

Draft Supplementary Planning Document

Creating Locally Distinctive Places

Sutton's Draft
Urban Design Guide

Sustainability Appraisal



London Borough of Sutton
Local Development Framework

Sustainability Appraisal Report

Draft Supplementary Planning Document (SPD)

Urban Design Guide

‘Creating Locally Distinctive Places’

Planning, Transport and Highways Service

Environment and Leisure

January 2007

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CONSULTATION ARRANGEMENTS

1. The period of public consultation on the draft Urban Design Guide SPD and the Sustainability Appraisal Report (this document) is six weeks from 30 January to 13 March 2007.
2. Comments should be made on the standard response form enclosed at the back of the document and should be sent, Freepost SEA 0135, to:
Brendon Roberts
London Borough of Sutton
Strategic Planning
Environment & Leisure
24 Denmark Rd
Carshalton, SM5 2JG
3. You can also email comments to: ldf@sutton.gov.uk
4. If you want to discuss any issues raised in this document please contact Patrick Whitter on 020 8770 6297 or Brendon Roberts on 020 8770 6453.
5. In dealing with the outcome of the consultations the Council will:
 - I. Acknowledge all responses made;
 - II. Contact you if we need to clarify any points you have raised;
 - III. Summarise all responses;
 - IV. Prepare a report to Councillors on all responses, and, set out the Council's views on these, including recommendations on the way forward. This report will be made publicly available on the Council's website (<http://www.sutton.gov.uk>) and in local libraries; and
 - V. Send you a letter telling you when and where the report on the outcome of this consultation is available.
6. The London Borough of Sutton handles personal data in accordance with the Data Protection Act 1998. Please be aware that by providing your contact details you are consenting to your data being used in this way.
7. If you want independent help and advice on this consultation document or any other planning matter you can contact Planning Aid for London on Tel: 020 7247 4900 or by emailing info@planningaidforlondon.org.uk.
8. Useful general information on the planning system can be found on the Planning Portal (<http://www.planningportal.gov.uk>), which is managed by the Government's Planning Inspectorate.



ONE

Introduction

Requirement for Appraisal

- 1.1 The Planning and Compulsory Purchase Act 2004 (the Act) requires the Council to review its planning policies for the Borough and to replace the existing Sutton UDP with a new-style development plan called the Local Development Framework (LDF). Sutton's LDF will consist of a range of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) setting out the Council's distinctive vision and spatial strategy for the future development of the Borough and policies and proposals for the development and use of land within Sutton.
- 1.2 Preparation of an Urban Design SPD to "set out guidelines for the form and type that any proposed development should take in an area" is identified in the Council's approved Local Development Scheme (LDS) (February 2005) as one of the documents to be prepared as part of Sutton's LDF. The draft Urban Design Guide SPD - approved by the Council for public consultation at Strategy Committee in January 2007 - has been prepared in line with the programme and timescale set out in the draft revised LDF adopted by the Council in July 2006.
- 1.3 Under Section 39 of the Act, Sustainability Appraisal (SA) is mandatory for all new or revised DPDs or SPDs. Planning Policy Statement 12 (PPS12) on 'Local Development Frameworks' (2004) makes clear that SA must be undertaken in preparing all local development documents.

- 1.4 Furthermore, the EU 'strategic environmental assessment' or SEA Directive (2001/42/EC), implemented in the UK by the SEA Regulations 2004, requires environmental appraisal to be undertaken on all plans and programmes where they are likely to have significant environmental impacts. The Regulations apply to a wide range of plans and programmes from local to regional level, including local development documents prepared under the new planning legislation.
- 1.5 To avoid duplication, Planning Policy Statement 12 (PPS12) (ODPM, 2005) urges planning authorities to apply an integrated approach towards undertaking SA and SEA to test the soundness of local development documents against environmental, economic and social criteria.
- 1.6 Therefore, in undertaking SA as part of the preparation of the Urban Design Guide SPD, the Council has sought to meet the requirements of the SEA Directive at the same time.

Planning for Sustainability

- 1.7 In seeking to regulate the development and use of land in the public interest, the planning system is key to achieving sustainable development and promoting outcomes in which environmental, economic and social objectives are achieved together over time. The new planning system introduces a statutory requirement for planning authorities to undertake their functions with a view to contributing to sustainable development.
- 1.8 The revised UK Sustainable Development Strategy (ODPM, 2005) defines sustainable development as "*enabling all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations*" and sets out the following guiding principles:
 - (1) Living within Environmental Limits
Respecting the limits of the planet's environment, resources and bio-diversity, to improve our environment and ensure that natural resources

needed for life are unimpaired and remain so for future generations.

(2) Ensuring a Strong, Healthy and Just Society

Meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion and creating equal opportunity for all.

(3) Achieving a Sustainable Economy

Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them, and efficient resource use is incentivised.

(4) Using Sound Science Responsibly

Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

(5) Promoting Good Governance

Actively promoting effective, participative systems of governance in all levels of society, engaging people's creativity, energy, and diversity.

1.9 PPS1 'Delivering Sustainable Development' (February 2005) identifies the following sustainable development principles which are of particular relevant to the draft Urban Design Guide SPD:

- Planning policies should promote high quality inclusive designs and layouts in terms of function and impact over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted;
- Development plans should contribute to global sustainability by addressing the causes and potential impacts of climate change;
- Development plans should also contain clear, comprehensive and inclusive access policies - in terms of both location and external physical access; and
- Community involvement is an essential element in delivering

sustainable development and creating sustainable and safe communities. In developing the vision for their areas, local planning authorities should ensure that communities are able to contribute to ideas about how that vision can be achieved.

Draft Urban Design Guide SPD

Purpose of Draft SPD

1.10 The purpose of the Draft Urban Design Guide SPD is to assist in the determination of planning applications to ensure that "future development creates attractive and sustainable places where people want to live, work and visit". To achieve this aim, design should be built into the planning process to deliver high quality development throughout the Borough that "respects and improves local character, creating buildings and places that inspire, excite and delight".

1.11 The draft SPD emphasises the contribution of good urban design to sustainable development, especially by promoting the delivery of enough high quality homes, vibrant economic centres, interesting and welcoming places and facilitating sustainable modes of transport, such as cycling and walking. Good urban design:

- adds economic, social and environmental value and does not necessarily cost more or take longer to deliver;
- helps deliver places that are accessible and enjoyed by all;
- is fundamental in creating healthy neighbourhoods, where the design of our surroundings can affect our well-being;
- delivers high investment returns for developers and investors by meeting a clear occupier demand, helping to attract investment;
- enhances workforce performance and satisfaction, increasing occupier prestige;
- delivers economic benefits by creating investment opportunities and delivering successful regeneration; and

- benefits all stakeholders, including investors, developers, designers, occupiers, public authorities and the users of developments.

1.12 When adopted, the Urban Design Guide SPD is intended to be used by developers, designers and planners in conjunction with other Council guidance, such as the SPDs on the 'Design and Residential Extensions' (July 2006), 'Designing Out Crime' (March 2005) and the accompanying Report of Studies entitled 'Understanding Local Distinctiveness'

1.13 The draft SPD also promotes current research, examples of good practice and design guides prepared by other organisations, such as English Heritage and the Commission for Architecture and the Built Environment (CABE). Key sources of research and best practice are set out in Section 5 of the draft SPD.

1.14 The draft SPD states the Council's intention to prepare more detailed design guidance in the form of development briefs, design codes and for larger sites the Council will support the 'enquiry by design' process.

Urban Design Principles

1.15 Section 2 of the draft SPD sets out a number of 'Design Principles' which seek to deliver sustainable suburbs by supplementing Policy BE1 on 'Good Urban Design' of the adopted Sutton UDP:

"Proposals for new development and redevelopment should incorporate the basic elements of good urban design and complement good quality elements of the existing urban fabric and enhance those areas where the urban fabric needs to be improved. The Council considers that good urban design should:

- (i) *respect and reinforce the character and identity of the area, including the buildings and their context;*
- (ii) *avoid isolated developments which do not integrate well into the surrounding area;*
- (iii) *create attractive well functioning spaces within the site;*

- (iv) *provide a responsive architecture which is relevant to a human scale;*
- (v) *respond to contextual features, including views and landscape;*
- (vi) *contribute to a safe and secure urban environment;*
- (vii) *include relevant new or otherwise appropriate technological innovations to ensure sustainability; and*
- (viii) *be accessible to all members of the community."*

Design Principle 1: Build on Local Character

1.16 Design Principle 1 seeks to ensure that development builds on local character by:

- Preserving the unique positive characteristics of the specific area, including within Conservation Areas, Areas of Special Local Character, distinctive areas or certain town centres;
- Improving areas of poor or mediocre quality, through contemporary design solutions;
- Respecting the unique characteristics of the site and neighbourhood, including building lines, street patterns, scale, massing, height and landscaping;
- Ensuring that the scale of development is appropriate to the existing context of the area;
- Ensuring development reflects the existing building lines and building heights;
- Building on Sutton's 'green' reputation by encouraging landscaping, street trees, retention of front gardens and the use of renewable energy and energy efficiency;
- Using contemporary and creative design solutions, including building design, landscaping, street patterns, building materials, signage and boundary treatments; and
- Having regard to the Council's Report of Studies titled 'Understanding Sutton's Local Distinctiveness'.

**Design Principle 2:
Create safe and attractive building layouts**

1.17 Design Principle 2 seeks to ensure that all development creates safe and attractive building layouts by:

- Clearly distinguishing between private, semi-private and public space;
- Ensuring that buildings front onto or overlook streets, footpaths and other open spaces, with active frontages, such as windows, doors and shopfronts;
- Ensuring that the building layout avoids left over space;
- Enclosing private spaces in the middle of street blocks, where buildings clearly define private and public space;
- Considering the ratio between building heights and street widths to ensure that streets and public spaces have a human scale and are not intimidating (Figure 2.2a, b & c);
- Providing the Council's minimum standards of accessible private garden space of 70m² for 3 or more beds; 40m² for 2 bed houses; and 25m² for flats or 1 bed units (for exceptional cases where this is not possible, refer to the Council's Planning Obligations SPD);
- Ensuring that building heights and the location of windows, doors, conservatories and extensions do not cause overlooking and respect the privacy of neighbours;
- Providing a mix of uses to encourage a 'human' presence throughout the day;
- Ensuring new development, especially contemporary design, inspires, excites and delights; and
- Considering the requirements of the Council's 'Design of Residential Extensions' SPD and 'Designing out Crime' SPD.

**Design Principle 3:
Create vibrant, attractive and accessible public places**

1.18 Design Principle 3 seeks to create vibrant, attractive and accessible public places by:

- Considering the location, size, type and function of the space;
- Integrating public space into the development and does not rely on left over space;
- Creating a clear image for the space;
- Ensuring that building entrances are on primary frontages at ground level;
- Reducing blank building frontages encouraging natural surveillance;
- Incorporating features that contribute to civic pride, such as trees, landscaping, statues, street art, landmarks and water features;
- Reducing and where possible remove unnecessary street clutter, such as signage, lamp columns, bollards, railings, street furniture and advertising;
- Using paving materials to improve distinctiveness. However, this should only comprise of one or two types that do not result in a patch work effect, but respect the architecture and character of the space;
- Providing seating, however this should be sympathetic, discreet and not restrict pedestrian movement;
- Facilitating easy cleaning and maintenance of public spaces, including the street furniture;
- Reducing 'A' board advertising;
- Encouraging vibrancy with the use of street cafés, events, markets, street performers, concerts, festivals and ceremonies;
- Ensuring that all people, including those with disabilities, can easily and comfortably move through, to and between public spaces and buildings; and
- Making use of level or slight gradient surfaces, ramps and lifts to encourage easier movement within the public realm and entering and exiting buildings.

