

Appendix G: Sustainability Appraisal of SPD options

Erith Western Gateway Development Framework SPD Sustainability Appraisal feedback on guidance option

Date: 16 November 2010

Option A: 'Do Nothing' – continue development with no further intervention over and above the Erith Western Gateway Renaissance Strategy 2004 (current applicable planning guidance).

Sustainability Appraisal:

SA Objective	S-M-L	Comments
<i>Accessibility:</i> To improve access to essential services and facilities especially where there is disadvantage or special needs (access, disability and other needs)	0	The baseline situation is the existing development at Erith, and the adopted Erith Western Gateway Renaissance Strategy 2004. The Strategy seeks to inform the comprehensive redevelopment of seven sites as listed on page 6 of the document, with the types of development sought including a hotel with linked café restaurant and gymnasium, over 200 housing units, multi-functional community facility, new community and leisure facilities around the riverside and open space and modest sized retail and commercial units on the ground floor of the housing blocks. The Strategy also looks at maximising public transport links including focussing development within 10 minutes walk of the station. Positive effects are anticipated on accessibility from this approach, but the Strategy is silent on reducing the overall need for people to travel and improving accessibility to work by walking and cycling. The baseline (nil effects) situation is therefore development that seeks to improve use and uptake of public transport.
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<i>Education and Skills:</i> To improve the education and skills of the population overall	0	The Strategy seeks the provision of a multi-functional community as part of the housing, new community and cultural facilities within and around the riverside open space and possibly a gymnasium linked with a new hotel development. These facilities all have the potential to provide venues for improved skills and training, but this is not explicitly sought through the Strategy. The encouragement of these types of facility, without an explicit education goal is therefore considered to be the baseline (nil effects) situation.
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<i>Housing:</i> To provide everyone with the opportunity to live in a decent home	0	The Renaissance Strategy seeks the provision of over 200 housing units, including 35 affordable homes in line with UDP policy, spread throughout the site. It seeks that this housing be provided in high quality, high density development with elements of award-winning design, and for modestly sized retail and other commercial units to be provided on the ground floor of the housing blocks. The Strategy notes on page 22 that carefully planned high density development incorporating housing, commercial and leisure uses with good landscaping schemes can improve the urban environment and overall enhance people's quality of life. The Strategy does not explicitly address homelessness and over-crowding, reducing the number of unfit homes, and promoting lifetime
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SA Objective	S-M-L	Comments
	○	homes, but it is likely to generate positive effects on increasing the range and affordability of housing, enhancing overall design quality and ensuring sustainable design and construction, although it is noted that higher level policy has also changed in this regard since the Strategy was adopted. The approach outlined is considered to be the baseline (nil effects) situation for housing.
<i>Human health: To improve the health and wellbeing of the population, and reduce health inequalities</i>	○	The Strategy seeks the provision of a multi-functional community facility as part of housing, and new community/cultural facilities within and around the riverside open space. It also seeks the potential provision of a gymnasium associated with a hotel development. This approach could potentially have a small impact on improving access to high quality public services and may also assist to promote an active and healthy lifestyle. The approach does not explicitly address the reduction of health inequalities and improvement of mental and emotional health and wellbeing.
	○	The baseline (nil effects) situation is therefore considered to be one where community facilities and the encouragement of an active and healthy lifestyle are promoted.
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<i>Prosperity and inclusiveness: To reduce poverty and social exclusion</i>	○	The Strategy is silent on reduction of poverty and income inequality, promoting equality, fairness and respect for people and the environment, and general equalities. This is considered to be the baseline (nil effects) situation.
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<i>Quality of surroundings: To improve the quality of where people live, including improvements to community safety, reducing crime and fear of crime (neighbourhood satisfaction, sense of community, crime, fear of crime, noise)</i>	○	The Strategy outlines as part of its vision on page 7 that it wishes to create 'pride of place' at Erith. It further outlines objectives on page 12-13 that seeks that all new development is to a high design standard with elements of an award-winning standard that will help boost civic pride and have opportunities for the provision of public art to be pursued wherever possible. The objectives also seek that some of the proceeds from development be put back into supporting voluntary community and leisure facilities and that new development benefits from its riverside location. Guidance is further provided on page 22 with regard to high density development, to recognise that good quality design can minimise the risk of crime, poor environments and associated social problems. The Strategy is therefore likely to give risk to positive effects on creating a sense of place, assisting people to feel positive about where they live, reducing crime and the fear of crime and improving the quality of where people live. The effect from the baseline (nil effects) situation for the consideration of an alternative intervention or strategy.
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<i>Air quality: To improve air quality</i>	○	
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<i>Biodiversity: To maintain and enhance biodiversity, flora and fauna</i>	○	The Strategy outlines under the sustainability objective on page 13 that opportunities to promote local biodiversity through habitat features should be examined. Paragraph 1.08 also recognises that there is a need to maintain and enhance the nature conservation value of the river and adjacent land, since the river Thames corridor is one of London's most important natural features and a designated Site of Metropolitan Importance for Nature Conservation. It notes that biodiversity should be central to the character of
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SA Objective	S-M-L	Comments
		this reach, with the aim of creating new areas of inter-tidal and riverside habitat. This has the potential to be positive for biodiversity enhancement, conserving and enhancing habitats and species and providing for the long term management of natural habitats and wildlife, improving the quality and extent of designated and non-designated sites and enhancing water bodies (including the river Thames). It is silent on promoting and raising awareness of the benefits of biodiversity. The encouragement of habitat features is the baseline (nil effects) situation.
<i>Climate change:</i> To reduce negative contributions and vulnerability to climate change	○	The Renaissance Strategy outlines in its objectives on page 13 (sustainability) that the scheme should be a model for sustainable development, making the most of the proximity to the railway station and within walking distance of shops and leisure facilities. It is silent on sustainable design and construction however, and changes to higher level policies have occurred since 2004 to take account of new technologies and increase emphasis on this approach. Paragraph 10.02 also recognises that mixed use developments have the potential to be energy efficient and reduce the need to travel. This approach sets out the baseline (nil effects) situation and further initiatives or interventions will be evaluated over and above this baseline.
