needs of homeless households.</li> <li>• To promote community safety.</li> <li>• To promote the protection of the environment.</li> <li>• To support the economic regeneration of the most deprived parts of Enfield.</li> </ul>
Housing Needs Survey 2005	Details the level of affordable housing need in Enfield. In order to address the existing backlog of affordable housing demand and predicted newly arising need, it would be necessary to provide 3,601 affordable units per year In Enfield for the next five years. The predicted supply over the same period is 685 affordable homes per year, which indicates a shortfall of 2,916 units per year.
Strategic Housing Market Assessment- 2009	Set out the priority housing needs in the borough including for particular groups. There is a need for affordable housing in the borough as well as family homes, housing for elderly people and a need to reduce the amount of people in temporary accommodation.
Strategic Flood Risk Assessment- 2008	Set out the key flood risk areas in the borough. It is a particular issue in the Lee Valley area.
Affordable Housing Viability Study- 2009	Sets out the approach to affordable housing that should be taken in different parts of the borough based on land values.
Enfield Heritage Strategy- 2008	The approach to heritage is to protect and enhance including listed buildings.
Library Strategy: 2007- 2012	The council's approach to libraries is to relocate to town centres where required and appropriate.
Employment Land Study- 2009	Identifies the quantum of employment land in the borough, the employment trends and sets out a suggested approach to the release or safeguarding of employment land. The report states that there may be opportunities for the release of some employment land but this should be done in a managed way. New Southgate Industrial Estate is well occupied but the quality of the buildings is poor. The site will be considered as part of the New Southgate Masterplan.
Town Centres Study- 2009	Identifies the existing town and local centres and provides a healthcheck of each centre. New Southgate and Arnos Grove are identified as local centres.
Parks and Open Spaces Strategy- 2010	Identifies area of open space deficiency in the borough and provides an action plan to address this. New

	Southgate is not in an area of open space deficiency but there are opportunities to enhance existing open spaces.
Council Housing Business Plan 2008-2018	The plan aims for all of Enfield's housing stock to meet the Decent Homes Standard. The plan states that 19.4% of social housing in Enfield fails to meet the standard (2008/9). The aspiration is for all housing to meet the standard by 2013/14 through a series of refurbishments and disposals.
Enfield's Skills and Employment Strategy- 2008-2011	The skills and employment strategy in itself does not set out a comprehensive economic plan for the Borough. Instead, it complements a number of parallel plans which are being developed, notably the Sustainable Community Strategy, the Core Strategy for the Local Development Framework and the "place shaping" strategy for the Borough. Taken together, this hierarchy of plans emphasises that the pressures of increased population and rising demand for housing are leading to significant change. Consequently, the Borough must protect and enhance its environment, safeguard land for social and community uses and tackle social deprivation and inequality.
Ethnic Diversity Research report	Access to services arose as a major concern for ethnic minorities
Enfield Black and Minority Ethnic Housing Strategy	Strategic housing objectives: <ul style="list-style-type: none"> <li>• Developing and maintaining sustainable communities,</li> <li>• Consulting and empowering residents/tenants,</li> <li>• Promoting access to, and maximising the supply of, affordable housing for those in need,</li> <li>• Maintaining and improving housing conditions across all tenures,</li> <li>• Providing efficient, cost effective, high quality services that meet local needs,</li> <li>• Championing equality of opportunity</li> </ul>
Enriching Enfield- Enfield's Cultural Strategy 2005-2008	On a borough level, leisure and cultural activities can help to alleviate a range of social problems and thereby contribute to the general 'health and well-being' of the area. Enfield Council's aspirations: <ul style="list-style-type: none"> <li>• An Enfield where your voice is listened to and your interests are represented locally, in London and beyond,</li> <li>• A green and environmentally friendly Enfield,</li> <li>• An Enfield with excellent, customer-focused services that provide best value,</li> <li>• An Enfield which provides easy access to services and information using modern technology,</li> <li>• An Enfield that values all of its residents and champions equality of opportunity,</li> <li>• An Enfield that supports quality education and promotes learning for all,</li> <li>• A safe and healthy Enfield which supports people who need help,</li> <li>• An Enfield that works with its business community for a successful economy</li> </ul>
Enfield Biodiversity Action Plan	The Enfield Biodiversity Action Plan is a framework that describes the borough's biodiversity, seeks to raise its profile ensuring that not only is it properly valued and that actions or inactions do not harm it, but also that actions wherever possible seek to conserve and enhance it. There are a number of sites of

	importance for nature conservation within 1km of the masterplan area and the site is not classified as being within an area of deficiency.
Enfield's Homelessness Strategy 2003	Enfield faces increasing homelessness presentations, against a background of decreasing lettings to affordable homes. Vacancies arising in Council and Registered Social Landlord stock are insufficient to meet demand, resulting in a high level of dependency on temporary accommodation to house homeless families and a need to make the best use of resources in the private rented sector to tackle homelessness. The review found that homelessness acceptances are increasing at a rate of 55 households per quarter. Over the life of the strategy the number of households in temporary accommodation is estimated to be 3,600 by 2008 taking into consideration current trends.
Public Health Report for Enfield 2005-2006 Enfield Primary Care Trust	Enfield has a young population (largely aged between 15 and 44 years) with a high proportion of the youngest population living in Edmonton Green, Lower Edmonton and Upper Edmonton wards. • Enfield's population is estimated to increase by 7% between 2004 and 2021, with the 5-14, 15-29 and 45-49 age groups experiencing the biggest increases, • Data collected from the 2001 Census showed that 23% of Enfield's residents classified themselves as belonging to Black and Minority Ethnic groups • Life expectancy for females is similar in each locality (average 80 years) whilst it differs by almost 4 years for males between the localities, • Preventable deaths for people with learning difficulties are 4 times higher than for the rest of the population • The mental health needs index (MINI) showed the greatest need for mental health services in the eastern parts of Enfield, • Child poverty has a significant impact in the East and Southeast area of Enfield
Local Health Delivery Plan 2005-2008 Enfield Primary Care Trust	Throughout all age groups women number greater than men, particularly amongst those aged 65 years and over • The south-eastern corner of the Borough is the area with the highest deprivation scores and the majority of ethnic minority groups live in this area of the Borough, • Coronary heart disease is the greatest cause of premature death (deaths in the under 75 year olds) in Enfield Some planned programmes: • Enhanced GP services for depression, • Development of crisis resolution service starting in Edmonton, • Focus on developing diabetes services in Edmonton, • Additional young peoples sexual health clinics at the Town clinic and Edmonton Green Community Health Centre
Promoting Positive futures: Enfield's Children and Young People's Plan 2009-2012	Priorities focused around following themes: • Be Healthy: promoting healthy lifestyles and improving health services for young people, • Stay safe: improving social care, • Enjoy and Achieve: raise achievement all ages, improve access to facilities, •

	<p>Make a positive contribution: help children engage in positive behaviour, • Achieve economic well being: improve childcare, improve housing and work to address child poverty, • Change for children and cross cutting Priorities: ensure interagency cooperation, improve services for children</p>
Stronger and Safer Communities Partnership Plan- 2008-2011	<p>The following areas are identified as strategic priorities for 2008-11: • To further reduce crime and the fear of crime, • To reduce anti-social behaviour and further reduce perceptions of anti-social behaviour, • To reduce the harm caused by substance misuse – drugs and alcohol, • To reduce first time entrants and repeat offenders into the criminal justice system, • To reduce young people as victims and offenders, • To co-ordinate communication to residents and stakeholders on crime, anti-social behaviour and substance misuse.</p>
PCT Joint Strategic Needs Assessment- 2009	<p>The document sets out a wealth of data, which will help inform decisions about health and social care services. It is an important output of the Joint Strategic Needs Assessment process that the Council and the PCT is required to undertake.</p>
Enfield Characterisation Study: Draft (2008)	<p>This document sets out the development history of the borough and the different landscape character areas within it.. The study identified the postal sorting office on Springfield Road in New Southgate as an important ‘civic marker’.</p>
Creative Enfield: Enfield Cultural Strategy – 2009	<p>Enriching Enfield identifies priorities for the development of leisure and culture in the borough, which include: • To provide opportunities and improve equality of access for people in Enfield to enrich their lives, learn and benefit physically, mentally and economically from a broad range of leisure and cultural activities in the borough. • To use leisure and cultural services to vigorously contribute to the wellbeing of Enfield’s community by encouraging community participation in all activities. In doing so this will demonstrate the added value of leisure and cultural activities to the health, social cohesion, regeneration, community safety, economic improvement, environmentally sustainability and other developments to all the people of the borough.</p>
Enfield’s Older People’s Strategy 2005-2010	<p>Aims to improve the quality of life for older people in Enfield. The key objectives are: To promote active citizenship amongst all groups of older people and involve them in decision-making on services that impact on the quality of their lives; To ensure that older people have equal access to benefit from all statutory and non-statutory services that improve their quality of life and enhances their lifestyles; To design and re-design services for older people to promote greater choice, control, autonomy, safety, independence and well-being; To maintain health and care of older people and help them live longer and healthier lives; To ensure all services respect the rights of older</p>