**Design Principle 4:
Create easier movement**

1.19 Design Principle 4 seeks to create easier movement by:

- Encouraging safe, easy and direct pedestrian movement and the

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- creation of a network of attractive, well-connected public spaces;
- Designing streets with the pedestrian needs in mind, considering existing pedestrian desire lines;
 - Ensuring roads, footpaths and public spaces are connected into well-used routes (figure 2.3a);
 - Reducing cul-de-sac street patterns and re-connect street patterns that currently restrict movement (figure 2.3b & c);
 - Discouraging gated development;
 - Ensuring that public transport facilities (stations and bus stops) are integrated into the design and layout, improving pedestrian accessibility to public transport facilities;
 - Considering a wide range of street types, such as avenues, boulevards and 'home zones';
 - Ensuring that cars and parking do not dominate the streetscape, whether on-street or off-street;
 - Reducing parking on front gardens and reinforce existing building lines and front boundary treatments;
 - Ensuring that, where parking on front gardens is the only solution, this is minimal, sympathetic, landscaped using sustainable urban drainage systems and does not result in excessive building setbacks;
 - Making use of underground parking, especially for large residential schemes and retail development. However, this must be designed to be totally secure in accordance with the Council's Designing Out Crime SPD (Guidelines DCR41 to DCR45);
 - Encouraging economic activity on retail streets, through improved pedestrian access and moderate car movements;
 - Using pedestrian streets to encourage increased footfall and create opportunities for public space; and
 - Encouraging walking and cycling by connecting the development to existing networks and providing storage / shower facilities.

Design Principle 5: Create a sense of welcome

- 1.20** Design Principle 5 seeks to create welcoming and legible places by:
- Preserving and enhancing unique characteristics and design features of specific areas, such as Conservation Areas and certain town centres;
 - Designing contemporary buildings and public spaces that are welcoming, memorable and create identity;
 - Focusing buildings and street layout onto landmark features to create views and vistas;
 - Enhancing and protecting locally strategic views;
 - Enhancing gateways as welcome features by using landscaping, art or signage that reflects local circumstances;
 - Where appropriate, utilising corner buildings to provide opportunities to highlight gateways and signify changes in the urban form;
 - Providing good quality signage, including signs on shop fronts;
 - Encouraging works of art, especially from local artists or architects;
 - Ensuring that works of art and street furniture can be easily cleaned; and
 - Using lighting to improve safety, and highlight landmarks and attractive buildings, preferably generated from renewable sources of energy.

Design Principle 6: Build for the future

- 1.21** Design Principle 6 seeks to create 'buildings for the future' by:
- Incorporate the principles of sustainable design and construction, in accordance with the Sustainable Design and Construction SPD, currently being prepared;
 - Where the street layout allows, and in accordance with other Design Principles, buildings should face 30° either side of south, to maximise solar gain (see figure 2.5);
 - Meet the Council's renewable energy and carbon deduction targets, when adopted, by making use of technologies such as

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- photovoltaic panels, wind power, geo-thermal heating and combined heat and power;
 - Locate solar panels on south facing roof slopes and where this would have a significant impact on the streetscene use photovoltaic panels that can be north or south facing, as they rely on light and not heat;
 - Design 'brise soleil' to have the least visual impact and, where possible, hide these during the winter months, reducing the impact on the active frontage and improving natural surveillance;
 - Use of thermal mass insulation to reduce heat loss and natural ventilation to improve cooling (see figure 2.6);
 - Conserve water through the reduction of water use, the use of water butts, green/grey water recycling and using dual flush toilets;
 - Design for the current and future impact of climate change and global warming, such as flooding or drought;
 - Make use of trees, grass and natural landscaping;
 - Where grass and natural landscaping is not possible, paved areas should use Sustainable Urban Drainage systems;
 - Make use of local building materials and local construction companies;
 - Use sustainable types of materials, such as timber windows and water based paint, ensuring that quality and maintenance is not compromised;
 - Provide sufficient, secure and accessible on-site waste and recycling collection, sorting and storing facilities;
 - Consider the current and expected housing demand, specifically with relation to house size, bedroom numbers and dwelling types;
 - Provide for a mix of land uses;
 - Provide higher densities in Sustainable Residential Quality areas, being close to public transport access;
 - Design building layout, particularly the interior, to be easily altered

- should the need arise;
- Provide affordable housing in accordance with the Council's Affordable Housing SPD (October 2006);
- Design for easy conversion to other uses, should the need arise;
- Incorporate Lifetime Home Standards, including the provision of parking for disabled people and the design of internal and external layouts;
- Locate services, including utility boxes, under roads, pavements or landscaped areas, including the use of ducting under pavements to combine services and make maintenance easily accessible;
- Consider any issues regarding contamination of land;
- Protect wildlife and Sutton's biodiversity; and
- Provide opportunities for habitat creation, such as green roofs.

Detailed Urban Design Guidelines

1.22 Section 3 of the draft SPD sets out a number of detailed design guidelines which relate specifically to particular kinds of proposed development and the issues currently facing London's suburbs, including the need to accommodate housing; improve distinctiveness; create vibrant, attractive, accessible and healthy neighbourhoods; improve the public realm and reduce unnecessary street clutter; and reduce the impact of high levels of car ownership, congestion and car parking.

1.23 The design guidelines, which seek to provide further detailed guidance on implementing the Council's Design Principles set out in Section 2 of the draft SPD, cover the following range of topics/ issues. Although the detailed content of each guideline is not repeated here for reasons of space, the appraisal results presented in Section 5 of this document has taken into account their likely impacts.

Design for Intensification (Paras 3.3 to 3.12)

1.24 This section sets out specific design

guidance for higher density development in relation to:

- Infill development (Paras 3.7 and 3.8);
- Subdivision and redevelopment of existing plots (Para 3.9); and
- Conversions.

Tall buildings (Paras 3.13 to 3.14)

- 1.25** This section sets out specific design guidance for buildings over 3 storeys in height, which take into account the Borough's low rise suburban character and CABE/ English Heritage guidance on Tall buildings.

Corner properties (Paras 3.15 to 3.18)

- 1.26** This section sets out specific design guidance for buildings on corner sites, particularly within Sustainable Residential Quality (SRQ) Areas, and the circumstances under which they may be permitted to encourage higher density housing.

Landmark features (Paras 3.19 to 3.23)

- 1.27** This section sets out specific design guidelines for landmark features such as sculptures, public art, water features, bridges, tall buildings, historic buildings or parks in order to improve the character, distinctiveness and identity of an area.

Contemporary Design (Paras 3.24 to 3.33)

- 1.28** This section sets out specific design guidelines in relation to the building style, materials and sustainable design construction techniques of contemporary buildings in order to improve the character of the following types of area:
- Areas of existing distinctive character;
 - Areas of mixed character; and
 - Areas of poor or no character.

Design for movement and parking (Paras 3.34 to 3.61)

- 1.29** This section provides general guidance on the design and layout of movement corridors and parking which are intended to be read in conjunction with the Design Principle for 'creating easier

movement' and further technical guidance in the Council's 'Manual for Streets Guide. This covers:

- Sustainable transport choices;
- Designing accessibility;
- Road and junction sizes;
- Treatment of the road and pavement;
- Home Zones; and
- Car parking.

Design of the public realm (Paras 3.62 to 3.64)

- 1.30** This section sets out specific design guidance for ensuring that the 'public realm' – defined as any part of a site, area, village, town or city that everyone can use and enjoy, including streets, squares and parks – is vibrant; attractive; easy to move through and find your way around; and free of clutter

Managing street clutter (Paras 3.65 to 3.68)

- 1.31** This section sets out specific guidance for reinforcing a sense of visual order and reducing street clutter arising from the various elements making up the streetscene, including signage, grit boxes, benches, bollards, railings, lighting, signposts, cycle stands, phone boxes, traffic signals and other forms of street furniture.

Shopfronts (Paras 3.69 to 3.74)

- 1.32** This section sets out specific guidance for ensuring well-designed shopfronts that create an identity for the Borough's shops, streets and parades. Open facades are encouraged in order to increase attractiveness, encourage activity and interest, increase natural surveillance and reduce fear of crime.

Design for healthy neighbourhoods and health care facilities (3.76 to 3.81)

- 1.33** This section sets out design guidance aimed at creating a healthy living environment by addressing:
- Healthy neighbourhoods (Para 3.78); and
 - Health care buildings and environments (Paras 3.79 to 3.81).

Advice for Applicants

- 1.34** Section 4 of the draft SPD, entitled 'Before You Apply', encourages applicants to appoint the services of an architect or competent agent at the earliest stage of preparing planning applications and stresses the value of pre-application discussions with the Council to identify ('without prejudice') potential design issues. This can result in improved designs and also save time and costs.
- 1.35** The need to submit Design and Access Statements with all planning applications (except householder) in line with DCLG Circular 01/2006 is emphasised. This should provide the rationale for deciding upon the preferred option.

Purpose and Contents of SA Report

- 1.36** This Report sets out the results of SA undertaken as part of the preparation of the draft Urban Design Guide SPD.
- 1.37** The following chapters address Stages A to C of the recommended SPD appraisal process set out in the former ODPM's Guidance on 'SA of Regional Spatial Strategies and Local Development Documents' (2005):
(A) Setting the context and objectives, establishing the baseline and deciding on the scope,
(B) Developing and refining options and assessing effects and
(C) Preparing the SA Report.
- 1.38** Full details of the former ODPM's recommended methodology are set out in Appendix 1 of this document.
- 1.39** **Section 2** describes the **Appraisal Methodology** in terms of government guidance, best practice, the main stages and the SPD process.
- 1.40** **Section 3** summarises the **Policy Context** by reviewing policies, plans and programmes relevant to the Draft SPD together with key sustainable development objectives (i.e. scoping).
- 1.41** **Section 4** defines the **Baseline** in terms of the existing urban townscape of the Borough and the key sustainability issues to be addressed by the SPD.

1.42 **Section 5** sets out the **SA Framework** based on the appraisal framework already established in the Council's initial 'SA Scoping Report for Sutton's LDF' published in August 2006 and further sustainability objectives and issues established in Sections 3 and 4.

1.43 **Section 6** presents the **Results of Appraisal** of the draft SPD against each of the sustainability objectives, indicators and targets set out in the SA Framework.

1.44 **Section 7** identifies key conclusions arising from the appraisal, proposals for monitoring and data sources.