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<i>Cultural heritage:</i> To maintain and where appropriate enhance cultural heritage and the historic environment	○	Paragraph 10.02 of the Strategy recognises that Erith's written heritage dates back to 695AD, and the area includes remnants of the old Erith High Street, important later buildings such as the Running Horses public house and the riverside gardens which are all incorporated into the Erith Riverside Conservation Area. Paragraph 5.03 further recognises the mixed character as an opportunity in future development, and in particular the riverside gardens. This approach is likely to be positive to protect and enhance sites, features and areas of historical, archaeological or cultural value and potential. This is the baseline (nil effects) situation for consideration of future documents or site interventions.
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<i>Flood risk:</i> To reduce and manage flood risk	○	Paragraph 4.12 of the Strategy recognises the river wall, with tie anchors running along the northern boundary of the Erith Western Gateway area forms a part of the Thames flood defences and cannot be affected by development. The Strategy notes that this presents a constraint on development. The recognition of this and associated need to mitigate effects on it are considered to form the baseline (nil effects) situation for the future development of the site.
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<i>Landscapes, townscapes and open spaces:</i> To maintain and enhance the quality of landscapes and townscapes including open spaces	○	Page 7 of the Strategy outlines the vision and types of uses sought for the site including a hotel, housing community/cultural facilities and modestly sized retail and other commercial units at ground floor level of housing blocks. It provides objectives for development, including regeneration to bring together the various elements of Erith in the town centre, and ensuring that all development is of high quality design in both the buildings and landscaping. This approach is considered to generate positive effects for the landscape and townscape. The map showing key areas of activity on Page 13 of the Strategy also recognises the open space
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SA Objective	S-M-L	Comments
	○	value of the Erith riverside gardens. The Strategy does not directly deal with sustainable design and construction or explicitly seek to enhance the provision of open space. The measures sought do however define the baseline (nil effects) situation.
<i>Spatial efficiency:</i> Increase the efficiency of land use and the utilisation of existing infrastructure within its capacity	○	A key aim of the Renaissance Strategy is to promote the redevelopment of Brownfield land. It recognises in Chapter 4 – Constraints at paragraph 4.03 that infrastructure is a key consideration in the regeneration of the site, owing to the railway line, Bronze Age Way and the LEB substation, which must be accessible at all times and cannot viably be moved. Car parking, the main sewer, River Thames, cycle and footpaths are also important considerations. The types of land uses sought include a possible gymnasium linked with a hotel development, multi-functional community facility and new community/cultural facilities within and around the riverside open space. These initiatives are likely to be positive to ensure that development takes account of existing infrastructure, but it is silent on additional provision or securing funding through new development to provide appropriate infrastructure. The position outlined in the Strategy is the baseline (nil effects) situation.
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<i>Land, water and soil:</i> To improve land, soil and water quality and the sustainable use of those resources	○	The Strategy for the redevelopment of the Erith Western Gateway has as one of its founding principles the reuse of brownfield land. The Strategy outlines constraints in part 4, and paragraph 4.12 notes that the Environment Agency has indicated a number of groundwater constraints that will need to be addressed through the future development of the Erith Western Gateway. Paragraph 4.06 further identifies that there was formerly a small power station next to a tram depot, and an oil and gas depot nearby which is likely to have caused significant contamination. It notes that a comprehensive site investigation will be required, including provisions to assess groundwater quality. Paragraph 1.09 further identifies the need to maintain and enhance the nature conservation value of the river and adjacent land. The Strategy is likely to generate positive effects on land, water and soil through the precautionary approach to the comprehensive site redevelopment. It is silent on the promotion of sustainable urban drainage systems and on reducing water consumption. The provisions of the existing adopted Strategy form the baseline (nil effects) situation against which future strategies or development will be evaluated.
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<i>Transport:</i> To reduce car dependency and encourage sustainable modes of transport	○	The Strategy contains objectives on pages 12-13, and the sustainability objective notes that the scheme should be a model for sustainable development, making the most of being next to the railway station and within walking distance of shops and leisure facilities. The map on page 9 further illustrates how the majority of the Erith Western Gateway site is within 10 minutes walking distance of the railway station, which is a significant opportunity. This is likely to be positive to encourage use of public transport. The Strategy is silent on encouraging a modal shift, reducing traffic volumes and reducing commuting journey durations. It further does not discuss reducing traffic accidents. This is considered to be the baseline (nil effects) situation.
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SA Objective	S-M-L	Comments
<i>Waste management:</i> To minimise the production of waste and promote sustainable waste management	○	
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<i>Economic growth:</i> To encourage and accommodate sustainable economic growth	○	The Strategy seeks the provision of modestly sized retail and other commercial units on the ground floor of housing blocks. It is silent on other economic growth, business development, preventing the loss of local business and the development of green industry. This is the baseline (nil effects) situation.
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<i>Employment:</i> To provide opportunities for rewarding and satisfying employment	○	
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<i>Investment:</i> To encourage and accommodate the indigenous economy, including entrepreneurship, and leverage potential inward investment	○	
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Summary		
	Summ	<p>As this is the baseline situation, a nil (zero effects) situation is anticipated against all the sustainability appraisal objectives. It is comprised of the existing development at Erith, and the adopted Erith Western Gateway Renaissance Strategy 2004. The Strategy provides for a comprehensive redevelopment of seven sites, with the types of development sought including a hotel with linked café, restaurant and gymnasium, over 200 housing units, multi-functional community facility, new community and leisure facilities around the riverside and open space and modest sized retail and commercial units on the ground floor of the housing blocks.</p> <p>This policy option is anticipated to:</p> <ul style="list-style-type: none"> • Enhance accessibility by maximising public transport links, including focussing development within 10 minutes walk of Erith station. The Strategy is silent however, on reducing the overall need for people to travel and improving accessibility to work by walking and cycling. • Provide for the construction of over 200 housing units, including 35 affordable homes in accordance with Unitary Development Plan policy spread throughout the site. The Strategy seeks that housing be provided in high quality, high density development with elements of award-winning design. • Provide multi-functional community facilities as part of housing and new community / cultural facilities within and around the riverside open space. It also seeks the potential