	<p>people and are person centred, designed to be responsive to their individual needs; To promote positive attitudes to ageing across different generations through working with older people, training staff and promoting behaviours and cultures which value older people and encourages their participation in building stronger communities; To actively tackle discrimination and inequalities amongst older people including the reduction of poverty and isolation of older people; and To provide good and accessible information about all services available to older people.</p>
<p>Access to services strategy 2007- 2012</p>	<p>Through this Access to Services Strategy the aim is to:- act as community leader in enabling people, especially those most in need, to access all services, provide responsive services that meet people's needs and offer choice about how and when to access services, Continue to maximise technology and the skills of our workforce to offer efficient and cost effective services</p>

## **APPENDIX 4**

### Appraisal Matrix: Compatibility of the New Southgate Masterplan proposals with the sustainability objectives

The following matrix appraises the sustainability of each proposal included in the New Southgate Masterplan. The assessment involves the appraisal of the Masterplan proposals against the Sustainability Appraisal objectives developed in the Scoping Report. Positive, negative, uncertain and insignificant effects are considered. This approach is designed to be iterative, the masterplan proposals have been refined following public consultation, and taking account of the findings of the draft Sustainability Appraisal.

Sustainability Objectives	Timescale				DG 1: A mix of different uses will be encouraged across all Regeneration Sites
	1	S	M	L	Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve	Major positive	Minor positive	Uncertain	Uncertain	Providing a range of facilities and services as part of mixed use developments will mean people will have to travel less to access facilities. This will reduce car use and air pollution.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water	Minor positive	Minor positive	Uncertain	Major negative	New development in the area will increase the demand for water however developments will be expected to encourage the sustainable use of water resources through the use of sustainable urban drainage systems and grey water recycling.
SO3 To increase energy efficiency and meet the challenge of climate change	Minor positive	Minor positive	Uncertain	Major negative	Increasing the amount of new development in the area will increase energy use overall however new development will be expected to minimise energy use and reduce CO2 emissions. A Combined Heat and Power facility should be provided where feasible in new developments.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha	Minor positive	Minor positive	Uncertain	Major negative	New development will increase water demand. The sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling.
SO5 To achieve sustainable waste management	Minor positive	Minor positive	Uncertain	Major negative	Increasing the amount of housing in the area will increase waste, however all new development will be expected to minimise waste in construction and operation and promote recycling.
SO6 To improve health and well-being and reduce inequalities in health	Major positive	Major positive	Major positive	Major positive	The development of high quality housing should lead to improvements in the health and well being of the population and reduce inequalities in health. In addition new uses will include community and leisure facilities which can also help to promote health and well-being.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home	Major positive	Major positive	Major positive	Major positive	Most of the regeneration sites are likely to include new homes which will be built to a high standard. Affordable housing will also be sought as part of all new housing developments over 10 units.
SO8 to reduce crime and fear of crime	Major positive	Major positive	Major positive	Major positive	Encouraging mixed use development will increase overall activity in the area, increase surveillance, and reduce crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities	Major positive	Minor positive	Major positive	Major positive	A mix of uses on regeneration sites will promote better access to services and facilities.
SO10 To sustain economic growth and competitiveness	Major positive	Major positive	Major positive	Major positive	Encouraging mixed use development will increase economic activity in the area.
SO11 To raise educational achievement levels across the borough	No significant impact	No significant impact	No significant impact	No significant impact	No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel	Major positive	Major positive	Major positive	Major positive	Providing a range of facilities and services in new mixed use developments will reduce the need for car trips and promote more sustainable forms of travel such as walking and cycling.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.	No significant impact	No significant impact	No significant impact	No significant impact	No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets	No significant impact	No significant impact	No significant impact	No significant impact	No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 2: Commercial development of light industrial units and workspace (B1 uses) will be encouraged as part of mixed-use development within the Western gateway and in the Ladderswood redevelopment. Part of New Southgate Industrial Estate land will be released as part of the Ladderswood Estate redevelopment but around 3000 square metres of B1 space will be reprovided on Ladderswood. These uses should be located and designed to minimise the impact on nearby residential properties.
	2	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Part of the industrial estate is being released for a mix of B1 uses and housing. This is likely to have a positive impact in relation to air pollution and air quality as there will be less heavy industry in the area. However the creation of new B1 space could increase traffic.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					New development will increase water usage but new developments will be expected to encourage the sustainable use of water resources through the use of sustainable urban drainage systems and grey water recycling.
SO3 To increase energy efficiency and meet the challenge of climate change					Increasing the amount of industrial / workspace units in the area will increase energy use overall however new development will be expected to minimise energy use and reduce CO2 emissions. A Combined Heat and Power facility should be provided on Ladderswood and should have the ability to connect to the Western Gateway and other sites in the area as part of a district heating network.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					New development will increase water demand. The sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling.
SO5 To achieve sustainable waste management					Increasing the amount of development in the area will increase waste, however all new development will be expected to minimise waste in construction and operation.
SO6 To improve health and well-being and reduce inequalities in health					The removal of some heavy industrial uses from the area and replacement with B1 commercial space may reduce air and noise pollution.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant Impact
SO8 to reduce crime and fear of crime					This proposal will increase the amount of jobs and activity in the area therefore increasing activity and potential reducing crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					The policy ensures there are a range of employment opportunities for the local community.
SO10 To sustain economic growth and competitiveness					The policy ensures there are a variety of employment opportunities for the local community in both skilled and unskilled service sector and light industrial roles. This should have a positive impact on economic growth.
SO11 To raise educational achievement levels across the borough					No significant impact
SO12 To reduce road congestion and promote sustainable modes of travel					New commercial development of light industrial units and B1 uses could increase road congestion although sustainable modes of travel will be encouraged.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 3: Community uses (D1/D2 uses) will be encouraged toward the south and the centre of the site, on the Ladderswood Estate and next to Bowes Road with good access to public transport links, and in clusters of community buildings where possible.
	3	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Providing a range of facilities and services on a new development will reduce the need for car trips. This policy promotes accessible community buildings, clustered together and within close proximity to public transport links, therefore in the long-term encouraging the use of sustainable modes of travel and reducing the level of air pollution and emissions.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					New development will increase water use but it will be expected to encourage the sustainable use of water resources through the use of sustainable urban drainage systems and grey water recycling.
SO3 To increase energy efficiency and meet the challenge of climate change					New community facilities may increase energy use but all new developments will be expected to minimise energy use through sustainable design and construction
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					New development will increase water demand. The sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling.
SO5 To achieve sustainable waste management					New development will increase waste generated. All new developments will be expected to reduce waste arisings and promote recycling.
SO6 To improve health and well-being and reduce inequalities in health					Encouraging new community uses will positively impact the health and well being of local residents.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					Clusters of community buildings with good access to transport links should help to reduce crime and fear of crime as they will increase pedestrian activity in the area.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					The policy promotes an accessible cluster of community buildings which promotes community cohesion and access to facilities and services.
SO10 To sustain economic growth and competitiveness					New community facilities will provide employment opportunities for local people.
SO11 To raise educational achievement levels across the borough					Where possible community facilities will be sought that provide a link to education and training for the community.
SO12 To reduce road congestion and promote sustainable modes of travel					This policy promotes accessible community buildings, clustered together and within close proximity to public transport links, therefore encouraging the use of sustainable modes of travel.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					An existing cluster of community buildings in the area includes Bowes Road Clinic, Library and Arnos Pool. The masterplan aims to maximise the community benefit of these Grade II listed buildings including their setting.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 4: Retail (A1- A4 land uses) will be protected and promoted at Arnos Grove and New Southgate local centres.
	4	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Promoting local centres for retail encourages the use of sustainable transport modes as new shops will be located in existing centres which have good public transport links.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					Promoting existing local centres for retail encourages the use of sustainable transport modes therefore reducing carbon emissions from vehicles.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					New hot food takeaways (A5 uses) will be resisted to help ensure that there are enough shops open during the day; limiting fast food or takeaway outlets will have positive health implications
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					Protecting and promoting retail at local centres will ensure shopping areas are vibrant and busy thus reducing crime and fear of crime in these areas.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					The policy supports and promotes retail in New Southgate and Arnos Grove local centres which will have positive economic implications for local businesses while ensuring accessible services for the local community.
SO10 To sustain economic growth and competitiveness					The policy promotes retail uses in local centres which provides a range of local employment opportunities and contributes towards sustaining economic growth and competitiveness
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					By protecting and promoting New Southgate and Arnos Grove as local shopping centres, the use of sustainable modes of transport are encouraged because these retail areas have good public transport links.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					Arnos Grove underground station is a Grade II listed building in Arnos Grove local centre. Promoting retail opportunities in this area will strengthen the need to protect and enhance the building and setting of the station as an arrival point for shoppers and local residents.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 5: Residential development (C3 land use) will be supported in all of the Regeneration Sites and should usually be delivered as part of a mixed-use development. On some sites the residential use may be ancillary to other uses such as community space.
	5	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Increasing the amount of new development in the area could lead to an increase in car use and therefore air pollution, however measures are set out in the masterplan to reduce car use and promote more sustainable forms of travel.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					New development will increase water demand. The sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling.
SO3 To increase energy efficiency and meet the challenge of climate change					Increasing the amount of development in the area will increase energy use overall however new development will be expected to minimise energy use and reduce CO2 emissions. A Combined Heat and Power facility should be provided on new sites.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					New housing development in the area could increase the risk of flooding to due to the creation of more paved surfaces however all new development will need to incorporate measures to reduce the risk of flooding such as Sustainable Urban Drainages systems and rainwater retention ponds.
SO5 To achieve sustainable waste management					Increasing the amount of housing in the area will increase waste, however all new development will be expected to minimise waste in construction and operation.