Consultation Arrangements

- 1.45** Public consultation on the draft Urban Design Guide SPD and the SA Report (this document) is six weeks from 30 January to 13 March 2007
- 1.46** Copies of this document along with the draft Urban Design Guide SPD have been made available for public inspection on the Council's website www.sutton.gov.uk and at:
- Civic Offices, St Nicholas Way,;
 - Council offices, 24 Denmark Road, Carshalton; and
 - public libraries within the Borough.
- 1.47** Copies of the SA Report (£5) and the draft Urban Design Guide SPD (£10) can also be purchased by credit or debit card by calling 020 8770 5070 or by using the Council's on-line payment service at <http://www.sutton.gov.uk/onlineforms/>
- 1.48** Alternatively, copies of both documents can be obtained by sending a cheque to Steve Warburton, Strategic Planning, LB Sutton, 24 Denmark Road, Carshalton, Surrey SM5 2JG.
- 1.49** Full details of consultation arrangements are set out at the beginning of this document.



TWO

Appraisal Methodology

Government Guidance

- 2.1 The Council's approach to undertaking SA in preparing the Draft Urban Design Guide SPD on is based on Government guidance on 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' published by the former ODPM in November 2005.
- 2.2 This approach builds on emerging best practice, the Council's initial 'SA Scoping Report' on Sutton's LDF (August 2005) and a number of SAs already undertaken in the preparation of 'Core Planning Strategy: Issues and Options' (September 2006) and a range of SPDs in relation to Sutton Station, affordable housing, extensions and section 106 contributions.

Main SA Stages and Tasks

Stage A: Context and Objectives, Baseline and Scoping

- 2.3 Task A1 identifies sustainable development objectives and relevant policies, plans and programmes.
- 2.4 Task A2 requires the collection of baseline information.
- 2.5 Task A3 identifies sustainability issues and problems relevant to the SPD.
- 2.6 Task A4 defines the SA Framework as the basis for predicting the effects of the SPD, which should consist of a range of sustainability objectives, targets and indicators likely to be affected by the plan.
- 2.7 Task A5 requires consultation on the scope of the appraisal. This requirement will be met both by consultation on this document and also

by having already consulted on the 'SA Scoping Report' on Sutton's LDF. This document outlined the scope and sustainability issues to be addressed through the appraisal of documents making up Sutton's LDF.

Stage B: Developing and Refining Options and assessing Effects

- 2.8 Task B1 requires the SPD objectives to be tested against the SA objectives.
- 2.9 Task B2 develops a range of potential SPD options, including the 'no plan' and 'business as usual' scenarios, to ensure that the SPD will represent an improvement on the baseline situation..
- 2.10 Tasks B3 and B4 predict the social, economic and environmental effects of the SPD in relation to the objectives, making up the SA Framework and require the significance of each effect to be evaluated.

- 2.11 Task B5 considers ways of mitigating adverse effects and maximising beneficial effects, where appropriate.

- 2.12 Task B6 requires proposals for monitoring to be set out.

Stage C: Preparing the SA Report

- 2.13 Task C1 requires the outcome of Stages A and B to be documented in the SA Report, which is then made available for public consultation alongside the draft SPD.

Stage D: Consulting on the Draft SPD and SA Report

- 2.14 Task D1 requires that the SA Report must be consulted on at the same time as the draft SPD. Accordingly, this Report has been made available for consultation between 30 January and 13 March 2006 alongside the Draft Urban Design Guide SPD.

- 2.15 Task D2 requires that any significant changes to the SPD are appraised.

- 2.16 Task D3 requires that the Consultation Statement prepared following the adoption of the SPD provides sufficient information to make clear how the SA process affected the SPD.

Stage E: Monitoring the Significant Effects of Implementing the SPD

- 2.17 Tasks E1 and E2 finalises the methods for monitoring and address any adverse effects revealed by monitoring.



Policy Context

Relevant Policies, Plans and Programmes (Task A1)

National Policy Context

- 3.1** The Government acknowledges the importance of design and is raising its profile on the planning agenda. Planning Policy Statement (PPS) 1 ensures that good design contributes to making places better for people and that development, which does not positively improve the character and quality of an area, should not be approved.
- 3.2** PPS3 considers how design contributes to delivering sufficient, affordable and high quality housing, through creating places, streets and spaces that meet the needs of people; are attractive; have a distinct identity; and positively improve local character.
- 3.3** PPS6 ensures that buildings and public spaces in town centres are fit for their purpose; safe; attractive; accessible; and durable, which contributes to improving the health, vitality and economic potential of a town centre.
- 3.4** The Government provides specific design advice for the historic environment in Planning Policy Guidance (PPG) 15, stating that old and new buildings can be integrated and woven into the existing urban fabric. Importantly, PPG15 emphasises that new buildings do not have to replicate older buildings, however should respect the setting; scale; height; massing; alignment; and the appropriate use of materials.

Regional Policy Context

- 3.5** The Mayor of London's Plan ensures

that good urban design gives order to space and beauty to buildings. The Mayor emphasises that good urban design contributes to creating a more varied and sustainable environment, by encouraging higher densities in places of high accessibility and reducing the need to travel.

- 3.6** The London Plan also sets out several design principles and policies that should influence the quality of design in Sutton.

Local policy context

- 3.7** Sutton Council's Community Strategy 2005 to 2008 sets out Sutton's Community Vision to improve the quality of life for everyone in the Borough now and for future generations, of which a key objective is to create safer communities and develop a cleaner and greener environment.
- 3.8** General Policies contained in Sutton Council's Unitary Development Plan (UDP), adopted in 2003, ensure that new development is a high standard of design and respects local character, enhances urban landscape quality and promotes sustainable development. The UDP ensures that new development and redevelopment incorporates basic elements of good urban design; complements good quality elements of the existing urban fabric; enhances those areas where the urban fabric needs to be enhanced; and sets out special design policies for development in Conservation Areas and Areas of Special Local Character.
- 3.9** Furthermore, UDP Policy BE14 states that when assessing proposals for higher density residential development in sustainable locations, flexible planning standards may apply for car parking and amenity space, where such proposals incorporate the elements of good urban design, demonstrate high quality architectural design appropriate to the character of the locality and achieve sustainability objectives.

- 3.10** The Council has produced further

design guidance as part of the Local Development Framework (LDF), including Supplementary Planning Documents (SPD) for the Design of House Extensions (October 2006); Designing out Crime (April 2005); and Sustainable Design and Construction (currently being prepared).

- 3.11** It is intended that the following Supplementary Planning Guidance (SPG), adopted by the Council in 1995, will be replaced by the Urban Design Guide SPD:
- SPG 3: Design and Amenity Space;
 - SPG 4: New Housing Development on Corner Sites;
 - SPG 6: House Conversion;
 - SPG 10: Design of Shopfronts and Advertising;
 - SPG 11: Residential Parking Areas: Qualitative considerations; and
 - SPG 12: Design for Layout of New Streets.

Sustainable Development Objectives

- 3.1** Government guidance on SA emphasises the need for the appraisal framework to take account of sustainable development objectives established at national, regional and local levels. The following objectives set at international, national and local levels have therefore been considered in developing the SA Framework and in drafting the Urban Design Guide SPD.

International Objectives

- 3.2** The Urban Design Guide SPD and SA Framework should take into account the objectives and targets of the following international strategies, plans and programmes:
- Johannesburg Declaration on Sustainable Development;
 - EU Spatial Development Perspective;
 - EU Sustainable Development Strategy.

National Objectives

- 3.3** The revised **UK Sustainable Development Strategy** entitled 'Securing the Future' (2005) seeks to create a "strong, healthy and just

society" by meeting the diverse needs of all people in existing and future communities, promoting personal well being, social cohesion and inclusion and creating equal opportunity for all.

London Objectives

- 3.4** The **London Plan 2004** (Regional Spatial Strategy) and draft Sub-Regional Development Strategy (SRDF) for South London (June 2005) have also been taken into account:

Borough Objectives

- 3.5** The **Council's Vision** is "to build a community in which all can take part and all can take pride". Accordingly, the draft Sutton Plan for 2007-010, entitled 'Shaping Tomorrow's Sutton' identifies the following 9 Corporate Aims:
1. Efficiency and Effectiveness;
 2. Cleaner and Greener Environment;
 3. Safer Communities;
 4. Children and Young People;
 5. Active and Inclusive Communities;
 6. Enterprise and Employment;
 7. Health and Wellbeing;
 8. Housing;
 9. Older People.

- 3.6** The following key objectives with particular relevance to urban design and townscape quality issues are set out under Corporate Aim 2 (To develop a cleaner and greener environment):
- To achieve further improvements to the street scene through partnership working (e.g. with the police) and technological solutions;
 - To improve the built environment ...

- 3.7** Sutton Council's **Community Strategy 2005-08** sets out Sutton's Community Vision to improve the quality of life for everyone in the Borough now and for future generations, of which a key objective is to create safer communities and develop a cleaner and greener environment..

- 3.8** Recognition of the role of good and sustainable design can play in improving the quality of developments and places is also given in the Council's **Environmental Sustainability Strategy** adopted in 2005.



FOUR

Baseline

Townscape Quality and Residential Character Areas (Tasks A2 and A3)

4.1 The existing character of the residential environment within the Borough can be expressed as a predominantly low-rise, two and three storey residential townscape, with a diversity of characteristics from higher density areas in the north to low-density residential areas with substantial properties in the south. The Council's townscape assessment of the Borough, undertaken in 1998, categorised identified the following character areas.

Housing pre-1915

4.2 Predominantly Victorian and Edwardian terraced, rarely with large front gardens and always with on-street car parking or parking on a paved frontage. The architectural integrity has often been lost by the replacement of significant features such as windows and doors. Streets of this era which are frequently tree lined which provide an attractive scale to the scene (e.g. Cranfield Road West, Carshalton on the Hill).

Inter War Housing 1918-1939:

4.3 This type covers the majority of housing in the Borough and is mostly semi-detached although terraced groups of 4 to 6 houses are also common. The symmetry of this architecture can easily be destroyed by the alteration to features on the front elevations. The houses are brick built and often rendered in whole or part, and the streets are commonly lined with domestic scale flowering trees, set within a grass verge. Front gardens are

small and are characteristically enclosed by low brick walls, often mixed with rubble in a random pattern, built in blocks, between timber posts. A typical example of this character area is found in Worcester Park South

Cottage Garden Estate

4.4 This is a specific style, adopted by London County Council (LCC) architects in the interwar period between 1919 and 1939 and influenced by existing garden suburbs at Hampstead and Letchworth. The houses are small, Georgian style, brick built, typically with square paned sash windows, plain front doors with tiny canopies and tiled roofs and are laid out with planned informality, grouped at intersections and within a framework of small greens. A typical example of this character area is the Wrythe.

Post War Housing up to 1970

4.5 A mix of terraced town house, semi-detached and detached, this era of development was prolific in London and concentrated on high-rise and estates including many examples of infill developments resulting in a loss of continuity to the street scene and a disjointed appearance. A typical example of this character area is found in Marlborough Road, Sutton Common.

Recent Housing 1970 to Present Day

4.6 This has led to backland development and the loss of large gardens and other open sites. Small properties of mixed size, often terraced and in distinct courtyard introspective settings are a characteristic type, rarely with street trees, favouring blocks of planting and communal frontages without enclosure. (e.g. Butter Hill, Carshalton).