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SA Objective	S-M-L	Comments
		<p>provision of a gymnasium, all of which could have a small impact on improving access to high quality public services and may also assist to promote an active and healthy lifestyle.</p> <ul style="list-style-type: none"> • Create a sense of place, assist people to feel positive about where they live, assist to reduce crime and the fear of crime, and improve the quality of where people live. • Provide for development that maintains and enhances the nature conservation value of the river Thames corridor and adjacent land, given the river's position as one of the borough's most important natural features and its designation as a Site of Metropolitan Importance for Nature Conservation. • Provide for the existing historic buildings and heritage features in the Erith Western Gateway and the conservation area, and utilise it as an opportunity for mixed character in the redevelopment. • Recognise the constraints presented by existing flood defences and the need to mitigate flood risk. • Recognise the open space value of Erith riverside gardens. • Promote the redevelopment of brownfield land and the potential for land contamination as a consequence of previous land uses and take a precautionary approach to site redevelopment. • Provide for the development of new community infrastructure as part of comprehensive site redevelopment; but the Strategy is silent on additional provision or securing funding through new development to provide appropriate infrastructure. • Provide modestly sized retail and other commercial units on the ground floor of housing blocks. The Strategy is silent on other economic growth, business and the development of green industry.
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Policy Officer Response		

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Erith Western Gateway Development Framework SPD Sustainability Appraisal feedback on guidance option

Date: 23 November 2010

Option B: Develop and adopt a Supplementary Planning Document based on the MacCreanor Lavington development framework.

Sustainability Appraisal:

SA Objective	S-M-L	Comments
<i>Accessibility:</i> To improve access to essential services and facilities especially where there is disadvantage or special needs (access, disability and other needs)	+	The Core Strategy vision for the Erith geographic region seeks to improve accessibility to Erith town centre and the surrounding area. The Erith Western Gateway SPD seeks to deliver on this, and the vision seeks in particular that a network of new residential streets will be delivered, providing direct, safe and enjoyable pedestrian links between the station, Erith town centre and the river front. The vision is supported by urban design principles, including under urban structure, form and massing of developments principle seeks to ensure that development delivers a network of routes across the site that enables a highly permeable, legible and inclusive environment that prioritises pedestrians with connections between the site, town centre, the river Thames and station, and to create and improve pedestrian and cycle links to regional and borough wide open space networks to improve recreational accessibility and environmental quality. The density and land uses principles seek to provide an urban density appropriate to the public transport accessibility levels, utilising a variety of residential forms. The public realm principle further seeks a hierarchy of streets and other public spaces that activate key routes. The environment and sustainability principle also seeks that new development should seek to deliver improved public transport infrastructure which allows for reduced car use and potentially reduced parking provision. These principles are further supported by guidance which seeks, amongst other things, improved connections, public transport improvements, enhanced facilities for vehicle movement and parking. The network of streets outlined is also likely to enhance accessibility to facilities and services, and living environments. This guidance is likely to generate significant positive effects for accessibility when compared against the existing baseline situation.
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<i>Education and Skills:</i> To improve the education and skills of the population overall	+	The vision for the future development of Erith Western Gateway seeks that development provides, amongst other things, leisure and educational uses. A key part of this is the potential redevelopment of the Walnut Tree Depot site for education and commercial use, together with a public car park, and Bexley college has confirmed that the Erith Western Gateway is its preferred option for the relocation of its existing main campus. The proposed development is likely to incorporate 7000sqm of floor space on three levels. The development will provide a gateway for Erith and be the first building encountered by people approaching the town from the station. This is likely to have positive effects for improving the learning and attainment of local residents, and provide for significantly enhanced educational facilities in Erith. This is likely to generate positive effects for education and skills.
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	+	