SO6 To improve health and well-being and reduce inequalities in health					The provision of better quality homes, including the regeneration of the Ladderswood Estate, can help to increase the health of residents by improving their living conditions and environment
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					New residential development will provide high quality homes of sustainable design and construction. A tenure split of 60% market and 40% affordable housing will be sought across the masterplan area.
SO8 to reduce crime and fear of crime					Mixed use development increases activity throughout the day and during the evenings, which can reduce crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Providing residential (C3 land use) in mixed use developments will enable access to services and facilities and encourage social cohesion. The council will work with developers to consider ways to discourage the sale of units for buy-to-let to help reduce the rate of population turnover in the area and strengthen the community
SO10 To sustain economic growth and competitiveness					No significant impact.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					Residential developments will have an impact on road congestion and may increase traffic in the area however the masterplan sets out how these impacts will be mitigated by reducing car parking n new developments and promoting more sustainable forms of transport.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 6: A mix of house types and tenures will be sought across the masterplan area. Family housing will be encouraged.
	6	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					New housing will increase energy use and emissions and have an impact on air quality and pollution.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					New development will be expected to encourage the sustainable use of water resources through the use of sustainable urban drainage systems and grey water recycling.
SO3 To increase energy efficiency and meet the challenge of climate change					Increasing the amount of development in the area will increase energy use overall however new development will be expected to minimise energy use and reduce CO2 emissions.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					New homes could increase the risk of flooding but all new development will be required to introduce flood mitigation measures such as SUDs.
SO5 To achieve sustainable waste management					Increasing the amount of housing in the area will increase waste, however all new development will be expected to minimise waste in construction and operation.
SO6 To improve health and well-being and reduce inequalities in health					Better quality housing can have a positive impact on health and well-being.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					A tenure split of 60% market and 40% affordable housing will be sought across the masterplan area. This will give more people the opportunity to live in a decent, sustainably constructed and affordable home.
SO8 to reduce crime and fear of crime					Mixed house types and tenures, as opposed to segregated type and tenure, could help create more cohesive communities however it is difficult to predict its actual impact on crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					The tenure splits which the council will aim to provide should prevent social exclusion and aid the development of an integrated, sustainable community.
SO10 To sustain economic growth and competitiveness					No significant impact.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					Encouraging family housing will most likely increase road congestion as most families own at least one car. The masterplan includes mitigation measures to help reduce the impact of this.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 7: The conversion of houses into flats will be resisted. Commentary on Results
	7	S	M	L	
SO1 To reduce air pollution and ensure air quality continues to improve					The proposal aims to prevent larger homes being converted into flats. Increasing the number flats could increase traffic and air pollution so resisting the conversion of houses into flats will have a positive impact in reducing air pollution.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					Increasing the amount of residential units will increase water use so this proposal will have a positive impact.
SO3 To increase energy efficiency and meet the challenge of climate change					Increasing the number of residential units will increase energy consumption so resisting the conversion of houses into flats will have a positive impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact
SO5 To achieve sustainable waste management					Resisting the conversion of houses into flats will promote sustainable waste management by reducing the amount of waste produced.
SO6 To improve health and well-being and reduce inequalities in health					No significant impact.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					Resisting the conversion of houses into flats will retain more family housing which is a major housing need in the borough.
SO8 to reduce crime and fear of crime					The conversion of houses into flats can often result in more short-term rentals in an area a high level of population turnover. This may result in an increase in fear of crime as the community becomes more fragmented.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					If there are more flats in an area there is likely to be a higher population turnover and more of a fragmented community. Retaining larger family homes may result in a more cohesive community with residents who feel a connection with the local area. There may be less social exclusion as a result of this.
SO10 To sustain economic growth and competitiveness					No significant impact.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					Increasing the number of residential units in the area could increase traffic congestion so preventing the conversion of houses to flats will have a positive impact.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 8: All new development should provide adequate communal and private open space and children's play and informal recreation space in line with the London Plan standards.
	8	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					An increase in the number of trees planted or extra vegetation could contribute to improved air quality.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					.Additional green space could result in an improvement to ground water conditions.
SO3 To increase energy efficiency and meet the challenge of climate change					Additional green space can help to reduce carbon emissions.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					If new developments provide new open and recreation space, an increase in the amount of vegetation, particularly trees, can reduce surface water run-off and reduce the risk of flooding.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					Better quality housing with good quality open and recreational space should positively impact health and well being
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					Providing adequate communal and private open space and children's playspace is part of the provision of a decent home.
SO8 to reduce crime and fear of crime					New open space should be designed to reduce crime and fear of crime although this is dependant on how it is designed.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Providing adequate communal space for recreation can help prevent social exclusion, although it is important that it is well designed and to an appropriate scale so that people take ownership of the space.
SO10 To sustain economic growth and competitiveness					Creating good quality neighbourhoods a high standard of design with adequate communal and private open space will raise the profile of the area and help to attract people to live here, sustaining economic growth and competitiveness.
SO11 To raise educational achievement levels across the borough					Ensuring that there is adequate play and informal recreation space can only benefit the quality of life for children living in the area which could indirectly but positively impact educational achievement.
SO12 To reduce road congestion and promote sustainable modes of travel					No significant impact.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					The creation of new open spaces will make a positive contribution to biodiversity. The provision of living roofs, green roofs and living/green walls in developments is required.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 9: All development should improve the identity of the area as a residential neighbourhood with good access to the wider area, local services for the community, excellent public transport links and a network of open spaces and green infrastructure accessible to all ages. This includes the redevelopment of the Western Gateway area (including the removal of the Gasholder) and the Ladderswood Estate to better integrate these areas into the neighbourhood.
	9	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Good accessibility, a network of green spaces and excellent public transport links will all positively impact air quality and help reduce air pollution.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					New development will be expected to encourage the sustainable use of water resources through the use of sustainable urban drainage systems and grey water recycling.
SO3 To increase energy efficiency and meet the challenge of climate change					Good accessibility, a network of green spaces and excellent public transport links will help to reduce climate change.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					This will be dependant on the number of trees planted or added vegetation in open spaces.
SO5 To achieve sustainable waste management					Increasing the amount of new development in the area will increase waste, however all new development will be expected to minimise waste in construction and operation.
SO6 To improve health and well-being and reduce inequalities in health					Quality housing with excellent transport links and accessibility to services, with good quality open and recreational space should positively impact health and well being and reduce inequalities in health within the area.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					Improved access to public transport, better local services and improved public realm and open spaces should help to increase activity in the area and contribute to reducing crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Integrated neighbourhoods with good access to the wider area, local services for the community, excellent public transport links, and a network of open spaces and green infrastructure will help combat social exclusion and improve accessibility for all to services and facilities.
SO10 To sustain economic growth and competitiveness					Creating good quality neighbourhoods a high standard of design, adequate communal and private open space will raise the profile of the area and sustain economic growth and competitiveness.
SO11 To raise educational achievement levels across the borough					Good access to local services and especially play and informal recreation space can only benefit the quality of life for children living in the area which should indirectly but positively impact educational achievement.
SO12 To reduce road congestion and promote sustainable modes of travel					Excellent public transport links and a network of open spaces and green infrastructure should encourage the use of sustainable modes of transport although more new development could increase the number of car trips.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					A network of open spaces and green infrastructure will conserve and enhance biodiversity in the area.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 10: Public realm improvements will be encouraged to the local centres at New Southgate and Arnos Grove, including the stations and along key existing and new streets and paths, including High Road (including the Open Space and through the High Road Estate), Palmers Road, the A406 tunnel, Station Road, Bowes Road and on the Red Brick and High View Estates. These should help to promote an attractive, safe, inclusive and sustainable neighbourhood, with focal points for the local community created.
	10	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Improving the public realm along key routes, and at New Southgate and Arnos Grove Stations, will encourage the use of sustainable transport modes including walking and cycling and have a positive impact on reducing air pollution.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					Public realm improvements to key routes, transport hubs and open spaces will promote more sustainable form of transport and reduce car use therefore reducing carbon emissions from vehicles and having a positive impact on climate change.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					Depending on the number of trees planted or green areas included in public realm improvements, the risk of flooding could decrease due to less surface water run off.
SO5 To achieve sustainable waste management					No significant impact
SO6 To improve health and well-being and reduce inequalities in health					Improved public realm should encourage activity and accessibility to local services as well as encouraging walking and cycling, both of which should impact positively on health and well being.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact
SO8 to reduce crime and fear of crime					Public realm improvement projects have been identified which aim to 'design out' crime and the conditions for antisocial behaviour, through more legible and safer routes.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Public realm improvements will have a positive impact on accessibility for all to services and facilities. This will help to prevent social exclusion and promote community cohesion.
SO10 To sustain economic growth and competitiveness					An improved public realm will make the area more attractive; encouraging increased footfall around the shopping areas, while generally improving the desirability of area. This should have a positive impact on local shops and services, property prices, sustaining economic growth and competitiveness.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					Improving the public realm, and access to New Southgate and Arnos Grove Stations will encourage the use of sustainable transport modes and prevent further vehicular congestion.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					Public realm improvements will enhance the existing open and green spaces for public enjoyment, giving them more specific functions; and in the process, conserving and enhancing biodiversity.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					Improvements to the station include the Grade II listed Arnos Grove Underground station.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 11: The scale and massing of development should be in context with existing development in New Southgate, drawing on the area's history and enhancing its local character. Taller buildings will be concentrated to the south east of the study area, near the junction of the North Circular Road and Station Road. Development in this location should act as a gateway to the borough and provide landmark development of exemplar design and construction.