Low Density Housing

4.7 Low Density Housing exists within all architectural types and applies to those properties, generally detached or semi-detached and with characteristically large plot sizes (e.g. South Wallington).

Flats and Apartments

4.8 Flats are numerous in the Borough and date from the inter and post war period to the present. Early examples are set

within grounds adjacent to which infill and further development has grown up. Later examples tend to be infill themselves (e.g. Cheam Road, Carshalton/ Sutton).

- 4.9** Further details on each residential character area are set out in the 'Report of Studies to Sutton's Draft Urban Design Guide' accompanying the draft SPD, entitled 'Understanding Sutton's local Distinctiveness'. A Map showing these areas is also provided.

Listed Buildings

- 4.10** Interspersed throughout this built environment there are a variety of historic buildings and townscapes. The Borough has some 160 statutory listed buildings and structures (Grade I, Grade II or Grade II*), which are of special architectural or historic interest.
- 4.11** These are supplemented by more than 30 locally listed buildings or structures which, although not of sufficient quality to warrant statutory listing, significantly contribute to the townscape of the Borough by their historical or architectural interest.

Conservation Areas

- 4.12** In addition to historic buildings, the Borough currently has 14 designated Conservation Areas (CAs) with special architectural or historic interest. Some have significant heritage value with many listed buildings, others have a more recent appearance encapsulating the best architectural and urban design practices of their time:
- Beddington Park (58 ha);
 - Beddington Village (10 ha);;
 - Carew Manor, Beddington (15 ha); ;
 - Carshalton Park (14 ha);
 - Carshalton Village (43 ha);
 - Cheam Village (29 ha);
 - Church Lane, Beddington (1.5 ha);
 - Grove Avenue, Sutton (1.4 ha);
 - Holy Trinity, Wallington (1.4 ha);
 - Landseer Road, Sutton (9 ha);
 - Park Hill, Carshalton (2 ha);
 - Sutton Garden Suburb (8.5ha);
 - Wallington Green (3.5ha);
 - Wrythe Green (5 ha).

- 4.13** Conservation Areas contain many heritage features and listed buildings which are well preserved and attractive. The street scene is influenced by the built form and inherited road and path layouts. There is a clear difference in scale to other parts of the Borough where statutory dimensions apply and this gives a pleasing diversity of elevations and spaces. Traditional building/paving/walling materials prevail around the historic features and associated areas, however these are not always extended into the street scene generally. A typical example of this character area is Cheam Village.

- 4.14** The Planning (Listed Buildings & Conservation Areas) Act 1990 imposes a duty on local authorities to undertake appraisals of the character of Conservation Areas to provide a sound basis for their designation and management, with a minimum of 2 to be carried out each financial year. Management strategies should then be prepared and reviewed every 5 years.
- 4.15** During 2005-06, character appraisals of the townscape, architectural, historic and landscape qualities of Sutton Garden Suburb and Wallington Green Conservation Areas have been carried out, with further Character Appraisals are currently being undertaken for the Carshalton Village and Cheam Village Conservation Areas during 2006-07.

Areas of Special Local Character

- 4.16** The Council has identified 18 Areas of Special Local Character (ASLCs) in the Borough on the basis of their high quality townscape, architecture and landscape features. Further ASLCs have been designated since the adoption of the UDP at Mayfield Road and Belmont/ Queen's Road.

Special Policy Areas

- 4.17** There are 2 Special Policy Areas in South Cheam and Carshalton Beeches and South Sutton. These are established areas with large detached houses, set in mature landscape, built at a low intensity and whose character and appearance are protected.

Current Design Issues

4.18 The 'Report of Studies to Sutton's Draft Urban Design Guide' entitled 'Understanding Sutton's local Distinctiveness' identifies a number of design issues which are currently affecting the character and townscape quality of each residential quality area.

4.19 Current issues affecting pre-1915 housing areas are:

- Some infill development is discordant as it is not sympathetic to the context. Such development has led to varying building lines and the use of different materials;
- The conversion of older large houses to nursing homes or flats has increased densities and led to unsympathetic alterations such as obtrusive fire escapes; loss of front gardens to parking; and intrusive refuse storage areas;
- Extensive on-street and forecourt parking impacts on the street character leading to loss of hedges and landscaping that is part of the original vernacular; and
- Backland development has occurred on the large garden blocks, characteristic of this era.

4.20 Current issues affecting inter-war (1918-1939) housing areas are:

- Whilst the architectural style is often uniform, it sometimes lacks distinctive character;
- Some of interwar estates are large, impersonal and lack identity, which impact on legibility;
- Front gardens are being used to accommodate off-street parking, which tends to destroy the pattern of the street frontage and leave house fronts open to the streets when cars are removed;
- Too many side extensions can be insensitive in architectural terms and create a terracing effect between properties; and
- In some areas the loss of characteristic boundary treatments, such as walls, hedges and street trees, has adverse effects on the street scene.

4.21 Current issues affecting cottage garden style estates are:

- Permitted Development Rights have resulted in unsympathetic alterations to houses, such as pebbledashing, construction of front porches and changes to fenestration using different design and materials, including uPVC; and
- Loss of the original landscape design of estates due to cost of maintenance (such as rose beds on corner plots being transferred into private ownership) and increase in car ownership (such as parking on verges)

4.22 Current issues affecting Post War housing areas (up to 1970) are:

- The earlier estates suffer from homogenous development and lack of a positive identity;
- Large estates that do not contribute to creating mixed communities and mix of uses e.g. Durand Close;
- Poor quality and maintenance of the public space and often a lack of distinction between public and private realm;
- Infill development is often unsympathetic to the local character;
- Architectural design is often of limited quality

4.23 Current issues affecting recent housing areas (1970 to present) are:

- Layouts are dominated by over engineered roads with little character;
- Cul-de-sacs are characteristic of this era of development resulting in limited permeability and greater dependency on the car;
- Comprise of blocks of flats not responsive in scale or architecture to the local vernacular;
- Garage blocks separate development reducing natural surveillance and disrupt continuous street frontages, with little integration into the overall urban grain; and
- Infill development is often unsympathetic to the local character (plots of 70's town houses next to Victorian detached house).



Sustainability Appraisal Framework

Developing SA Objectives, Indicators and Targets (Task A4)

- 5.1** Based on the requirements of other relevant policies, plans, programmes, the existing social, economic and environmental baseline and the sustainability issues and problems facing the Borough, the Council has developed an SA Framework in order to enable the sustainability effects of all DPD and SPD options to be described, analysed and compared. The SA Framework is set out in full in the 'SA Scoping Report for Sutton's LDF' published in August 2006.
- 5.2** The SA Framework consists of 12 SA objectives arranged under (A) Environmental Quality (B) Natural Resources (C) Sustainable Economic Growth and (D) Community Well-Being. These categories mirror the aims of the UK Sustainable Development Strategy (1999) which were taken forward in PPS1 on 'Creating Sustainable Communities' (2005).
- 5.3** Each sustainability objective is broken down into a number of sub-objectives for which the 'headline' indicators, detailed indicators and appraisal criteria (or questions) are identified.
- 5.4** In seeking to address all potential sustainability effects, the SA Framework has been designed to be used in the appraisal for all local development documents within Sutton's LDF, including the draft Urban Design Guide SPD.

Outline of SA Framework

5.5 The SA Framework is outlined below.

(A) ENVIRONMENTAL QUALITY

(1) Sustainable Transport

- 1.1 Traffic Reduction (trips)
- 1.2 Sustainable Modes
- 1.3 Local Air Quality

(2) Built Environment

- 2.1 Built Design and Townscape
- 2.2 Historic Environment

(3) Open Environment/ Biodiversity

- 3.1 Strategic Open Land
- 3.2 Public Open Space
- 3.3 Landscape Quality
- 3.4 Biodiversity and Habitats

(B) NATURAL RESOURCES

(4) Energy and Climate Change

- 4.1 Energy Efficiency
- 4.2 Renewable Energy
- 4.3 Sustainable Design & Construction

(5) Pollution

- 5.1 Air Pollution
- 5.2 Water Quality
- 5.3 Soil Contamination
- 5.4 Noise/ Light Pollution

(6) Natural Resources

- 6.1 Sustainable Waste Management
- 6.2 Mineral Resources
- 6.3 Flood Risk

(C) SUSTAINABLE ECONOMIC GROWTH

(7) Economic Growth

- 7.1 Local Economy
- 7.2 Sustainable Economic Regeneration
- 7.3 Transport Services/ Infrastructure

(8) Town Centres

- 8.1 Sutton Town Centre
- 8.2 District & local centres

(9) Employment

- 9.1 Local Employment
- 9.2 Education and Training

(D) COMMUNITY WELL-BEING

(10) Housing

- 10.1 Housing Provision
- 10.2 Design of Residential Extensions

(11) Equalities and Social Inclusion

- 11.1 Accessibility
- 11.2 Social Deprivation
- 11.3 Balanced Communities

(12) Quality Of Life

- 12.1 Health
- 12.2 Community Safety
- 12.3 Community Identity & Local Pride.



Appraisal of Draft SPD and Alternatives

Appraisal of Draft Urban Design Guide SPD (Tasks B1 to B5)

- 6.1** Figure 5.1 presents the Results of Appraisal on the draft Urban Design Guide SPD using the Council's SA Framework already established in the SA Scoping Report (August 2006). As before, this approach is closely modelled on that recommended in Government guidance.
- 6.2** For each SA Objectives and sub-objective, the predicted effects of implementing the draft SPD have been assessed in terms of its:
- nature (beneficial, adverse, none)
 - scale (small, medium, large);
 - probability (probable, uncertain); and
 - duration (short, medium, long term).
- 6.3** The following symbols are used to indicate the nature and scale of the predicted effects:

Table 6.1: Guide to Appraisal Symbols

Short, Medium and Long-Term effects	
+	small beneficial effect
++	medium beneficial effects
+++	strong beneficial/ Borough-wide
X	Adverse impact
?	Uncertain impact
N/a	None/ neutral effect

Mitigation Measures (Task B5)

- 6.4** Mitigation measures, in the form of recommendations for enhancing beneficial effects, are included in the Results of Appraisal set out in Table 5.2 where appropriate.

Appraisal of Alternatives (Task B2)

- 6.5** In order to ensure that the final Urban Design Guide SPD is effective in (a) contributing to improving the quality of built design (b) enhancing urban landscape quality and the distinctive suburban character of the Borough, and (c) meeting sustainable development objectives, the likely impacts of the draft SPD have been evaluated against the criteria and objectives contained in the SA Framework (Figure 6.1).
- 6.6** The appraisal has also given consideration to the likely impacts of the following alternative scenarios, in order to ensure that implementing the SPD would represent an improvement on the situation that would exist in the absence of the SPD (Figure 6.2).

Option 1: Draft Urban Design Guide SPD (January 2006)

- 6.7** Option 1 appraises the likely impacts of implementing the design principles and detailed design guidelines set out in the draft Urban Design Guide SPD against each of the sustainability objectives, criteria and indicators defined in the Council's SA Framework.