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SA Objective	S-M-L	Comments
<i>Housing:</i> To provide everyone with the opportunity to live in a decent home	+	The Core Strategy vision for Erith seeks to encourage housing and employment growth, and the EWG development is an integral way of delivering on this. The vision for EWG seeks to provide a new, coherent riverside community underpinned by a mix of housing, new and improved business premises, leisure and educational uses set within a framework of new residential streets with an improved public realm. The vision seeks that a medium rise neighbourhood will result, consisting predominantly of houses and apartment buildings, which will achieve higher densities without the reliance on high buildings. A series of urban design principles is also outlined, which will assist to promote high quality housing. The guidance will also assist to support this, in particular guidance seeking to create legible urban blocks with good quality buildings and clearly demarked public and private spaces. The indicative quantum of development seeks 340 new homes, based on an area wide net density of approximately 530 habitable rooms per hectare, with flexibility provided around the retention or re-provision of housing in the Orbit towers. The guidance seeks that the new housing should be a mix of family houses and flats, reflective of the need in the area. Further guidance provides detail on anticipated buildings heights and density, the Orbit Tower blocks, housing design, the incorporation of sustainable design and construction, providing safe and secure living environments, affordable housing and planning obligations. This approach is anticipated to lead to increasingly positive effects over time to reduce homelessness and overcrowding in Erith, increase the range and affordability of housing, promote the provision of lifetime homes and enhance design quality, including energy efficiency and sustainable design.
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<i>Human health:</i> To improve the health and wellbeing of the population, and reduce health inequalities	+	The vision for the EWG development seeks to promote a new, coherent riverside community situated between Erith town centre and the river Thames, through the provision of a mix of housing, new and improved business premises, leisure and educational uses set in a framework of new residential streets and an improved public realm. This approach will assist create a new cohesive community with improved living environments and the potential for improved leisure opportunities, including an improved public realm. It is likely to be positive to reduce health inequalities by improving the quality of housing and allowing for new community facilities, assisting to promote an active and healthy lifestyle and enhancing health and wellbeing.
	+	
	+	
<i>Prosperity and inclusiveness:</i> To reduce poverty and social exclusion	+	The redevelopment of EWG in line with the guidance has the potential to assist to reduce inequality and deprivations. In particular, the density and land use design principles seek to provide family housing to address need, and to provide appropriate social and cultural infrastructure in places with high levels of footfall. This is likely to be positive to assist to reduce poverty and social exclusion.
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	+	
<i>Quality of surroundings:</i> To improve the quality of where people live, including improvements to community safety,	+	The EWG provides for the high quality regeneration of the area, with the provision of new, high quality family housing supported by the provision of commercial, community, educational and leisure facilities. The urban design principles seek to support a high quality of surroundings. In particular, the urban structure, form and massing principle seek to ensure EWG is part of an integrated town centre, utilise urban design to create high quality
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SA Objective	S-M-L	Comments
reducing crime and fear of crime (neighbourhood satisfaction, sense of community, crime, fear of crime, noise)		development and improve linkages, including enhancing the demarcation between the public and private space. The principles relating to density and land uses also seek to provide appropriate social and cultural infrastructure located at places of maximum footfall, and utilise roofs, decks, balconies, gardens and courtyards to provide an enhanced public realm that clearly demarcates public and private spaces, and provide public spaces that could be used for a range of activities, both formally and informally. The guidance also seeks to ensure a medium density of development in high quality designed buildings, supported by ancillary commercial, retail, leisure, community and educational uses. It also seeks that the Riverside gardens is a community focal point, and that the principles for designing out crime are considered in all new development. All of these initiatives are likely to generate increasingly positive effects over time to assist people to feel positive about the area where they live, create a sense of place and vibrancy, encourage increased engagement in leisure and recreational activities, reduce levels of crime and anti-social behaviour and perception of crime in the area.
<i>Air quality:</i> To improve air quality	?	The SPD notes that on-site parking and traffic movements could have an adverse effect on air quality for residents and potential occupiers/employers in the new development. In this regard, the SPD notes that an air assessment may be required to support any planning application(s). Effects on air quality are considered to be uncertain and dependent on the form and effects of future development.
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	?	
<i>Biodiversity:</i> To maintain and enhance biodiversity, flora and fauna	+	The proximity of the site to the River Thames means that biodiversity is an important consideration. The principles relating to environment and sustainability seek to ensure that wildlife habitats and biodiversity are protected, enhanced and promoted through integration with new development. The guidance also seeks that the enhancement of biodiversity habitats should be sought wherever possible in the development of the Riverside Gardens. The guidance also outlines that the main requirements for EWG's regeneration from a sustainability point of view include to protect and enhance ecology and biodiversity (on water edges, open spaces, buildings) and create improved connections with Bexley's green grid and the south east London green chain networks. These initiatives are likely to be increasingly positive in the longer term.
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<i>Climate change:</i> To reduce negative contributions and vulnerability to climate change	+	Environment and sustainability are key principles guiding future development in the EWG. It seeks to do this by ensuring that development incorporates a range of measures to minimise resource consumption, encourage green lifestyles and improve environmental quality. It also seeks to integrate flood defences, SUBDS and water saving measures to reduce overall flood risk. The guidance also seeks to ensure wildlife habitats and biodiversity are protected and that development seeks to deliver improved public transport infrastructure. The guidance seeks that if the Orbit Towers development is retained that measures will need to be incorporated to enhance their sustainability and accessibility. The guidance outlines that the main requirements