	11	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Increasing the amount of new development in the area will increase energy use. Higher density buildings tend to generate more heat and CO2 emissions, reducing air quality and potentially increasing air pollution. Sustainable design and construction methods will need to be used to mitigate such impacts.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					New development will be expected to encourage the sustainable use of water resources through the use of sustainable urban drainage systems and grey water recycling.
SO3 To increase energy efficiency and meet the challenge of climate change					Sustainable building materials are to be used and design layouts that avoid creating the urban heat island effect.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					The design and use of materials could reduce surface water run-off and therefore vulnerability to flooding. Mitigation measures such as flood resistant design will need to be addressed in the design process.
SO5 To achieve sustainable waste management					Increasing the amount of new development in the area will increase waste, however all new development will be expected to minimise waste in construction and operation.
SO6 To improve health and well-being and reduce inequalities in health					No significant impact.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					No significant impact.
SO10 To sustain economic growth and competitiveness					Taller buildings including a mix of uses can increase the economic diversity of an area and promote economic growth.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					No significant impact.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					The scale and massing of new buildings will need to be considerate of the historic environment, and enhance the local character of New Southgate.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 12: Important local views, from High Road to Alexandra Palace and from Palmers Road to the Western Gateway site should be maximised through the creation of new routes and the redevelopment of regeneration sites.
	12	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					No significant impact.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					No significant impact.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					No significant impact.
SO10 To sustain economic growth and competitiveness					Maximising important local views will enhance the character of the area, which should increase inward investment.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					The creation of new routes between regeneration sites should help ease congestion and promote sustainable modes of travel.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					Important local views will be maximised, complementing the existing historic environment.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 13: The local network of open spaces including Arnos Park, Millennium Green, High Road Open Space and Grove Road Open Space, should be strengthened through improvements to existing spaces, the creation of new spaces where appropriate, new walking and cycling routes and better signage and ensure access to all ages.
	13	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Improving the local environment and walking and cycling routes will encourage the use of sustainable transport modes which will contribute to reducing carbon emissions and air pollution.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					More green spaces can help to reduce surface water run-off and improve water quality, however water will be needed for irrigation. The use of water will need to be controlled through appropriate management techniques.
SO3 To increase energy efficiency and meet the challenge of climate change					The creation of new green spaces can help to improve biodiversity and reduce carbon emissions therefore having a positive impact on climate change.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					Depending on the number of trees planted or green areas included in new improvements, the risk of flooding can increase or decrease according to the level of surface run off.
SO5 To achieve sustainable waste management					No significant impact
SO6 To improve health and well-being and reduce inequalities in health					Improving the local network of open spaces will encourage physical activity, and increased use which should impact positively on health and well being and reduce inequalities in health.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					Improving the local network of open spaces will encourage more activity in the area which can reduce crime and the perception of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Improving the local network of open spaces should improve community use and therefore combat social exclusion. New walking and cycle routes will increase accessibility to services and facilities.
SO10 To sustain economic growth and competitiveness					Improved open spaces will make the area more attractive; and along with new walking and cycling routes, improve accessibility and encourage greater footfall around the shopping areas. This will also generally increase the desirability of the area. This should have a positive impact on local shops and services, and property prices, sustaining economic growth and competitiveness.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					New walking and cycling routes, as well as better signage should encourage people to use more sustainable modes of travel.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					Strengthening the network of open spaces and creating new open spaces will make them accessible for enjoyment and should also positively impact biodiversity.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 14: Important listed buildings, Arnos Grove Station and Bowes Road Library and Clinic, and their settings, will be enhanced through any redevelopment, public realm improvements and street furniture decluttering. A new station square will be sought at Arnos Grove station.
	14	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					No significant impact.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					Public realm improvements can reduce the risk of flooding, depending on tree planting and added green space which can reduce surface run-off.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					Improving the clinic and access to it will have a positive impact on health and well being.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Enhancing services through redevelopment and public realm improvements will ensure better accessibility.
SO10 To sustain economic growth and competitiveness					Enhancing important listed buildings and their settings will contribute to sustaining and raising the profile and desirability of the area, positively contributing to property values.
SO11 To raise educational achievement levels across the borough					Improving and encouraging the use of Bowes Road Library can have a positive impact on educational achievement in the local area.
SO12 To reduce road congestion and promote sustainable modes of travel					Improving the quality of public realm around New Southgate and Arnos Grove stations should encourage more people to use them, reducing car use and traffic congestion.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					Improvements and redevelopment of listed buildings and their settings will seek to protect and enhance their historic value.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 15: Vehicle access will be provided into and through the area, primarily on Bowes Road, Station Road and Friern Barnet Road, without creating roads that discourage or prevent walking and cycling or encourage additional through-traffic. New links will be created and traffic priorities changed on local access roads.
	15	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Walking and cycling is promoted which will reduce car use and air pollution.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					No significant impact.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					Improvements to the transport infrastructure will enable a safer, more attractive and accessible environment which can lead to a reduction in crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Maintaining vehicular access without creating roads that discourage or prevent walking and cycling or encourage additional through-traffic should positively impact accessibility to services.
SO10 To sustain economic growth and competitiveness					Maintaining vehicular access without creating roads that discourage or prevent walking and cycling or encourage additional through-traffic should positively impact economic growth and competitiveness. It is essential that vehicles are able to access local businesses, particularly retail.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					This proposal will promote walking and cycling.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 16: Station Road could be narrowed, subject to testing of the impact on the road network and at junctions, and Palmers Road and High Road will be re-opened to pedestrians and cyclists. Access to key locations, such as New Southgate local centre, the Western Gateway site, Arnos Park and Broomfield Park will also be improved.
	16	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Improving access to local facilities and services, particularly for pedestrians and cyclists should positively contribute to reducing air pollution and improving air quality.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					Improving access to key locations for pedestrians and cyclists should encourage walking and cycling and have a minor positive impact.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					Improving access to key locations will contribute positively to reducing crime and fear of crime By encouraging more activity.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					This policy will improve access for all to services and facilities.
SO10 To sustain economic growth and competitiveness					Improving access to key locations, particularly the local shopping centres should increase activity and boost local trade.
SO11 To raise educational achievement levels across the borough					No significant impact
SO12 To reduce road congestion and promote sustainable modes of travel					Narrowing Station Road will make it easier to cross and prevent it being a barrier between the Western Gateway and the wider Masterplan area. This will encourage walking. Improving access to key locations will help promote sustainable modes of travel and reduce car use.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					Improving access to key locations, including parks and open space will allow more people to enjoy them.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 17: Palmers Road should create a direct connection between the Western Gateway site and Arnos Grove station.
	17	S	M	L	Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					No significant impact.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					No significant impact.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					Improving the street network and encouraging activity will increase surveillance, which should help reduce crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					This policy will help improve accessibility for all to services and facilities.
SO10 To sustain economic growth and competitiveness					Improving connectivity to the Western Gateway site will make the scheme more viable and attractive to inward investment.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					Allowing buses through the full extent of Palmers Road could alleviate congestion in other areas for other road users while allowing a more direct route for buses which would improve journey times and increase patronage. Other more sustainable modes like walking and cycling will benefit from this.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 18: Car parking for customers will be considered for local shopping parades at Arnos Grove and New Southgate as part of a review of controlled parking zones in the area.
	18	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					More car parking could encourage car usage and increase air pollution.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					This will enable less mobile people access to key shops and services.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					A review CPZ's in the area and considering car parking for customers would ensure greater access to services and facilities at Arnos Grove and New Southgate.
SO10 To sustain economic growth and competitiveness					A review CPZ's in the area and considering car parking for customers would ensure greater access to shops and services at Arnos Grove and New Southgate with a positive economic impact.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					Depending on the CPZ and the level of customer parking that would be provided, the impact is uncertain but it could possibly increase traffic congestion and reduce sustainable travel.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 19: Traffic calming measures will be supported to prevent or reduce rat running on local streets and in order to improve the local environment and road safety for pedestrians and cyclists. Traffic calming around local schools will be implemented where required.
	19	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					This may reduce the amount of people driving in the area therefore reducing air pollution.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					Traffic calming measures will improve road safety and reduce the risk of road accidents.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					No significant impact.
SO10 To sustain economic growth and competitiveness					No significant impact
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					Traffic calming measures will improve the environment for pedestrians and cyclists, although reducing rat running may have an impact on the road network and congestion.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 20: Car parking on all regeneration sites should be minimized to encourage alternative modes of transport and reduce traffic congestion. This will need to take into account the impact on on-street parking and the results of a review of controlled parking zones in the area.
	20	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Reducing car parking to encourage sustainable modes of travel will contribute to reducing air pollution and improving air quality.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact
SO3 To increase energy efficiency and meet the challenge of climate change					Reducing car parking will limit CO2 emissions and their effect on climate change.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					Minimising car parking will limit the amount of hard surfacing, and surface water run-off. This will allow opportunities for green spaces and biodiversity to help reduce surface water run-off..