Option 2: Carry Forward Previous SPG

- 6.8** Option 2 appraises the likely impacts that would arise from not implementing the draft Urban Design Guide SPD but carrying forward the Council's 1995 Supplementary Planning guidance (SPG) on 'Design and Amenity (SPG3), 'New Housing Development on Corner Sites' (SPG4), 'House Conversion' (SPG6), 'Residential Parking Areas (SPG11); and Design for Layout of New Streets.

Option 3: 'Do-Nothing' Scenario

- 6.9** Option 3 appraises the impacts that would arise from not implementing the draft SPD as well as not carrying forward the Council's 1995 SPG.

Figure 6.1: Results of Appraisal of Draft Urban Design Guide SPD

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
(A) ENVIRONMENTAL QUALITY				
(1) Sustainable Transport	1.1 Traffic Reduction	Traffic growth/reduction within Sutton Town Centre, district centres and the remainder of the Borough 2001-2011	+ Small benefits	<p>The draft SPD will have benefits for promoting sustainable forms of travel such as walking, cycling and public transport use and hence traffic reduction and local air quality through the following Design Principles and guidelines which promote walking, cycling and public transport over the private car.</p> <p><u>Principle 4: Creating easier movement</u></p> <ul style="list-style-type: none"> Encouraging safe, easy and direct pedestrian movement and attractive, well-connected public spaces; Designing streets with the pedestrian needs in mind, considering existing desire lines; Ensuring that public transport facilities (stations and bus stops) are integrated into the design and layout, improving pedestrian accessibility to public transport facilities; Ensuring that cars and parking do not dominate the streetscape, whether on-street or off-street; Encouraging walking and cycling by connecting the development to existing networks and providing storage / shower facilities. <p><u>Principle 6: Creating 'buildings for the future'</u></p> <ul style="list-style-type: none"> Incorporate the principles of sustainable design and construction, in accordance with the Sustainable Design and Construction SPD, currently being prepared; Provide for a mix of land uses; and Provide higher densities in Sustainable Residential Quality areas close to public transport
	1.2 Sustainable Modes	Proportion of trips made by sustainable modes (modal split data) by journey purpose Introduction of travel plans in Borough schools.	++ Medium benefits	
	1.3 Air Quality	Days/year when NO2 and particulate exceed national standards of 200 ug/m3 & 50 ug/m3 and AQMAs	+? Small benefits	
(2) Built Environment	2.1 Built Design and Townscape Quality	Quality of urban townscape within the Borough (survey).	+++ Large benefits	<p>The draft SPD will have strongly beneficial, long- term and Borough-wide impacts on the quality of design and the urban environment of the Borough through the following Design Principles and guidelines:</p> <p><u>Principle 1: Building on local character:</u></p> <ul style="list-style-type: none"> Preserving the unique positive characteristics of the specific area, including within Conservation Areas, Areas of Special Local Character and distinctive areas or certain town centres; Improving areas of poor or mediocre quality, through contemporary design solutions; Respecting the unique characteristics of the site and neighbourhood, including building lines, street patterns, scale, massing, height and landscaping; Ensuring that the scale of development is appropriate to the existing context of the area; Ensuring development reflects the existing building lines and building heights; Building on Sutton's 'green' reputation by encouraging landscaping, street trees, retention of front gardens and the use of renewable energy and energy efficiency; Using contemporary and creative design solutions, including building design, landscaping, street patterns, building materials, signage and boundary treatments; and Having regard to the Council's Report of Studies titled 'Understanding Sutton's Local Distinctiveness'.

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
				<p><u>Principle 2: Creating safe and attractive building layouts</u></p> <ul style="list-style-type: none"> • Clearly distinguishing between private, semi-private and public space; • Ensuring that buildings front onto or overlook streets, footpaths and other open spaces, with active frontages, such as windows, doors and shopfronts; • Ensuring that the building layout avoids left over space; • Enclosing private spaces in the middle of blocks, where buildings clearly define private and public space; • Considering the ratio between building heights and street widths to ensure that streets and public spaces have a human scale and are not intimidating ; • Providing the Council's minimum standards of accessible private garden space; • Ensuring that building heights and the location of windows, doors, conservatories and extensions do not cause overlooking and respect the privacy of neighbours; • Providing a mix of uses to encourage a 'human' presence throughout the day; • Ensuring new development, especially contemporary design, inspires, excites and delights; and • Considering the requirements of the 'Design of Residential Extensions' and 'Designing out Crime' SPD. <p><u>Principle 3: Creating vibrant, attractive and accessible public places</u></p> <ul style="list-style-type: none"> • Considering the location, size, type and function of the space; • Integrating public space into the development and does not rely on left over space; • Creating a clear image for the space; • Ensuring that building entrances are on primary frontages at ground level; • Reducing blank building frontages encouraging natural surveillance; • Incorporating features that contribute to civic pride, such as trees, landscaping, statues, street art, landmarks and water features; • Reducing and where possible remove unnecessary street clutter, such as signage, lamp columns, bollards, railings, street furniture and advertising; • Using paving materials to improve distinctiveness. However, this should only comprise of one or two types that do not result in a patch work effect, but respect the architecture and character of the space; • Providing seating, however this should be sympathetic, discreet and not restrict pedestrian movement; • Facilitating easy cleaning and maintenance of public spaces, including the street furniture; • Reducing 'A' board advertising; • Encouraging vibrancy with the use of street cafés, events, markets, street performers, concerts, festivals and ceremonies; • Ensuring that all people, including those with disabilities, can easily and comfortably move through, to and between public spaces and buildings; and • Making use of level or slight gradient surfaces, ramps and lifts to encourage easier movement within the public realm and entering and exiting buildings. <p><u>Principle 4: Creating easier movement</u></p> <ul style="list-style-type: none"> • Encouraging safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces;

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
				<ul style="list-style-type: none"> • Designing streets with the pedestrian needs in mind, considering existing pedestrian desire lines; • Ensuring roads, footpaths and public spaces are connected into well-used routes (figure 2.3a); • Reducing cul-de-sac street patterns and re-connect street patterns that currently restrict movement; • Discouraging gated development; • Ensuring that public transport facilities (stations and bus stops) are integrated into the design and layout, improving pedestrian accessibility to public transport facilities; • Considering a wide range of street types, such as avenues, boulevards and 'home zones'; • Ensuring that cars and parking do not dominate the streetscape, whether on-street or off-street; • Reducing parking on front gardens and reinforce existing building lines and front boundary treatments; • Ensuring that, where parking on front gardens is the only solution, this is minimal, sympathetic, landscaped using sustainable urban drainage systems and does not result in excessive building setbacks; • Making use of underground parking, especially for large residential schemes and retail development. However, this must be designed to be totally secure in accordance with the Designing Out Crime SPD; • Encouraging economic activity on retail streets, through improved pedestrian access; • Using pedestrian streets to encourage increased footfall and create opportunities for public space; and • connecting developments to existing walking and cycling networks and providing storage / shower facilities. <p><u>Principle 5: Creating welcoming and legible places</u></p> <ul style="list-style-type: none"> • Preserving and enhancing unique characteristics and design features of specific areas, such as Conservation Areas and certain town centres; • Designing contemporary buildings and public spaces that are welcoming, memorable and create identity; • Focusing buildings and street layout onto landmark features to create views and vistas; • Enhancing and protecting locally strategic views; • Enhancing gateways as welcome features by using landscaping, art or signage that reflects local circumstances; • Where appropriate, utilising corner buildings to provide opportunities to highlight gateways and signify changes in the urban form; • Providing good quality signage, including signs on shop fronts; • Encouraging works of art, especially from local artists or architects; • Ensuring that works of art and street furniture can be easily cleaned; and • Using lighting to improve safety, and highlight landmarks and attractive buildings, preferably generated from renewable sources of energy.
	2.2 Historic Environment	Character appraisals of Conservation Areas Quality of built design,	+++ Large benefits	<p>The draft SPD will have strongly beneficial and long- term impacts on the Borough's historic environment through</p> <p><u>Principle 1: Building on local character:</u></p> <ul style="list-style-type: none"> • Preserving the unique positive characteristics of the specific area, including within Conservation Areas, Areas of Special Local Character, distinctive areas or certain town centres; • Respecting the unique characteristics of the site and neighbourhood, including building lines, street patterns, scale, massing, height and landscaping;

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
		townscape and the streetscene		<ul style="list-style-type: none"> • Having regard to the Council's Report of Studies titled 'Understanding Sutton's Local Distinctiveness'. <u>Principle 5: Creating welcoming and legible places</u> • Preserving and enhancing unique characteristics and design features of specific areas, such as Conservation Areas and certain town centres; • Focusing buildings and street layout onto landmark features to create views and vistas; • Enhancing and protecting locally strategic views; • Enhancing gateways as welcome features by using landscaping, art or signage to reflect local circumstances; • Using lighting to improve safety, and highlight landmarks and attractive buildings
(3) Open Environment and Biodiversity	3.1 Strategic Open Land	To maintain and enhance open landscape, public open space and views	N/a	No significant impacts.
	3.2 Public Open Space	Areas of public open space deficiency (see Sutton Open Space Study 2005)	++? Medium benefits	<p>The draft SPD will have some potential beneficial and long- term impacts on enhancing access to public space through application of the following Design Principles and guidelines:</p> <p><u>Principle 2: Creating safe and attractive building layouts</u></p> <ul style="list-style-type: none"> • Clearly distinguishing between private, semi-private and public space; • Considering the requirements of the 'Designing out Crime' SPD (includes guidance on public open space) <p><u>Principle 3: Creating vibrant, attractive and accessible public places</u></p> <ul style="list-style-type: none"> • Integrating public space into the development and does not rely on left over space. <p><u>Principle 4: Creating easier movement</u></p> <ul style="list-style-type: none"> • Encouraging safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; <p><u>Principle 5: Creating welcoming and legible places</u></p> <ul style="list-style-type: none"> • Designing ...public spaces that are welcoming, memorable and create identity;
	3.3 Landscape Quality	Quality of open landscape and views within the Borough (Landscape Appraisal)	++? Medium benefits	<p>The draft SPD will have beneficial impacts on the quality of the Borough's urban landscape through:</p> <p><u>Principle 1: Building on local character</u></p> <ul style="list-style-type: none"> • Building on Sutton's 'green' reputation by encouraging landscaping, street trees and keeping front gardens <p><u>Principle 3: Creating vibrant, attractive and accessible public places</u></p> <ul style="list-style-type: none"> • Considering the location, size, type and function of the space; • Integrating public space into the development and does not rely on left over space; • Creating a clear image for the space; • Incorporating features that contribute to civic pride, e.g. trees, landscaping, street art and landmarks. <p><u>Principle 5: Creating welcoming and legible places</u></p> <ul style="list-style-type: none"> • Designing ...public spaces that are welcoming, memorable and create identity.
	3.4 Biodiversity/	Sites of Interest for Nature	+	<p>The draft SPD will have small beneficial and long- term impacts on biodiversity and habitats through:</p> <p><u>Principle 1: Building on local character:</u></p>