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SA Objective	S-M-L	Comments
	++	for the EWG's regeneration from a sustainability point of view include, amongst other things, improving transport connectivity, sustainable transport, managing flood risk in new development, protecting and enhancing biology and diversity, retaining and reusing buildings where they can be converted, designing development and buildings that have the ability to reduce the impact of and adapt to climate change, incorporate the latest standards in energy and water efficiency, sustainable drainage, waste reduction, use of renewable and non-polluting materials and renewable energy. The guidance also seeks to consider the setting up of a local decentralised energy network that could link to a wider framework. All of these initiatives are likely to lead to increasingly positive effects over time to increase the use of sustainable design and construction principles, assisting to adapt to and mitigate against climate change. They could also assist to minimise emissions of greenhouse gases, enhance energy efficiency and energy re-use, including seeking the development of a decentralised heat and energy network if appropriate at the site. This approach is likely to lead to major positive effects for climate change adaptation and mitigation.
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<i>Cultural heritage:</i> To maintain and where appropriate enhance cultural heritage and the historic environment	+	The urban design principles for density and development seek to provide appropriate social and cultural infrastructure located at places of maximum footfall. This is likely to be positive to support and enhance cultural heritage. In addition, the Erith Riverside Conservation Area is located in the EWG. The principles in relation to urban structure, form and massing support ensuring that the conservation area be retained and enhanced, and that development does not adversely impact on it. The guidance recognises that the EWG development provides a positive opportunity to enhance the conservation area. It further outlines that any developers will be required to cooperate in ascertaining, recording and where appropriate recovering material of archaeological interest, where it is found. This is likely to be positive to protect and enhance sites, features and areas of historical, archaeological and cultural value.
	+	
	+	
<i>Flood risk:</i> To reduce and manage flood risk	++	The EWG site is located adjacent to the tidal river Thames, and therefore flood risk management is an important consideration for the future development of the site. The vision seeks that the redevelopment of the riverside gardens will be ideally combined with fully integrated flood defences to ensure that they do not dominate the new open space. The density and land uses objective seeks the principle to locate active ground floor rises within the flood zone, using the sequential approach in PPS25. The guidance seeks that in terms of development and sustainability, developments should integrate flood defences, SUDS and water saving measures to reduce the overall flood risk. The guidance also outlines recommended levels for development to improve flood mitigation, providing a safe and dry escape for proposed development particularly at the western end of Erith riverside gardens. The guidance further outlined that the main requirements for EWG from a sustainability perspective includes, amongst other things, the management of flood risk at the development framework scale and at the building scale, particularly in areas at risk (minimisation of impervious surfaces, filter strips and swales, basins and ponds, water recycling, etc). Further, more in-depth information is provided in the guidance to support the need for flood risk management. These initiatives
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SA Objective	S-M-L	Comments
		are likely to lead to major positive effects for flood risk management.
<i>Landscapes, townscapes and open spaces:</i> To maintain and enhance the quality of landscapes and townscapes including open spaces	+	The vision for Erith Western Gateway seeks that its development will provide a mix of housing, new and improved business premises, leisure and educational uses set within a framework of new residential streets with an improved public realm. A rejuvenated riverside gardens is central to this vision, which will transform Erith's riverfront into a compelling destination and resource for local people and visitors alike. The vision further outlines that a network of residential streets will be developed, providing direct, safe and enjoyable pedestrian links between the station, Erith town centre and the river front. Simple, uncluttered, robust and attractive spaces will be created, providing a memorable setting for good buildings and establishing a distinctive identity. The guidance further outlines urban design principles that will support the development of an enhanced townscape, including capitalising on the physical characteristics of the area to create vistas, integrating existing buildings of historic and architectural interest into new development, delivering improvements to public spaces and the public realm, and delivering visually connected green spaces. Specific guidance is provided in paragraph 7.7 in relation to the riverside gardens, a Play Square and Station Square. The riverside gardens is anticipated to be completely remodelled to reclaim currently inaccessible areas of hard and soft landscaping and maximise the usable space, thereby creating a new public park of approximately 1.09 hectares. Play Square is a new proposed space of approximately 0.1ha, created at the centre of the residential neighbourhood to offset the loss of part of the riverside gardens for residential developments. Station Square is proposed to be located on Stonewood Road and extend into the Walnut Tree Depot site, measuring 0.36 hectares and providing public car parking and a tree lined public space when empty of cars, with the potential to act as a street market or festival space. In order to provide a higher degree of confidence of the quality of these public realm spaces, it is recommended that further and more detailed guidance be provided on the preferred design, layout and materials sought for the spaces. The guidance outlined in the SPD is considered to generate increasingly positive effects over time on the townscape character, and to enhance the quality of the public realm. It is also likely to be positive to enhance the character of the wider built environment in Erith and to enhance the provision and quality of open spaces, particularly the riverside gardens.
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<i>Spatial efficiency:</i> Increase the efficiency of land use and the utilisation of existing	+	The vision for the regeneration of the EWG seeks to deliver a new, coherent, riverside community situated between Erith town centre and the River Thames, providing a mix of housing, new and improved business premises, leisure and educational uses set within a framework of new residential streets within an improved public realm. It seeks to ensure that a network of new

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infrastructure within its capacity	+	residential streets will be delivered, providing direct, safe and enjoyable pedestrian links between the station, Erith town centre and riverfront. Simple, uncluttered, robust and attractive spaces will be creating, providing a memorable setting for good buildings and establishing a distinctive identity. The guidance sets out requirements for flood management, particularly with regard to flood defences at the riverside gardens. It also sets out urban design principles, proposed uses and quantum of development, including the provision of education facilities, commercial or community uses and a public car park. It further seeks the reuse or redevelopment of buildings on site as a first preference to ensure sustainable development, and in particular the sympathetic use of the listed Carnegie building. The approach outlined in the SPD is considered to generate positive effects to ensure spatial efficiency, and in particular the reduction in the number of vacant buildings, minimising resource use and increasing the provision of key services and facilities.
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<i>Land, water and soil:</i> To improve land, soil and water quality and the sustainable use of those resources	+	The guidance seeks as a key principle the regeneration and reuse of a brownfield site west of Erith town centre to deliver a new riverside community. The guidance take account of the location of development adjacent to the River Thames, and encourages the use of flood management and SUDS to prevent inappropriate discharges to the river and groundwater. This is likely to lead to positive effects on the quality of the river Thames and reduce surface and groundwater discharge. The guidance recognises at paragraph 13.5 that there is the potential for ground contamination as a consequence of activities historically carried out on the site, which will need to be considered and is necessary, mitigated in future site development. The guidance further encourages the use of sustainable design and construction in the development of new buildings on site, which is likely to be positive to encourage resource efficiency and a reduction in water consumption.
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	+	
<i>Transport:</i> To reduce car dependency and encourage sustainable modes of transport	+	The vision for EWG seeks to deliver a network of new residential streets, providing safe, direct and enjoyable pedestrian links between the station, Erith town centre and the river front. The urban design principles seek to ensure that development provides a network of routes that prioritises pedestrians with connections between the site, town centre, river and railway station, and creates and improves pedestrian and cycle links to regional and borough-wide open space networks. It is recommended that this principle could be extended to seek to enhance non-private vehicular access to employment opportunities as well. The urban design principles also seek that new development should delivery improved public transport infrastructure that allows for reduced car use and potentially reduced parking provision. These principles are further supported by guidance which seeks, amongst other things, improved connections, public transport improvements, enhanced facilities for vehicle movements and parking. These initiatives are likely to generate positive effects for encouraging sustainable transport, and particularly a modal shift for shorter journeys within Erith and trips into London by train. To further enhance scoring, changes as outlined in relation to enhancing access to employment opportunities by walking and cycling are recommended.
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SA Objective	S-M-L	Comments
<i>Waste management:</i> To minimise the production of waste and promote sustainable waste management	+	The SPD outlines that all new development should be designed with suitable waste and recycling facilities in accordance with British Standards.
	+	
	+	
<i>Economic growth:</i> To encourage and accommodate sustainable economic growth	+	The vision for EWG seeks to create a coherent riverside community, including new and improved business premises set within a framework of new residential streets with an improved public realm. It is anticipated that mixed use developments will result, allowing for flexible urban blocks capable of adapting to a variety of uses as the area matures and society evolves. The urban design principles support this approach by ensuring that EWG is part of an integrated town centre, complementing and not competing with the existing commercial offer in Erith and providing a quality public realm to support a range of uses. The framework seeks to locate active facades at ground floor level, and identifies locations for commercial frontages and also for mixed use frontages, incorporating residential, commercial and retail activities. The SPD seeks to re-create the Erith High Street adjacent to the riverside gardens, and ensure that the street has active residential and commercial uses, and notes that flexible commercial uses totalling 16,000 sqm in floor space are sought in the EWG. The use typology includes small retail or B1 workspace units, office or educational facilities, café/restaurant facilities and a potential hotel development. The framework enables this approach to be applied flexibly, so if insufficient demand exists then the units can be converted to other uses, including residential. The approach detailed is considered to be positive to facilitate sustainable business growth, and could potentially attract new local businesses.
	+	
	+	
<i>Employment:</i> To provide opportunities for rewarding and satisfying employment	+	The SPS seeks to provide flexible commercial space totalling 16,000 sqm in the EWG, which can be used for a variety of uses, including retail uses, B1 work spaces, office and educational facilities, cafes/restaurants and a potential hotel development. These facilities have the potential to deliver a broad range of employment opportunities, and may assist to reduce levels of long term unemployment. They also provide the opportunity for residents to seek employment close to the new homes that are anticipated to be provided, which could assist to enhance employment satisfaction and may help to address the relatively high levels of multiple deprivations present in and around Erith.
	+	
	+	
<i>Investment:</i> To encourage and accommodate the indigenous economy, including entrepreneurship, and leverage potential inward investment	+	The anticipated provision of units for commercial use as part of the EWG development has the potential to be positive to encourage new business start-ups through the provision of new, modern business premises that are fit for purpose. This is also likely to make the borough a more attractive place to establish business.
	+	
	+	
Summary	+	Major positive effects are anticipated overall on accessibility, housing, quality of surroundings, climate change, flood risk and landscapes townscapes and open spaces.