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					Minimising car parking will encourage the use of sustainable modes of transport, particularly walking and cycling which will positively impact on health and well being.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					Reducing car parking in new residential developments means that people will need to walk or cycle home. This may increase crime or fear of crime, particularly in the dark. Mitigation is proposed through improvements to walking and cycling routes and the use of secured by design principles.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Reducing car use in new developments may be problematic for certain groups, in particular families with young children. However in the long term community cohesion should be encouraged as this approach will encourage more people to walk and cycle in the area creating more of a friendly environment and sense of place.
SO10 To sustain economic growth and competitiveness					In the short term this may have a negative impact initially as developers may see less car parking as a barrier to the viability of the scheme. However the area has excellent public transport links which is a positive.
SO11 To raise educational achievement levels across the borough					No significant impact
SO12 To reduce road congestion and promote sustainable modes of travel					Minimising parking should promote the use of alternative, sustainable modes of transport and minimise road congestion in the area.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG21: New developments and improvements to existing streets and routes should help to provide easy access to bus services, New Southgate station and Arnos Grove station for people of all mobilities.
	21	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Encouraging new developments as well as improvements to streets and routes to provide easy access to more sustainable transport modes will contribute to reducing emissions and improving air quality
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					Encouraging new developments as well as improvements to streets and routes to provide easy access to more sustainable transport modes will contribute to reducing emissions and climate change.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					Ensuring that new developments and improvements provide easy access to bus, rail and underground services for people of all mobility's should contribute more people walking and cycling to public transport modes and potentially improving health.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact
SO8 to reduce crime and fear of crime					Improvements to existing streets and routes, which will provide better access to rail and bus services for all mobility's should improve increase the amount of people travelling around the area on foot. Bicycle and by public transport, improving community safety, and reducing crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Improving access to public transport for all mobilities will contribute towards reducing social exclusion and improving accessibility to services to all.
SO10 To sustain economic growth and competitiveness					Improving accessibility for all mobilities to public transport will improve connectivity and increase activity in the area which may help to attract businesses to locate here.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					Improving the street network and access to public transport links will encourage their use and reduce reliance on car journeys which should reduce road congestion.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					Improved access for disabled people and people who are mobility impaired will be sought at some locations, including Arnos Grove Station and Bowes Road library, which are Grade II Listed Buildings. Any improvements made will need to respect and enhance the buildings and their settings.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 22: Walking and cycling between key origins and destinations within and near the Masterplan area will be encouraged by improving existing routes, creating new routes and encouraging adequate and safe cycle parking spaces in new developments and at New Southgate and Arnos Grove stations. Any new cycle routes should connect to the new cycle routes planned on the A406 road.
	22	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Encouraging walking and cycling will help to reduce car use and contribute to improved air quality as a result.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact
SO3 To increase energy efficiency and meet the challenge of climate change					Encouraging walking and cycling will help to reduce car use, reduce emissions and have a positive impact on climate change.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact
SO5 To achieve sustainable waste management					No significant impact
SO6 To improve health and well-being and reduce inequalities in health					Improving accessibility and encouraging more active transport modes such as walking and cycling will contribute to improved health and well being and reduce inequalities in health.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact
SO8 to reduce crime and fear of crime					Encouraging more active use of streets through walking and cycling, the neighbourhood will have greater surveillance which could have a positive impact in reducing crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Accessibility to services and facilities such as public transport hubs will be improved which will help to improve the accessibility of these transport hubs.
SO10 To sustain economic growth and competitiveness					Improving accessibility and enhancements to the public realm will make the area more attractive, resulting in greater inward investment, economic growth and competitiveness.
SO11 To raise educational achievement levels across the borough					No significant impact
SO12 To reduce road congestion and promote sustainable modes of travel					Encouraging walking and cycling will help achieve a shift to more sustainable modes of transport and reduce road congestion.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					Improving walking and cycling routes between key destinations and origins will improve accessibility to the parks and open spaces in the local area.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					Improving walking and cycling routes between key destinations and origins will improve accessibility to Listed Buildings in the local area.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 23: All new development proposals will require Transport Assessments and Travel Plans to be submitted with planning applications including an assessment of the impact of car parking levels on on-street parking. Travel plans should make provision for monitoring arrangements. Transport Assessments for major developments should provide audits of the pedestrian environment.
	23	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					The requirement of TA's and travel plans will ensure that new developments encourage the use of sustainable transport modes which will help reduce emissions and improve air quality.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					Travel Plans will encourage the use of sustainable and active modes of travel which will benefit the health and well being of residents.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					No significant impact.
SO10 To sustain economic growth and competitiveness					
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					The requirement of TA's and travel plans will ensure that new developments encourage the use of sustainable transport modes which will help reduce road congestion.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 24: A Combined Heat and Power plant is required as part of the Ladderswood redevelopment. This should have the ability to connect to new development on the Western Gateway site. It should also have the ability to link to a district heating network.
	24	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					A CHP plant will reduce carbon emissions therefore having a positive impact by reducing air pollution
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					A CHP plant will reduce carbon emissions therefore having a positive impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact.
SO5 To achieve sustainable waste management					There may be a possibility to link the CHP and District Heating Network to a proposed waste management facility in close proximity. If this was achieved this would make a positive contribution to sustainable waste management.
SO6 To improve health and well-being and reduce inequalities in health					Less carbon emissions and improved air quality will have a positive impact on health.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					The addition of a CHP plant will ensure that the new homes built make a positive contribution to achieving homes that are constructed sustainably.
SO8 to reduce crime and fear of crime					No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					No significant impact.
SO10 To sustain economic growth and competitiveness					No significant impact.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					No significant impact.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 25: Public realm improvements and enforcement will reduce fly tipping and other environmental crimes. Litter bins and rubbish collection facilities for both businesses and houses will be improved particularly around Arnos Grove and New Southgate shops.
	25	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					No significant impact.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					Depending on the number of trees planted or green areas included in public realm improvements, the risk of flooding can increase or decrease according to the level of surface water run off.
SO5 To achieve sustainable waste management					Improving the provision of litter bins and rubbish collection will positively contribute to sustainable waste management, as will enforcement to regulate environmental crimes.
SO6 To improve health and well-being and reduce inequalities in health					Improving the physical appearance of an area could indirectly lead to improvements in health as it may encourage more people to walk and cycle and use the green spaces more
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					More active enforcement against environmental crimes may reduce crime and fear of crime in the area.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					No significant impact.
SO10 To sustain economic growth and competitiveness					Improving the quality of public realm and making the area look cleaner will make the area more attractive which could indirectly result in attracting more residents and businesses to the area.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					No significant impact.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					Enforcing against, and preventing, environmental crimes will help protect the open spaces in the area.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 26: Improve biodiversity in New Southgate through new spaces on redevelopment sites and improvements to existing green spaces.
	26	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Improving biodiversity will positively contribute to air quality as it will increase the amount of green spaces and plants which will in turn reduce carbon emissions and improve air quality.
SO2 To achieve sustainable water resource management including improvement in ground water conditions. To improve water efficiency in the area to reduce the demand for water					More green spaces can help reduce surface water run-off however water will be needed for irrigation. The use of water will need to be controlled through appropriate management techniques.
SO3 To increase energy efficiency and meet the challenge of climate change					Improving biodiversity will positively contribute to reducing climate change as it will increase the amount of green spaces and plants which will in turn reduce carbon emissions
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					More and improved green spaces will reduce surface water run-off from hard surfaces reducing flood risk.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					Improving green spaces and biodiversity will encourage their use for recreation, which will help improve the health and wellbeing of the local population.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact.
SO8 to reduce crime and fear of crime					Improving biodiversity through new and existing green spaces should encourage their use, increasing surveillance and reducing crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Improving green spaces and biodiversity will encourage activity and promote community cohesion.
SO10 To sustain economic growth and competitiveness					Improving green spaces and biodiversity in the area will improve the quality of the environment and encourage inward investment.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					No significant impact.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces and river environments.					This policy will improve biodiversity, create new, and enhance existing, green and open spaces.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					High quality open spaces will enhance the historic value of the area by improving their setting.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 27: All development should achieve the highest possible standards of sustainable design and construction.
	27	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					The sustainable design and construction of new buildings will help to reduce carbon emissions by minimising energy use through design and maximising the energy efficiency of buildings. This should help to reduce carbon emissions therefore improving air quality.
SO2 To achieve sustainable water resource management					New development will be expected to encourage the sustainable use of water resources through the use of sustainable urban drainage systems and grey water recycling.
SO3 To increase energy efficiency and meet the challenge of climate change					Each new development will be required to comply with the London Plan approach to minimising energy use through design as well as incorporating the most sustainable forms of energy use, including renewable energy assessment process will be carried out to ensure that new developments meet the criteria – this will have a positive impact on energy efficiency to meet the challenge of climate change.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					A flood risk assessment (FRA) must be carried out for all developments, which they must pass by scoring enough credits according to the flood zone category in which the development is proposed. This will ensure the risk of flooding is mitigated through sustainable design methods including those that incorporate SUDs.