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
	Habitats	Conservation (SINCs)	Small benefits	<ul style="list-style-type: none"> Building on Sutton's 'green' reputation by encouraging landscaping, street trees, retention of front gardens and the use of renewable energy and energy efficiency; <p><u>Principle 6: Creating 'buildings for the future'</u></p> <ul style="list-style-type: none"> Incorporate the principles of sustainable design and construction, in accordance with the Sustainable Design and Construction SPD, currently being prepared; Make use of trees, grass and natural landscaping; Where grass and natural landscaping is not possible, paved areas should use SUDs; Consider any issues regarding contamination of land; Protect wildlife and Sutton's biodiversity and provide opportunities for habitat creation, such as green roofs.
(B) NATURAL RESOURCES				
(4) Renewable Energy and Climate Change	4.1 Energy Efficiency	Emissions of greenhouse gases / energy efficiency ratings of dwellings	++ Medium benefits	<p>The draft SPD (in conjunction with the forthcoming SPD on Sustainable and Construction) will have possible beneficial and long- term impacts on built energy efficiency and renewables through the following Design Principles and guidelines. However the extent of these beneficial impacts will depend on the precise content of the SPD on Sustainable and Construction, which has yet to be finalised.</p> <p><u>Principle 5: Creating welcoming and legible places</u></p>
	4.2 Renewable Energy	% of energy requirements (heat and power) sourced from renewables/missions of greenhouse gases	++ Medium benefits	<p>Using lighting to improve safety, and highlight landmarks and attractive buildings, preferably generated from renewable sources of energy.</p> <p><u>Principle 6: Creating 'buildings for the future'</u></p> <ul style="list-style-type: none"> Incorporate the principles of sustainable design and construction, in accordance with the Sustainable Design and Construction SPD, currently being prepared; Where the street layout allows, and in accordance with other Design Principles, buildings should face 30° either side of south, to maximise solar gain (see figure 2.5); Meet the Council's renewable energy and carbon deduction targets, when adopted, by making use of technologies such as photovoltaic panels, wind power, geo-thermal heating and combined heat and power; Locate solar panels on south facing roof slopes and where this would have a significant impact on the streetscene use photovoltaic panels that can be north or south facing, as they rely on light and not heat; Design 'brise soleil' to have the least visual impact and, where possible, hide these during the winter months, reducing the impact on the active frontage and improving natural surveillance; Use of thermal mass insulation to reduce heat loss and natural ventilation to improve cooling Design for the current and future impact of climate change and global warming; Make use of local building materials and local construction companies.
	4.3 Sustainable Design and Construction (SDC)	Incorporation of SDC principles in new development	++ Medium benefits	<p>The draft SPD (in conjunction with the forthcoming SPD on Sustainable and Construction) will have possible beneficial and long- term impacts on ensuring that the principles of sustainable design and construction are incorporated in new development through the following Design Principles and guidelines. However the extent of these beneficial impacts will depend on the precise content of the other SPD which has yet to be finalised.</p> <p><u>Principle 6: Creating 'buildings for the future'</u></p> <ul style="list-style-type: none"> Incorporate sustainability principles in line with the Sustainable Design and Construction SPD;

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
				<ul style="list-style-type: none"> Where the street layout allows, buildings should face 30° either side of south, to maximise solar gain); Meet the Council's renewable energy and carbon reduction targets, when adopted, by making use of technologies such as photovoltaic panels, wind power, geo-thermal heating and combined heat and power; Locate solar panels on south facing roof slopes and where this would have a significant impact on the streetscene use photovoltaic panels that can be north or south facing, as they rely on light and not heat; Design 'brise soleil' to have the least visual impact and, where possible, hide these during the winter months, reducing the impact on the active frontage and improving natural surveillance; Use of thermal mass insulation to reduce heat loss and natural ventilation to improve cooling ; Conserve water through the reduction of water use, the use of water butts, green/grey water recycling and using dual flush toilets; Design for the current and future impact of climate change and global warming, such as flooding or drought; Make use of trees, grass and natural landscaping. Where grass and natural landscaping is not possible, paved areas should use 'SUDS'; Make use of local building materials and local construction companies; Use sustainable types of materials, such as timber windows and water based paint,; Provide sufficient, secure and accessible on-site waste and recycling collection, sorting and storing facilities; Provide higher densities in Sustainable Residential Quality areas close to public transport access; Consider issues regarding contamination of land;/Protect wildlife and Sutton's biodiversity; and Provide opportunities for habitat creation, such as green roofs.
(5) Pollution	5.1 Air Pollution	Days/year on which NO2 and PM10s exceed national standards	+ Small benefits	See under 'Air Quality' above (1.3)
	5.2 Water Quality/ Conservation/	EA classifications/ Flood incidents/ zones/ SFRA	+ Small benefits	The draft SPD will have possible beneficial impacts on water quality, conservation and flood protection issues through the following Design Principles and guidelines: <u>Principle 6: Creating 'buildings for the future'</u> <ul style="list-style-type: none"> Incorporate sustainability principles in line with the Sustainable Design and Construction SPD; reduction of water use, the use of water butts, green/grey water recycling and using dual flush toilets; Design for the current and future impact of climate change and global warming, such as flooding or drought
	5.3 Soil Contamination	Area/ number of sites of contaminated land	+? Small benefits	The draft SPD will have possible beneficial impacts in relation to soil contamination through: <u>Principle 6: Creating 'buildings for the future'</u> <ul style="list-style-type: none"> Consider any issues regarding contamination of land.
	5.4 Noise Pollution	24-hour energy average noise levels in dB(A)	+ Small benefit	(See under 'Traffic Reduction' (1.1)
	5.5 Light Poll.	Star Counts etc	N/a	No significant impacts.

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
(6) Natural Resources	6.1 Waste Management	Municipal waste arisings within the Borough (+ Small benefits	The draft SPD will have possible benefits promoting sustainable waste management through: <u>Principle 6: Creating 'buildings for the future'</u> <ul style="list-style-type: none"> • Incorporate sustainability principles in line with the Sustainable Design and Construction SPD; • Use sustainable types of materials, ensuring that quality and maintenance is not compromised; • Provide sufficient, secure and accessible on-site waste and recycling collection, sorting and storing facilities;
	6.2 Mineral Resources	Capacity of minerals extraction/ Use of recycled aggregates	+ Small benefits	The draft SPD will have possible benefits for promoting the use of recycled aggregates through: <u>Principle 6: Creating 'buildings for the future'</u> <ul style="list-style-type: none"> • Incorporate sustainability principles in line with the Sustainable Design and Construction SPD; • Use sustainable types of materials, ensuring that quality and maintenance is not compromised;
	6.3 Flood Risk	Properties/ area of Borough at risk from flooding	+ Small benefits	The draft SPD will have possible beneficial impacts on reducing flood risk and climate change adaption through: <u>Principle 6: Creating 'buildings for the future'</u> <ul style="list-style-type: none"> • Incorporate sustainability principles in line with the Sustainable Design and Construction SPD; • reduction of water use, the use of water butts, green/grey water recycling and using dual flush toilets; • Design for the current and future impact of climate change and global warming, such as flooding or drought • Make use of trees, grass and natural landscaping. Where grass and natural landscaping is not possible, paved areas should use 'SUDS';
(C) SUSTAINABLE ECONOMIC GROWTH				
(7) Local Economy	7.1 Local Economy	Uptake of vacant employment land and premises for business development Inward investment	+ Small benefits	The draft SPD will have some beneficial impacts on the local economy, sustainable economic regeneration and attracting inward investment through application of the following Design Principles and guidelines: <u>Principle 3: Creating vibrant, attractive and accessible public places</u> <ul style="list-style-type: none"> • Ensuring that building entrances are on primary frontages at ground level; • Incorporating features that contribute to civic pride, such as trees, landscaping, statues, street art, landmarks and water features; Encouraging vibrancy with the use of street cafés, events, markets, street performers, concerts, festivals; <u>Principle 4: Creating easier movement</u>
	7.2 Sustainable Economic Regeneration	Uptake of vacant employment land and premises for business development /investment	+ Small benefits	<ul style="list-style-type: none"> • Encouraging safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; • Ensuring that public transport facilities (stations and bus stops) are integrated into the design and layout, improving pedestrian accessibility to public transport facilities; • Encouraging economic activity on retail streets, through improved pedestrian access; <u>Principle 6: Creating 'buildings for the future'</u> <ul style="list-style-type: none"> • Make use of local building materials and local construction companies;
	7.3 Transport Services	Public transport accessibility (see PTAL map)	+ Small benefits	The draft SPD will have possible beneficial impacts on public transport accessibility through: <u>Principle 4: Creating easier movement</u> <ul style="list-style-type: none"> • Ensuring that public transport facilities (stations and bus stops) are integrated into the design and layout, improving pedestrian accessibility to public transport facilities;

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
(8) Town Centres	8.1 Sutton Town Centre	Vacant commercial properties and diversity of uses in Sutton Town Centre.	++ Medium benefits	The draft SPD will have beneficial impacts on promoting and the attractiveness and vibrancy of Sutton Town centre, district and local centres through the following Design Principles and guidelines: <u>Principle 1: Building on local character:</u> <ul style="list-style-type: none"> Preserving the unique positive characteristics of specific areas, including ...certain town centres; Ensuring that the scale of development is appropriate to the existing context of the area; Ensuring development reflects the existing building lines and building heights; Having regard to the Council's Report of Studies titled 'Understanding Sutton's Local Distinctiveness'. <u>Principle 3: Creating vibrant, attractive and accessible public places</u> <ul style="list-style-type: none"> Integrating public space into the development and does not rely on left over space; Ensuring that building entrances are on primary frontages at ground level; Reducing blank building frontages encouraging natural surveillance; Reducing and where possible remove unnecessary street clutter, such as signage, lamp columns, bollards, railings, street furniture and advertising; Providing seating, however this should be sympathetic, discreet and not restrict pedestrian movement; Encouraging vibrancy with the use of street cafés, events, markets, street performers, concerts, festivals; <u>Principle 4: Creating easier movement</u> <ul style="list-style-type: none"> Ensuring that public transport facilities (stations and bus stops) are integrated into the design and layout, improving pedestrian accessibility to public transport facilities; Ensuring that cars and parking do not dominate the streetscape, whether on-street or off-street; Encouraging economic activity on retail streets, through improved pedestrian access; <u>Principle 5: Creating welcoming and legible places</u> <ul style="list-style-type: none"> Preserving and enhancing unique characteristics and design features of specific town centre locations; Providing good quality signage, including signs on shop fronts; Using lighting to improve safety, and highlight landmarks and attractive buildings.
	8.2 District and Local Centres	Vacant commercial properties and diversity of uses in District and Local Centres	++ Medium benefits	
(9) Employment	9.1 Local Employment	Unemployment rate.	+ Small Benefits	The draft SPD will have possible benefits for local employment through: <u>Principle 3: Creating vibrant, attractive and accessible public places</u> <ul style="list-style-type: none"> Encouraging vibrancy with the use of street cafés, events, markets, street performers, concerts, and festivals; <u>Principle 4: Creating easier movement</u> <ul style="list-style-type: none"> Encouraging economic activity on retail streets, through improved pedestrian access; <u>Principle 5: Creating welcoming and legible places</u> <ul style="list-style-type: none"> Encouraging works of art, especially from local artists or architects; <u>Principle 6: Creating 'buildings for the future'</u> <ul style="list-style-type: none"> Make use of local building materials and local construction companies.
	9.2 Education & Training	Borough residents (16-74) with educational qualifications	+ Small Benefits	The Council has involved various stakeholders in identifying the scope and content of this draft SPD, including: <ul style="list-style-type: none"> A Streetscape Design Workshop (20 June 2005), hosted by the Council on behalf of Urban Design London, to discuss ways that planners, designers and traffic engineers can work together to reduce street clutter; An Urban Design Conference (10 September 2005) where approximately 40 local people discussed strengths, weaknesses, opportunities and threats within Sutton's built environment. This included a