Appendix G: Sustainability Appraisal of SPD options

SA Objective	S-M-L	Comments
		Positive effects are anticipated on education and skills, human health, prosperity and inclusiveness, biodiversity, cultural heritage, spatial efficiency, land water and soil resources, transport, waste management, economic growth, employment and investment.
	?	Effects are considered to be uncertain on air quality.
	-	No negative effects are anticipated.
	Summ	<p>The adoption of the Erith Western Gateway Development Framework SPD is anticipated to:</p> <ul style="list-style-type: none"> • Deliver a network of residential streets that provide direct, safe and enjoyable pedestrian links between the town centre, the river Thames and station, and to create and improve pedestrian and cycle links to regional and borough wide open space networks and to improve recreational accessibility and environmental quality. • Facilitate the potential redevelopment of the Walnut Tree depot site for education and commercial use. Bexley College has confirmed that the Erith Western Gateway is its preferred option for the relocation of its existing campus. This development will provide a gateway for Erith and by the first building encountered by people approaching the town from the station. • Provide for the development of approximately 340 new homes, based on an area wide net density of approximately 530 habitable rooms per hectare, with flexibility provided around the retention or re-provision of housing in Orbit towers. A medium rise neighbourhood is anticipated to result, consisting predominantly of houses and apartment buildings and achieving higher densities without reliance on high buildings. The new housing should be a mix of family houses and flats, reflective of need in the area. The approach in the SPD is anticipated to lead to increasingly positive effects for housing and prosperity and inclusiveness, and to provide healthy homes that incorporate the principles of sustainable design and construction. • Create a new cohesive community with improved living environments and the potential for improved leisure opportunities, including an improved public realm which could assist to reduce health inequalities by encouraging an active and healthy lifestyle. • Create a community focal point at Erith Riverside Gardens and ensure that new development designs out crime and the fear of crime, which is likely to have increasingly positive effects over time to assist people to feel positive about where they live, create a sense of place and vibrancy, encourage increased engagement in leisure and recreational activities and level of community safety. • Ensure wildlife habitats and biodiversity are protected, enhanced and promoted through the new development, and seek the enhancement of biodiversity habitats wherever possible in the redevelopment of the Riverside Gardens. • Ensure that new development incorporates a range of measures to minimise resource consumption, encourage green lifestyles and improve environmental quality. • Utilise the redevelopment of the Erith Western Gateway as a

Appendix G: Sustainability Appraisal of SPD options

SA Objective	S-M-L	Comments
		<p>positive opportunity to enhance the conservation area whilst ensuring that development does not adversely impact on it. The SPD also provides the opportunity to provide appropriate social and cultural infrastructure located at places of maximum footfall.</p> <ul style="list-style-type: none"> • Combine fully integrated flood defences into the redevelopment of the riverside gardens to ensure that they do not dominate the open space, and integrate flood defences, sustainable urban drainage systems and water saving measures into new development to positively manage and mitigate flood risk. • Enhance the townscape through capitalising on physical characteristics of the area to create vistas, integrate existing historic buildings into new development and deliver new and improved public spaces and public realm with visually connected green spaces. The SPD is considered to be positive to enhance the character of the wider built environment in Erith. • Reduce the extent of vacant land and number of vacant buildings, minimise resource use and increase the provision of key services and facilities. • Facilitate the reuse of brownfield sites, address ground contamination from historic land use and encourage the minimisation of resource use. • Recreate the Erith High Street and provide for flexible commercial uses totalling 16,000 sqm of floor space that can be used for small retail or B1 workspace units, office or educational facilities, café/restaurant facilities and a potential hotel development. The framework enables this approach to be applied flexibly, so if insufficient demand exists then the units can be converted to other uses, including residential. The approach is considered to be positive to facilitate sustainable business and employment growth and could potentially attract new local businesses.
	Rev	<p>The following changes are recommended to further enhance the sustainability of the proposed document:</p> <ul style="list-style-type: none"> • In order to provide a higher degree of confidence of the quality of these public realm spaces, it is recommended that further and more detailed guidance be provided on the preferred design, layout and materials sought for the spaces. • It is recommended that the principle seeking access by sustainable transport to the open space network could be extended to seek to enhance non-private vehicular access to employment opportunities in and around Erith.
Policy Officer Response		

Appendix G: Sustainability Appraisal of SPD options

Erith Western Gateway Development Framework SPD Sustainability Appraisal feedback on guidance option

Date: 29 November 2010

Option C: Submit an outline planning application based on the MacCreanor Lavington development framework.