SO5 To achieve sustainable waste management					During the design and construction of new developments, developers must produce a Waste Management Plan which should include procedures, commitments for waste minimisation and diversion from landfill, as well as setting target benchmarks for resource efficiency.
SO6 To improve health and well-being and reduce inequalities in health					High quality homes will positively impact on health and well being of residents by providing adequate outside space, reducing carbon emissions and reducing crime and fear of crime through good design.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					Seeking the highest possible standards of sustainable design and construction, in accordance with the London Plan will have a positive impact on this objective
SO8 to reduce crime and fear of crime					Sustainable homes should be designed to improve natural surveillance therefore reducing crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					No significant impact.
SO10 To sustain economic growth and competitiveness					A high standard of new development in the area could help attract inward investment And boost the local economy.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					A development that is sustainably designed and constructed should reduce car parking provision and improve walking and cycling facilities and links on order to reduce car use and road congestion.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces.					A development that is sustainably designed and constructed will incorporate new opportunities for biodiversity such as green roofs, living walls and new open space and planting.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					High standards of sustainable design and construction could have an uncertain impact on heritage and listed buildings as some elements of sustainable design, such as solar panels or wind turbines, may not be compatible with the preservation of heritage assets. However in these cases the protection and enhancement of the heritage asset will be the priority.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 28: All development should contribute to improved air quality
	28	S	M	L	Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve	Major positive	Minor positive	Major positive	Major positive	Requiring that all development should contribute to improved air quality fulfils this sustainability objective.
SO2 To achieve sustainable water resource management	Uncertain	Uncertain	Uncertain	Uncertain	No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change	Major positive	Minor positive	Major positive	Major positive	Striving to achieve improved air quality should also help meet climate change objectives By reducing carbon emissions through the design of new development and promoting more sustainable forms of transport.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha	Uncertain	Uncertain	Uncertain	Uncertain	No significant impact.
SO5 To achieve sustainable waste management	Uncertain	Uncertain	Uncertain	Uncertain	No significant impact.
SO6 To improve health and well-being and reduce inequalities in health	Minor positive	Uncertain	Minor positive	Minor positive	Improving air quality should positively contribute to health and well being.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home	Uncertain	Uncertain	Uncertain	Uncertain	No significant impact.
SO8 to reduce crime and fear of crime	Uncertain	Uncertain	Uncertain	Uncertain	No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities	Uncertain	Uncertain	Uncertain	Uncertain	No significant impact.
SO10 To sustain economic growth and competitiveness	Uncertain	Uncertain	Uncertain	Uncertain	No significant impact.
SO11 To raise educational achievement levels across the borough	Uncertain	Uncertain	Uncertain	Uncertain	No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel	Major positive	Minor positive	Major positive	Major positive	Contributions to air quality could come from reductions in car parking on new developments to attempt to reduce car use and promote sustainable modes of transport
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces.	Minor positive	Minor positive	Minor positive	Major positive	Striving to achieve improved air quality should positively impact on biodiversity.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets	Uncertain	Uncertain	Uncertain	Uncertain	No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 29: All development should reduce the impact of noise, particularly from the A406 North Circular.
	29	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Reducing noise pollution may have an indirect impact on improving air quality as it may result in less traffic on local streets.
SO2 To achieve sustainable water resource management					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					Reducing noise pollution may have an indirect impact on reducing carbon emissions as it may result in less traffic on local streets.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					Reducing the impact of noise will have a minor positive impact on well being of local residents.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					The standard of noise insulation in new dwellings will help to mitigate against noise pollution.
SO8 to reduce crime and fear of crime					No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					No significant impact.
SO10 To sustain economic growth and competitiveness					No significant impact..
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					No significant impact.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces.					If vegetation is used to mitigate against noise pollution this could have a positive impact ton improving biodiversity.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 30: Developments should exceed the Code for Sustainable Homes Level 3 or Building Research Establishment Environmental Assessment Method (BREEAM): Very Good.
	30	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					If developments achieve Code 4 then carbon emissions will be reduced and air quality will be improved.
SO2 To achieve sustainable water resource management					If developments achieve Code 4 then sustainable water management will be incorporated into the design.
SO3 To increase energy efficiency and meet the challenge of climate change					If a development meets Code 4 then it will need to incorporate measures to reduce carbon emissions thus having a positive impact on climate change.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					A flood risk assessment must be carried out for all developments, which they must pass by scoring enough credits according to the flood zone category in which the development is proposed.
SO5 To achieve sustainable waste management					During design and construction, developments must produce a Site Waste Management Plan which should include procedures, commitments for waste minimisation and diversion from landfill, as well as setting target benchmarks for resource efficiency.
SO6 To improve health and well-being and reduce inequalities in health					A high standard of homes will positively impact on health and well being of residents
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					Excellence in sustainability will be required for all new homes. New housing should take account of the design and construction policies set out in the London Plan and should exceed the Code for Sustainable Homes Level 3.as well as conforming to Building Regulations
SO8 to reduce crime and fear of crime					Part of the criteria to achieve the Code for Sustainable Homes is to incorporate design against crime principles which should help to reduce crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					No significant impact.
SO10 To sustain economic growth and competitiveness					A high standard of new development in the area could help to attract inward investment.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					Developments that meet the Code for Sustainable Homes must include measures to promote more sustainable modes of travel and reduce car use.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces.					Developments that meet the Code for Sustainable Homes must include measures to incorporate and improve biodiversity and green and open spaces.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 31: All development sites will require a flood risk assessment to be undertaken, which will need to consider a surface water strategy to make sure water does not collect in places and lead to flooding
	31	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					No significant impact.
SO2 To achieve sustainable water resource management					Consideration of flood risk and the introduction of appropriate mitigation measures will help to promote sustainable water resource management.
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					This approach to flood risk management will help to reduce surface run-off and reduce flood risk.
SO5 To achieve sustainable waste management					No significant impact.
SO6 To improve health and well-being and reduce inequalities in health					No significant impact
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					Ensuring that flood risk is considered as part of the design of new developments will contribute towards achieving this objective.
SO8 to reduce crime and fear of crime					No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					No significant impact
SO10 To sustain economic growth and competitiveness					No significant impact
SO11 To raise educational achievement levels across the borough					No significant impact
SO12 To reduce road congestion and promote sustainable modes of travel					No significant impact.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces.					No significant impact.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 32: The use of existing and new open spaces for community food growing opportunities will be encouraged.
	32	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Encouraging community food growing may increase biodiversity and lead to an improvement in air quality through less carbon emissions.
SO2 To achieve sustainable water resource management					More green spaces can help to reduce surface water run-off and improve water quality, however water will be needed for irrigation. The use of water will need to be controlled through appropriate management techniques.
SO3 To increase energy efficiency and meet the challenge of climate change					Encouraging community food growing may increase biodiversity and lead to less carbon emissions.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					Increasing the amount of vegetation and trees could help reduce surface run-off and reduce flood risk..
SO5 To achieve sustainable waste management					Community food growing could lead to opportunities for composting which will help to achieve sustainable waste management.
SO6 To improve health and well-being and reduce inequalities in health					Encouraging food growing opportunities will improve healthy eating and living and help reduce inequalities in health.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					Community food growing could be linked to green roofs and open spaces provided as part of new housing developments. This would make a positive contribution to providing sustainable constructed and decent homes.
SO8 to reduce crime and fear of crime					No significant impact.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Empowering the community to grow their own food could potentially have economic benefits, either through saving on groceries or through the sale of produce which could help combat poverty.
SO10 To sustain economic growth and competitiveness					Empowering the community to grow their own food could potentially have economic benefits, either through saving on groceries or through the sale of produce.
SO11 To raise educational achievement levels across the borough					Although not a significant impact, there could be an educational link through food growing In relationship with local schools.
SO12 To reduce road congestion and promote sustainable modes of travel					No significant impact.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces.					Encouraging food growing will enhance and make accessible for enjoyment both biodiversity and the local parks and open spaces..
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					This will be dependant upon the location of community food growing plots, their could be scope to enhance the setting of Listed Buildings with food growing plots.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 33: Improvements to public streets and spaces in existing and emerging crime hotspots will be required as part of new development, including Arnos Grove Station, Woodland Road, Grove Road, Ladderswood Estate, Red Brick Estate, High Road Open Space and Highview Gardens Estate.
	33	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					Improving the street network and access to Arnos Grove station will encourage the use of sustainable transport modes which should result in less air pollution and improved air quality.
SO2 To achieve sustainable water resource management					No significant impact.
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact.
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					Depending on the number of trees planted or green areas included in new improvements, the risk of flooding can increase or decrease according to the level of surface water run off.
SO5 To achieve sustainable waste management					No significant impact
SO6 To improve health and well-being and reduce inequalities in health					Improving the streets and spaces will encourage activity and positively impact health and well being, addressing inequalities in health.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact
SO8 to reduce crime and fear of crime					Good quality design to improve public streets and spaces will be targeted to the existing and emerging crime hotspots and will act as a preventative measure.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Improvements to public streets and spaces will increase accessibility to services and facilities.
SO10 To sustain economic growth and competitiveness					Improvements to public streets and spaces will increase accessibility to services and facilities, increasing activity, making the area more attractive and increasing footfall for local shops and services.
SO11 To raise educational achievement levels across the borough					No significant impact.
SO12 To reduce road congestion and promote sustainable modes of travel					Improving the street network and access to Arnos Grove station will encourage the use of sustainable transport modes which should reduce the reliance on car use and contribute to reducing road congestion.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces.					Tree planting will be incorporated into public realm improvements, which will enhance biodiversity. Access to, and enjoyment of the local parks and open spaces will also be enhanced through such improvements.
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					Improving public streets and public settings should enhance the setting of listed buildings and the historic environment.