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
				<p>discussion of how several key urban design principles contribute to making successful places;</p> <ul style="list-style-type: none"> An Internal Urban Design Workshop (November 2005) where Council Officers discussed key strengths, weaknesses, opportunities and threats facing design in the borough and how several key principles can improve design in the borough; and <p>Urban Design Conference (10 September 2005)</p> <ul style="list-style-type: none"> Discussion with the Planning Users' Panel (24 July 2006) where representatives from various groups considered the possible scope and contents of the draft SPD. The design process is a fundamental aspect in the delivery of high quality development. Findings and thoughts from every stage in the design process should be set out in the design and access statement, to be submitted with the planning application. Further guidance on preparing design and access statements are contained in the 'before you apply' section of this report.
(D) COMMUNITY WELL-BEING				
(10) Housing	10.1 Housing Provision	Number of net dwellings provided/	+ Small Benefits	<p>The draft SPD will have some benefits in terms of meeting housing needs, mainly through using good designs and layouts to achieve residential development at higher densities particularly within SRQ areas:</p> <p><u>Principle 6: Creating 'buildings for the future'</u></p> <ul style="list-style-type: none"> Provide higher densities in Sustainable Residential Quality areas, being close to public transport access; Consider the current and expected housing demand, specifically with relation to house size, bedroom numbers and dwelling types; Provide for a mix of land uses and design buildings that can be easily altered should the need arise <p><u>Principle 1: Building on local character:</u></p> <ul style="list-style-type: none"> Using contemporary and creative design solutions...
	10.2 Affordable Housing	Net affordable dwellings provided/ Range and mix of tenure and household types	+ Small Benefits	<p>The draft SPD will have possible benefits for meeting the need for affordable housing through:</p> <p><u>Principle 6: Creating 'buildings for the future'</u></p> <ul style="list-style-type: none"> Provide affordable housing in accordance with the Council's Affordable Housing SPD (2006). Provide higher densities in Sustainable Residential Quality areas close to public transport access;
(11) Equalities, Accessibility and Social Inclusion	11.1 Accessibility	Access to key local services, community facilities, shopping and transport	+++ Large benefits	<p>The draft SPD will have strongly beneficial and long- term impacts on Equalities, Accessibility and Social Inclusion through the following Design Principles and guidelines:</p> <p><u>Principle 1: Building on local character:</u></p> <ul style="list-style-type: none"> Improving areas of poor or mediocre quality, through contemporary design solutions; <p><u>Principle 3: Creating vibrant, attractive and accessible public places</u></p> <ul style="list-style-type: none"> Ensuring that all people, including those with disabilities, can easily and comfortably move through, to and between public spaces and buildings; and Making use of level or slight gradient surfaces, ramps and lifts to encourage easier movement within the public realm and entering and exiting buildings. <p><u>Principle 4: Creating easier movement</u></p> <ul style="list-style-type: none"> Encouraging safe, easy and direct pedestrian movement and the creation of a network of attractive, well-

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
				<p>connected public spaces;</p> <ul style="list-style-type: none"> Reducing cul-de-sac street patterns and re-connect street patterns that currently restrict movement Discouraging gated development; Ensuring that cars and parking do not dominate the streetscape, whether on-street or off-street; Encouraging walking and cycling by connecting the development to existing networks. <p><u>Principle 6: Creating 'buildings for the future'</u></p> <ul style="list-style-type: none"> Design building layout, particularly the interior, to be easily altered should the need arise; Provide affordable housing in accordance with the Council's Affordable Housing SPD (October 2006); Design for easy conversion to other uses, should the need arise; Incorporate Lifetime Home Standards, including the provision of parking for disabled people and the design of internal and external layouts.
	11.2 Social Deprivation	Index of Multiple Deprivation (former ODPM)	++ Medium Benefits	<p>The draft SPD will have medium beneficial impacts on addressing social deprivation and achieving mixed and balanced communities through:</p> <p><u>Principle 1: Building on local character:</u></p>
	11.3 Mixed and balanced communities	Life expectancy	++ Medium Benefits	<p>Improving areas of poor or mediocre quality, through contemporary design solutions;</p> <p><u>Principle 6: Creating 'buildings for the future'</u></p> <ul style="list-style-type: none"> Consider the current and expected housing demand, specifically with relation to house size, bedroom numbers and dwelling types; Provide for a mix of land uses; Design building layout, particularly the interior, to be easily altered should the need arise; Provide affordable housing in accordance with the Council's Affordable Housing SPD (October 2006); Design for easy conversion to other uses, should the need arise; Incorporate Lifetime Home Standards, including the provision of parking for disabled people and the design of internal and external layouts.
(12) Quality of Life	12.1 Health	Health indicators	+ Small benefits	<p>The draft SPD will have some benefits for health by implementing the following Design Principles and guidelines:</p> <p><u>Principle 4: Creating easier movement</u></p> <ul style="list-style-type: none"> Encouraging safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; Encouraging walking and cycling and healthy lifestyles by connecting the development to existing networks and providing storage / shower facilities.
	12.2 Community Safety	Community survey results	+++ Large benefits	<p>The draft SPD will have beneficial impacts on community safety through:</p> <p><u>Principle 2: Creating safe and attractive building layouts</u></p> <ul style="list-style-type: none"> Clearly distinguishing between private, semi-private and public space; Ensuring that buildings front onto or overlook streets, footpaths and other open spaces, with active frontages, such as windows, doors and shopfronts; Ensuring that the building layout avoids left over space;

SA Objective	Sub-objectives	Indicator	Predicted Impacts	Justification for Assessment
				<ul style="list-style-type: none"> • Enclosing private spaces in the middle of street blocks, where buildings clearly define private and public space; • Considering the ratio between building heights and street widths to ensure that streets and public spaces have a human scale and are not intimidating • Providing a mix of uses to encourage a 'human' presence throughout the day; • Considering the requirements of the Council's 'Designing out Crime' SPD. <p><u>Principle 3: Creating vibrant, attractive and accessible public places</u></p> <ul style="list-style-type: none"> • Reducing blank building frontages encouraging natural surveillance; • Incorporating features that contribute to civic pride, such as trees, landscaping, statues, street art, landmarks and water features; <p><u>Principle 4: Creating easier movement</u></p> <ul style="list-style-type: none"> • Encouraging safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; • Encouraging economic activity on retail streets, through improved pedestrian access and moderate car movements.
	12.3 Community Identity and Local Pride	Community survey results	+++ Large benefits	<p>The draft SPD will have strongly beneficial and long- term impacts on community identity and local pride through implementing the following Design Principles and guidelines:</p> <p><u>Principle 1: Building on local character:</u></p> <ul style="list-style-type: none"> • Preserving the unique positive characteristics of the specific area, including within Conservation Areas, Areas of Special Local Character, distinctive areas or certain town centres; • Improving areas of poor or mediocre quality, through contemporary design solutions; • Respecting the unique characteristics of the site and neighbourhood, including building lines, street patterns, scale, massing, height and landscaping; • Having regard to the Report of Studies titled 'Understanding Sutton's Local Distinctiveness'. <p><u>Principle 2: Creating safe and attractive building layouts</u></p> <ul style="list-style-type: none"> • Ensuring new development, especially contemporary design, inspires, excites and delights; and <p><u>Principle 3: Creating vibrant, attractive and accessible public places</u></p> <ul style="list-style-type: none"> • Incorporating features that contribute to civic pride, such as trees, landscaping, statues, street art, landmarks and water features; • Encouraging vibrancy with the use of street cafés, events, markets, street performers, concerts, festivals etc; <p><u>Principle 5: Creating welcoming and legible places</u></p> <ul style="list-style-type: none"> • Preserving and enhancing unique characteristics and design features of specific areas, such as Conservation Areas and certain town centres; • Designing contemporary buildings and public spaces that are welcoming, memorable and create identity; • Enhancing gateways as welcome features by using landscaping, art or signage that reflects local circumstances; • Encouraging works of art, especially from local artists or architects;

Figure 6.2: Appraisal of Final Urban Design SPD (Option 1) versus Options 2 and 3

Option 1: Draft Urban Design Guide SPD (January 2006)

Option 1 appraises the likely impacts of implementing the design principles and detailed design guidelines set out in the draft Urban Design Guide SPD against each of the sustainability objectives, criteria and indicators defined in the Council's SA Framework.

Option 2: Carry Forward Previous SPG

Option 2 appraises the likely impacts that would arise from not implementing the draft Urban Design Guide SPD but carrying forward the Council's 1995 Supplementary Planning guidance (SPG) on 'Design and Amenity (SPG3), 'New Housing Development on Corner Sites' (SPG4), 'House Conversion' (SPG6), 'Residential Parking Areas (SPG11); and Design for Layout of New Streets.

Option 3: 'Do-Nothing' Scenario

Option 3 appraises the impacts that would arise from not implementing the draft SPD as well as not carrying forward the Council's 1995 SPG.

SA Objective	Sub-objectives	OPTION 1 Draft SPD	OPTION 2 Carry Forward Previous SPGs	OPTION 3 'Do-Nothing' Scenario	Comparative Assessment
(A) ENVIRONMENTAL QUALITY					
(1) Sustainable Transport	1.1 Traffic Reduction	+ Small benefits	++? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	1.2 Sustainable Modes	++ Medium benefits	+ Small benefits	++? Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	1.3 Air Quality/ Greenhouse emissions	++? Small benefits	? Uncertain	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
(2) Built Environment	2.1 Built Design and Townscape Quality	+++ Large benefits	++ Medium benefits	+ Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	2.2 Historic Environment	+++ Large benefits	++ Medium benefits	+ Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
(3) Open Environment and Biodiversity	3.2 Public Open Space	++? Medium benefits	+ Small benefits	++? Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	3.3 Landscape Quality	++? Medium benefit	+ Small benefits	++? Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	3.4 Biodiversity/ Habitats	+ Small benefits	++? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).