Sustainability Appraisal:

SA Objective	S-M-L	Comments
<i>Accessibility:</i> To improve access to essential services and facilities especially where there is disadvantage or special needs (access, disability and other needs)	+/?	The Masterplan seeks to create a predominantly residential riverside community with a mix of housing, new and improved business premises and educational uses, including the transformation of the riverside gardens into a landscaped public park. A planning application lodged for the scheme as outlined in the Masterplan would deliver, if the application was implemented, a hierarchy of streets and other public spaces that would activate key routes. It could also potentially deliver improved public transport infrastructure, allowing for reduced car use and potentially reduced parking provision. A risk of a planning application approach is that it does not provide flexibility in the deliverability of the scheme, increasing the likelihood that it will not be delivered. Effects have the potential to be increasingly positive over time for accessibility, but are also considered to be uncertain owing to the potential for the scheme not to be delivered.
	++/?	
	++/?	
<i>Education and Skills:</i> To improve the education and skills of the population overall	+	A key part of the Masterplan is the potential redevelopment of part of the Walnut Tree depot site for education use, and Bexley College has confirmed that the EWG is its preferred option for the relocation of its existing main campus. This will have positive effects to enhance the learning and attainment of local residents, but only if the scheme proceeds in the form provided for in the outline planning application.
	+	
	+	
<i>Housing:</i> To provide everyone with the opportunity to live in a decent home	+/?	The Masterplan provides for 342 new homes, in addition to the existing 108 homes in the existing Orbit towers. It outlines urban design principles including that housing should be a mix of family homes and flats, reflective of the need in the area and that design, incorporation of sustainable design and construction, providing safe and secure living environment and affordable housing will be key considerations in an outline planning application. This approach is likely to be increasingly positive over time to reduce homelessness and overcrowding in Erith, but uncertainty is introduced as the planning application would need to be implemented in full as outlined in the planning application for the positive effects to be delivered.
	++/?	
	++/?	
<i>Human health:</i> To improve the health and wellbeing of the population, and reduce health inequalities	+	The Masterplan seeks to create a new cohesive community with improved living environments and the potential for improved leisure opportunities, including an improved public realm. This may be positive to reduce health inequalities by improving the quality of housing and allowing new community facilities, assisting to promote an active and healthy lifestyle and enhancing health and wellbeing.
	+	
	+	
<i>Prosperity and inclusiveness:</i> To	+	The redevelopment of EWG in line with the Masterplan has the potential to assist to reduce inequality and deprivations. In

Appendix G: Sustainability Appraisal of SPD options

SA Objective	S-M-L	Comments
reduce poverty and social exclusion	+	particular, the density and land use design principles seek to provide family housing to address need, and to provide appropriate social and cultural infrastructure in places with high levels of footfall. This is likely to be positive to assist to reduce poverty and social exclusion.
	+	
<i>Quality of surroundings:</i> To improve the quality of where people live, including improvements to community safety, reducing crime and fear of crime (neighbourhood satisfaction, sense of community, crime, fear of crime, noise)	+/?	The Masterplan seeks the creation of a predominantly residential riverside community with a mix of housing, new and improved business premises and educational uses. Set within a framework of new residential streets and an improved public realm. The Masterplan outlines guidance to support the form and style of development proposed, including integrating the development with the town centre, enhancing connections, providing high quality design in new development and providing an attractive and usable public realm with a hub and civic focus at the riverside gardens. This is likely to lead to increasingly positive effects over time if a development was to proceed in line with an outline planning application as provided for in the Masterplan. There is uncertainty however, as to whether activities will proceed in the form provided for in any outline planning application, which introduces uncertainty that the scheme could be implemented at all.
	++/?	
	++/?	
<i>Air quality:</i> To improve air quality	?	The Masterplan document proposes to support any outline planning application with an EIA covering, amongst other things, air quality. Effects on air quality are considered to be uncertain and dependent on the form and effects of future development.
	?	
	?	
<i>Biodiversity:</i> To maintain and enhance biodiversity, flora and fauna	+	The Masterplan is supported by urban design principles, including environment and sustainability. This principle seeks that development should safeguard the existing mature trees in the area where possible and that development should ensure that wildlife habitats and biodiversity are protected and enhanced through the integration with the new development. This approach is likely to lead to positive effects on biodiversity, flora and fauna.
	+	
	+	
<i>Climate change:</i> To reduce negative contributions and vulnerability to climate change	+	The Masterplan is supported by urban design principles, including environment and sustainability. This principle seeks that development should incorporate a range of measures to minimise resource consumption and encourage green lifestyles, deliver improved public transport and allow for reduced car use and parking provision, protect and enhance biodiversity and wildlife habitats and integrate flood defences, SUD and water saving measures to reduce overall flood risk. Elsewhere, the document seeks that building re-use should occur where practicable. Provided that a successful planning application can be implemented, this approach is likely to lead to increasingly positive effects over time on climate change adaptation and mitigation.
	+	
	++	
<i>Cultural heritage:</i> To maintain and where appropriate enhance cultural heritage and	+	The Masterplan identifies the Erith Riverside conservation area and Grade II listed Carnegie building and a number of locally listed buildings along the old Erith High Street as important heritage assets in the EWG area. The Masterplan seeks to