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 34: Improvements to Garfield School including access for disabled and mobility impaired people will be encouraged. If required, due to the increased demand for school places generated by new housing in the area, Garfield Primary School will be extended from 2 to 3 forms of entry.
	34	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					No significant impact
SO2 To achieve sustainable water resource management					No significant impact
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact
SO5 To achieve sustainable waste management					No significant impact
SO6 To improve health and well-being and reduce inequalities in health					Enabling disabled and mobility impaired access to Garfield School will help reduce inequalities in health.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact
SO8 to reduce crime and fear of crime					No significant impact
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					Enabling disabled and mobility impaired access to Garfield School will help prevent social exclusion and improve accessibility to services and facilities.
SO10 To sustain economic growth and competitiveness					There may be opportunities for more people to use the school for evening classes.
SO11 To raise educational achievement levels across the borough					Improving Garfield School should positively impact on educational achievement.
SO12 To reduce road congestion and promote sustainable modes of travel					No significant impact
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces.					No significant impact
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 35: The use of school buildings in the evenings and weekends for community uses, such as meeting, sports, leisure and recreation, will be sought.
	35	S	M	L	Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					No significant impact
SO2 To achieve sustainable water resource management					No significant impact
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact
SO5 To achieve sustainable waste management					No significant impact
SO6 To improve health and well-being and reduce inequalities in health					The use of school buildings in the evenings and at weekends for community uses such as meetings and sports will have a significant positive impact on health and well being.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact
SO8 to reduce crime and fear of crime					Encouraging more community activities in the area will increase activity and help to reduce crime and fear of crime.
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					The use of school buildings for community uses will encourage community cohesion and access to services and facilities.
SO10 To sustain economic growth and competitiveness					A thriving community sector could attract more people and potentially more investment into the area.
SO11 To raise educational achievement levels across the borough					The provision of more activities in the local area can have a positive impact on educational achievement.
SO12 To reduce road congestion and promote sustainable modes of travel					This may result in people having to travel less to access community facilities and services therefore reducing car use.
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces.					No significant impact
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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Sustainability Objectives	Timescale				DG 36: A permanent location for the existing job broker will be sought, which should be located near other community uses where possible.
	36	S	M	L	
					Commentary on Results
SO1 To reduce air pollution and ensure air quality continues to improve					No significant impact
SO2 To achieve sustainable water resource management					No significant impact
SO3 To increase energy efficiency and meet the challenge of climate change					No significant impact
SO4 To reduce the risk of flooding and to promote the use of SUDS, achieving Greenfield runoff rates on all sites over 1ha					No significant impact
SO5 To achieve sustainable waste management					No significant impact
SO6 To improve health and well-being and reduce inequalities in health					A job broker can help reduce unemployment which should increase health and wellbeing.
SO7 To ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home					No significant impact
SO8 to reduce crime and fear of crime					No significant impact, although a permanent job broker could help individuals to find employment and abandon criminal activity
SO9 To reduce poverty and social exclusion. To improve accessibility for all to services and facilities					A permanent job broker can help people find employment, particularly the long term unemployed. This can help address poverty and social exclusion.
SO10 To sustain economic growth and competitiveness					Higher employment will increase economic activity in the area, contributing to growth and competitiveness,
SO11 To raise educational achievement levels across the borough					The job broker will be able to provide advice on courses and educational opportunities.
SO12 To reduce road congestion and promote sustainable modes of travel					No significant impact
SO13 To conserve and enhance the Borough's biodiversity. To protect, enhance and make accessible for enjoyment, the Borough's parks and open spaces.					No significant impact
SO14 To protect, enhance and make accessible for enjoyment, the Borough's historic environment, including the setting of heritage assets					No significant impact