SA Objective	Sub-objectives	OPTION 1	OPTION 2	OPTION 3	Comparative Assessment
		Draft SPD	Carry Forward Previous SPGs	'Do-Nothing' Scenario	
(B) NATURAL RESOURCES					
(4) Renewable Energy and Climate Change	1.1 Energy Efficiency	++ Medium benefits	+ Small benefits	+? Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	1.2 Renewable Energy	++ Medium benefits	+ Small benefits	+? Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	1.3 Sustainable Design and Construction (SDC)	++ Medium benefits	+ Small benefits	+? Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
(5) Pollution	5.1 Air Pollution	+ Small benefits	+? Small benefits	? Uncertain benefit	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	5.2 Water Quality/ Conservation/	+ Small benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	5.3 Soil Contamin-ation	+? Small benefits	? Uncertain benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	5.4 Noise Pollution	+ Small benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
(6) Natural Resources	6.1 Waste Management	+ Small benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	6.2 Mineral Resources	+ Small benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	6.3 Flood Risk	+ Small benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
(C) SUSTAINABLE ECONOMIC GROWTH					
(7) Local Economy	7.1 Local Economy	+ Small benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	7.2 Sustainable Economic Regeneration	+ Small benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	7.3 Transport Services	+ Small benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).

SA Objective	Sub-objectives	OPTION 1	OPTION 2	OPTION 3	Comparative Assessment
		Draft SPD	Carry Forward Previous SPGs	'Do-Nothing' Scenario	
(8) Town Centres	3.1 Sutton Town Centre	++ Medium benefits	+ Small benefits	+? Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	3.2 District and Local Centres	++ Medium benefits	+ Small benefits	+? Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
(9) Employment	3.1 Local Employment	+ Small Benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	3.2 Education & Training	+ Small Benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
(D) COMMUNITY WELL-BEING					
(10) Housing	10.1 Housing Provision	+ Small Benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	10.2 Affordable Housing	+ Small Benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
(11) Equalities, Accessibility and Social Inclusion	11.1 Accessibility	+++ Large benefits	++ Medium benefits	+ Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	11.2 Social Deprivation	++ Medium benefits	+ Small benefits	+? Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	11.3 Mixed & balanced communities	++ Medium Benefits	+ Small benefits	+? Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
(12) Quality of Life	12.1 Health	+ Small benefits	+? Small benefits	? Uncertain	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).
	12.3 Community identity and Local Pride	+++ Large benefits	++ Medium benefits	+ Small benefits	The final SPD is likely to have greater benefits with respect to this sustainability objective than Options 2 or 3 (see Appraisal Results in Figure 6.1 for details of predicted impacts of Option 1).



Conclusions

Conclusions of Appraisal

6.1 The results of appraisal (Figure 6.1) show that the draft Urban Design Guide SPD is likely to have significant environmental, social and economic effects on a wide range of sustainability objectives indicators and targets identified in the Council's SA Framework.

6.2 To ensure that the potential of good urban design to deliver high quality development within the Borough that respects and improves local character, creating buildings that "inspire, excite and delight" and achieve "attractive, usable, durable and adaptable places" in line with the aims of PPS1, the Council will continue to implement its Urban Design Action Plan which was introduced in September 2005.

6.3 The Action Plan has established a number of good working practices which should help to spread awareness of urban design issues and ensure that the principles set out in the draft SPD are applied from the earliest stages of the planning process. These include:

- Urban Design Champion;
- Urban Design Panel;
- Conference / Workshop Events;
- Streetscape Design and Management Guidelines;
- Specialist Urban Design Service;
- Urban Design Training;
- Urban Design Awards; and
- Architectural Design Competitions.

6.4 The analysis of alternative options

(Figure 6.2) demonstrates that the predicted social, economic and environmental benefits of implementing the draft Urban Design Guide SPD (Option 1) are significantly greater than Option 2 (i.e. carrying forward the existing SPGs 3, 4, 6 and 11 adopted in 1995) and the 'do-nothing' Option 3 (i.e. not implementing the draft SPD as well as not carrying forward the relevant SPGs)

6.5 In summary, the draft Urban Design Guide SPD together with other elements of is expected to have significant benefits for the following key sustainability objectives identified in the Sutton's SA Framework (Figure 6.1):

Large Beneficial Effects (+++)

- Obj 2.1: To protect & enhance the urban environment by ensuring that development incorporates good design while respecting character
- Obj 2.2: To maintain and enhance the historic environment, including historic landscape and streetscape, listed buildings and Conservation Areas,
- Obj 11.1: To improve accessibility to key local services, community facilities, shopping and transport
- Obj 12.3 To promote a sense of community well-being and local identity throughout the Borough

Medium Beneficial Effects (++)

- Obj 1.2: To promote public transport accessibility, walking and cycling
- Obj 3.2: To maintain and enhance provision of public open space
- Obj 3.3: To maintain or open landscape and views.
- Obj 4.1: To reduce energy consumption
- Obj 4.2 Renewable Energy: To meet an increased proportion of energy needs from renewables
- Obj 4.3 Sustainable Design and Construction (SDC): To promote Sustainable Design and Construction
- Obj 8.1: To encourage vitality and viability of Sutton Town Centre
- Obj 8.2: To encourage vitality and viability of district and local centres

- Obj 11.2: To reduce poverty, social exclusion, deprivation and health inequalities within the Borough
- Obj 11.3 Balanced Communities: To promote mixed and balanced communities throughout the Borough

Small Beneficial (+) Effects

- Obj 1.1: To reduce traffic, air pollution and greenhouse emissions by reducing travel needs
- Obj 1.3 Local Air Quality: To improve local air quality and reduce the effect of traffic on the Borough's environment.
- Obj 3.4: To conserve and enhance habitats & species diversity
- Obj 5.1: To improve local air quality and reduce the effect of traffic on the Borough's environment.
- Obj 5.2 Water Quality: To improve water quality within the Borough (Wandle, Pyl Brook and Beverly Brook).
- Obj 5.3 Soil Contamination: To enhance soil quality & reduce health risks to occupants/ users
- Obj 5.4: To minimise or reduce the impact of noise or light from traffic or development within the Borough.
- Obj 6.1 Sustainable Waste Management: To minimise waste produced, waste to landfill and transport while maximising re-use/ recovery.
- Obj 6.2 Mineral Resources: To safeguard mineral resources within Borough
- Obj 6.3: To avoid, reduce and manage flood risk/ To reduce water consumption
- Obj 7.1: To promote business development and competitiveness of the local economy
- Obj 7.2: To reduce disparities in economic performance and promote inward investment
- Obj 7.3: To encourage efficient patterns of movement in support of economic growth and regeneration
- Obj 9.1: To reduce unemployment and increase the provision of jobs within the Borough
- Obj 9.2: To promote local employment by providing opportunities for education, skills and training
- Obj 10.1: To provide sufficient net additional dwellings within the Borough to

meet London targets of housing to 2016-17

- Obj 10.2: To increase the range and affordability of housing for all social groups and household sizes;
- Obj 12.1 Health: To improve the health of the population overall, reduce health inequalities and promote healthy lifestyles.

6.6 The following key principles of the draft SPD all make a significant contribution to achieving the above sustainability objectives:

- Principle 1: Building on local character;
- Principle 2: Creating safe and attractive building layouts;
- Principle 3: Creating vibrant, attractive and accessible public places;
- Principle 4: Creating easier movement; and
- Principle 5: Creating welcoming and legible places

Compliance with Regulatory Requirements

6.5 This report meets the requirements of the SEA Directive and Regulations 2001 as well as according with the SA procedures set out in PPS12 and ODPM Guidance on SA of Regional Spatial Strategies and Local Development Frameworks (2005).

6.6 Appendix 3 provides a checklist of key SEA Directive requirements and establishes where these requirements have been covered in this SA Report.

Monitoring (Task B6)

6.7 Government guidance on SA highlights the importance of ensuring that the full range of sustainability objectives, indicators and targets forming the basis of the SA Framework, should be linked through to its ongoing monitoring.

6.8 Under the new planning system, the Council is required to publish an Annual Monitoring Report (AMR) every year from December 2005. One of the main purposes of Sutton's AMR is to report on the effectiveness and

implementation of all Council planning policies and proposals, including local development documents prepared as part of the LDF and 'saved' UDP policies.

- 6.9** Sutton's AMR 2005-06 sets out monitoring information on a wide range of social, economic and environmental indicators, including assessments of housing need based on the Fordham Survey findings, data on housing provision and indicators of social

deprivation. Subsequent AMRs will report on all significant effects identified here and clarify how SPD and other plan objectives relate to Sutton's SA Framework.

Data Sources

- 6.10** Key sources of data and further information, including contact details and good practice guidance, are listed in detail in section 5 of the draft Urban Design Guide SPD on include:



INCORPORATING SA WITHIN THE SPD PROCESS

The Table below is based on Figure 9 'Incorporating SA within the SPD Process' set out in Government guidance on 'SA of Regional Spatial Strategies and Local Development Documents 2. This SA Report on the Draft SPD on Urban Design represents the completion of Stages A to C of the process.

SPD Stage 1: Pre-Production – Evidence Gathering
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • Task A1: Identifying other relevant policies, plans and programmes and sustainable development objectives. • Task A2: collecting baseline information • Task A3: Identifying sustainability issues and problems • Task A4: developing the SA Framework. • Task A5: Consulting on the scope of the SA.
SPD Stage 2: Production – Prepare Draft SPD
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • Task B1: Testing the SPD objectives against the SA Framework. • Task B2: Developing the SPD options. • Task B3: Predicting the effects of the Draft SPD. • Task B4: Evaluating the effects of the Draft SPD. • Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • Task B6: Proposing measures to monitor the significant effects of implementing the SPD.
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • Task C1: Preparing the SA Report.
<p>Stage D: Consultation on the draft SPD and Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • Task D1: Public participation on the SA Report and Draft SPD. • Task D2: Assessing significant changes.
SPD Stage 3: Adoption
SA stages and tasks
<ul style="list-style-type: none"> • Task D3: making decisions and providing information
<p>Stage E: Monitoring the significant effects of implementing the SPD</p> <ul style="list-style-type: none"> • Task E1: Finalising aims and methods for monitoring. • Task E2: Responding to adverse effects.

APPENDIX 2

COMPLIANCE WITH THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES REGULATIONS 2004 (NO. 1633)

Requirements of SEA Regulations	Where Addressed in the SA Report
(a) An outline of the contents, main objectives of the plan or programme, and relationships with other relevant plans and programmes.	Section 1: Introduction (p1) - Background (paras 1.1-1.9) - SPD on Urban Design (p1.10-1.16)
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 4: Baseline (p13)
(c) The environmental characteristics of areas likely to be significantly affected.	Section 4: Baseline (p13) Setting the Baseline (Paras 4.1-4.19)
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 4: Baseline (p13) Sustainability Issues and Problems (Paras 4.19-4.35)
(e) The environmental protection objectives, established at international, Community or national level, 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: Policy Context (p7)
(f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative.	Section 5: Appraisal of FinalSPD and Alternatives (p14) <i>Figure 5.1: Results of Appraisal on the final SPD</i>
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Section 5: Appraisal of FinalSPD and Alternatives (p14) <i>Figure 5.1: Results of Appraisal on the final SPD</i>
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 5: Appraisal of FinalSPD and Alternatives (p14) <i>Figure 5.1: Results of Appraisal on the final SPD</i> <i>Figure 5.2: Appraisal of Alternatives</i>
(i) A description of measures envisaged concerning monitoring in accordance with Article 10.	Section 6: Conclusions
(j) A non-technical summary of the information provided under the above headings	Section 6: Conclusions



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