Major positive	Minor positive	Uncertain	No significant impact	Minor negative	Major negative
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## **Findings of the Sustainability Appraisal**

The Sustainability Appraisal has revealed some general patterns and correlations between the sustainability objectives and the design guidance. Overall, the impacts of the plan are largely positive, both minor and major, with a significant proportion of insignificant impacts. There are some uncertain impacts, and a minority of minor negative impacts with no anticipated major negative impacts. There are also some sustainability objectives which are not significantly impacted by some of the design guidance policies often because they are not relevant.

### **Positive Impacts**

The design guidance that specifically focuses on obtaining high standards of sustainability through design and construction, for example DG27, have a largely positive impact on the sustainability objectives which relate to energy efficiency, waste, and water, pollution and biodiversity and will also help to mitigate the impact that new development will have by ensuring that planning permission will not be granted for new developments unless they achieve the highest possible standards of sustainable design and construction.

In general, new physical developments including public realm improvements and new housing will have a positive impact on the social and economic sustainability objectives, for example reducing poverty and social exclusion (SO9) and sustaining economic growth and competitiveness (SO10). This is because they draw more people to an area, encourage activity and increase demand for shops and services.

The design guidance proposals (9, 10, 22, 23, 25, 33) which actively encourage walking, cycling and the use of the pedestrian environment (pending improvements), positively impact sustainability objectives which are concerned with increasing the use of sustainable travel modes and increasing health and well being (e.g. SO6). These policies also have positive impacts on sustainability objectives which concern improving the environment, particularly air quality (e.g. SO1). Design guidance policies which aim to reduce the use of the car, through limits to parking provision have positive impacts on environmental sustainability objectives such as reducing air pollution (e.g. SO1) and also reducing road congestion and promoting sustainable travel (e.g. SO12).

Some of the Design Guidance proposals which aim to improve accessibility, either through the location of new developments, nearby public transport connections (e.g. DG3, DG9, DG23) or improving the public realm for walking and cycling (e.g. DG10, DG13, DG17) have positive impacts on numerous sustainability objectives, environmental, social and economic. Air pollution, road congestion and sustainable transport, health and well being are indicators and outcomes that are positively impacted by these proposals.

### **Negative Impacts**

In the case of new physical development and relevant design guidance policies, for example where new housing and employment space is planned, it is anticipated that there will generally be an overall minor negative impact on sustainability objectives relating to water resource management (SO2), energy efficiency (SO3), flood risk (SO4) and waste management (SO5). The majority of the negative impacts were those associated with the impact of new development on air pollution, waste resources, energy consumption, water usage, flooding and promoting sustainable modes of travel. All new development has the potential to increase waste, water and energy use, but the phased reduction of car parking, in light of public transport improvements and better walking and cycling links, achieving the highest standards of sustainable design and construction and integrated waste management systems which will help to mitigate against these impacts

In addition the overall impact of new development such as regeneration, better housing, improved public realm and more community facilities provide a strong case for redevelopment in the area.

### **Uncertain Impacts**

Certain proposals resulted in uncertain impacts, many of which will be dependant on the implementation of the proposal. This includes:

The impact of proposals 1 (mix of uses) and 3 (community uses) on Sustainability Objectives 13 and 14. The impact is uncertain as dependent on redevelopment of certain sites there may be opportunities to secure planning obligations for the improvement of open spaces or if redevelopment sites are next to existing open spaces then some improvement to the spaces may

The impact on objective 14 is uncertain as the redevelopment of sites and their impact on the historic environment is dependent on the location of their redevelopment sites and the design of new developments which must be designed to enhance historic buildings and their settings.

Certain proposals (mix of uses, residential development, car parking, and new leisure and recreation facilities) will have an uncertain impact on SO10, Economic Competitiveness as the type of uses introduced may provide more local jobs and there may be opportunities to provide jobs for local people during the construction of new developments. In addition the proposal to minimise car parking, where possible, has an uncertain impact on economic competitiveness as some employers like adequate parking to be provided and in addition local shops would like more customer parking to be provided. This will be determined on a site-by-site basis to ensue a balanced approach across the masterplan area.

The Sustainability Objective to reduce crime and fear of crime also produces some uncertain impacts for the following proposals: Residential development, mix of housing types and tenures, taller buildings, local views, vehicle access, walking and cycling. This is because the impact of new development on crime will depend on the design so the masterplan specific that new development must meet Secure by Design standards. In addition the approach to new routes and the impact on crime is uncertain as some of these routes have been indentified as crime hotspots and encouraging more walking and cycling may increase the likelihood of crime but it is hoped that encouraging more active streets, as well as public realm improvements and more of a mix of uses, will reduce crime in the area.

## **APPENDIX 5**

### Glossary

#### **Air Quality Management Area (AQMA)**

An area designated for action where it is predicted that the Air Quality Objectives in the Council's AQMA Plan will be exceeded.

#### **Biodiversity**

The diversity or variety of plants and animals and other living things in a particular area or region. It encompasses landscape diversity, ecosystem diversity, species diversity, habitat diversity and genetic diversity.

#### **Conservation Areas**

An area of special architectural or historic interest designated by the local planning authority under the provisions of the Planning (Listed Buildings and Conservation areas) Act 1990, the character or appearance of which it is desirable to preserve or enhance.

#### **Greenhouse gases**

Those gases that contribute to climate change. In the UK, the most common greenhouse gas is carbon dioxide, which contributed around 77% of the UK's total emissions of greenhouses gases in 1990. Other greenhouse gases are methane (12% of total UK emissions), nitrous oxide (9%) and fluorinated gases (2.4%).

#### **Local development framework (LDF)**

A portfolio of local development documents, which will provide the framework for delivering the spatial planning strategy for the area.

#### **London Plan**

The strategic plan for the whole of London produced by the Mayor of London. The main purpose of the London Plan is to ensure that all the individual plans produced by the London boroughs work together to meet the priorities that are agreed for the whole London region. The Local Development Framework cannot contain strategies or policies that are not in general conformity with the London Plan.

#### **Renewable Energy**

Energy derived from a source which is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material. Although not strictly renewable, geothermal energy is generally included.

**Supplementary Planning Documents (SPD) or Guidance (SPG)**

Guidance notes, additional and supplementary to the Unitary Development Plan, on how to implement the policies. They also contain background information applicants may find useful when preparing their planning applications.

**Sustainability Appraisal/ Strategic Environmental Assessment**

A systematic and interactive process undertaken during the preparation of a plan or strategy, which identifies and reports on the extent to which the implementation of the plan or strategy would achieve environmental, economic and social objectives by which sustainable development can be defined, in order that the performance of the strategy and policies is improved.

**Sustainable Development**

Development that contributes towards the principles of sustainability, that is, development that does not cause environmental damage, contributes to the local economy and meets the needs of the local community.

## **APPENDIX 6**

### Abbreviations

AQMA Air Quality Management Area  
CABE Commission for Architecture and the Built Environment  
DCLG Department for Communities and Local Government  
DETR Department for Environment, Transport, and the Regions  
DfT Department for Transport  
DPD Development Plan Document  
GLA Greater London Authority  
IMD Index of Multiple Deprivation  
LDD Local Development Documents  
LDF Local Development Framework  
ODPM Office of the Deputy Prime Minister  
PPG Planning Policy Guidance  
PPS Planning Policy Statement  
SA Sustainability Appraisal  
SINC Sites of Importance for Nature Conservation  
SCI Statement of Community Involvement  
SO Sustainable Development Objective  
SEA Strategic Environmental Assessment  
SOA Super Output Areas  
SPD Supplementary Planning Document  
SPG Supplementary Planning Guidance  
UDP Unitary Development Plan