Appendix G: Sustainability Appraisal of SPD options

SA Objective	S-M-L	Comments
the historic environment	+	ensure that these buildings are protected and specific uses are provided for, particularly in relation to the Carnegie building as either a commercial or community/education space. In addition, the Masterplan make provision for the redevelopment of the riverside gardens as a quality civic space, and for the development of other open spaces (Play square, Station square), which are also proposed to provide civic functions or venues for people to congregate and hold festivals or markets. This approach is likely to generate positive effects for cultural heritage.
	+	
<i>Flood risk:</i> To reduce and manage flood risk	+	The vision outlined in the Masterplan recognises the need for fully integrating and upgrading flood defences as part of the redevelopment of the riverside gardens. The urban design principles relating to integrated water management also seek that development should integrate flood defences, sustainable urban drainage systems (SUDS) and water saving measures to reduce overall flood risk. This approach to development in a planning application has the potential to generate positive effects for flood risk management, but effects would be enhanced if a reference was made to applying the sequential test as outlined in PPS25 to development.
	+	
	+	
<i>Landscapes, townscapes and open spaces:</i> To maintain and enhance the quality of landscapes and townscapes including open spaces	+/?	The vision outlined in the Masterplan seeks that the development of the EWG will deliver a new, coherent, predominantly residential riverside community situated between Erith town centre and the River Thames, which will provide a mix of housing, new and improved business premises and educational uses set within a framework of new residential streets with an improved public realm. If development is delivered in line with the Masterplan as outlined in a planning application, then it is likely to generate increasingly positive effects over time on the townscape and open spaces. Urban design principles relating to the scale, form and quality of development are likely to be positive for enhancing landscape and townscape effects. The risk that the development is not delivered fully in accordance with the Masterplan introduces a significant amount of uncertainty however, due to the possibility that new planning application/s will be required to facilitate the development.
	++/?	
	++/?	
<i>Spatial efficiency:</i> Increase the efficiency of land use and the utilisation of existing infrastructure within its capacity	+	The development of the EWG along the lines of the Masterplan, as provided for in the outline planning application is likely to result in positive effects for spatial efficiency through the creation of a new network of streets with a legible hierarchy, supported by new open spaces. It will also ensure the delivery of appropriate flood defences adjacent to the river Thames, and for commercial, retail, community and educational facilities to support growth and development in Erith. As a key principle of the EWG development is the re-use of existing brownfield land, a comprehensive scheme is likely to be positive for spatial efficiency.
	+	
	+	
<i>Land, water and soil:</i> To improve land, soil and water quality and the sustainable use of those resources	+	A key principle of the regeneration of the EWG is brownfield land re-use adjacent to Erith town centre to create a new comprehensive community, which is considered to be a positive use of the land, water and soil resources. The Masterplan also seeks to encourage integrated flood defences as part of the redevelopment of the riverside gardens and the
	+	

Appendix G: Sustainability Appraisal of SPD options

SA Objective	S-M-L	Comments
	+	use of SUDS in new development. The encouragement of sustainable design and construction in new development would assist to improve scoring against this objective.
<i>Transport:</i> To reduce car dependency and encourage sustainable modes of transport	+/?	A planning application lodged for a scheme in accordance with the Masterplan would deliver, if the application was implemented, a hierarchy of streets and other public spaces that could activate key walking and cycling routes between residential areas, the railway station, river and town centre. It could also potentially deliver improved public transport infrastructure, allowing for reduced car use and potentially reduced parking provision. A risk of a planning application approach is that it does not provide flexibility in the deliverability of the scheme, increasing the likelihood that it will not be delivered. Effects on transport have the potential to be positive, but are also considered to be uncertain owing to the potential for the scheme not to be delivered.
	+/?	
	+/?	
<i>Waste management:</i> To minimise the production of waste and promote sustainable waste management	?	No detail is provided in relation to waste management. Effects are therefore considered to be uncertain.
	?	
	?	
<i>Economic growth:</i> To encourage and accommodate sustainable economic growth	+/?	The vision in the Masterplan seeks to provide a range of uses in EWG, including new and improved business premises and educational uses. The development summary anticipated the provision of approximately 15,190 sqm of new commercial floorspace for retail, hotel and office facilities, and the provision of 900 sqm of converted office floorspace in the Carnegie building, which could alternatively be used for community or education use. A planning application for these uses is likely to deliver positive effects for economic growth. The risk of the planning application approach is that it does not provide flexibility, increasing the likelihood that the scheme will not be delivered.
	+/?	
	+/?	
<i>Employment:</i> To provide opportunities for rewarding and satisfying employment	+	The provision of an additional net 16,000 sqm of commercial floorspace for retail office or hotel use has the potential to deliver a broad range of employment opportunities and may assist to reduce levels of long term unemployment. There will also be opportunities for residents to seek employment opportunities close to home, which could enhance employment satisfaction.
	+	
	+	
<i>Investment:</i> To encourage and accommodate the indigenous economy, including entrepreneurship, and leverage potential inward investment	+	The anticipated provision of units for commercial use as part of the EWG development has the potential to be positive to encourage new business start-ups through the provision of new, modern business premises that are fit for purpose. This is also likely to make the borough a more attractive place to establish business.
	+	
	+	
Summary	+	As outlined, a risk with a planning application approach such as that outlined by this option is that it does not provide flexibility in the deliverability of a scheme, increasing the likelihood that it will not be delivered at all or that changes will be made through new planning applications that could affect the quantum of anticipated effects from a proposed

Appendix G: Sustainability Appraisal of SPD options

SA Objective	S-M-L	Comments
		<p>development.</p> <p>Positive effects could be anticipated from the following sustainability appraisal objectives, but there is a high level of uncertainty around their deliverability or the quantum of potential effects: accessibility, housing, quality of surroundings, landscapes townscapes and open spaces, transport and economic growth.</p> <p>Positive effects are anticipated on education and skills, human health, prosperity and inclusiveness, biodiversity, climate change, cultural heritage, flood risk, spatial efficiency, land water and soil resources, employment and investment.</p>
	?	Effects are considered to be uncertain on air quality and waste management.
	-	No negative effects are anticipated.
	Sum m	<p>This option is anticipated to:</p> <ul style="list-style-type: none"> • Assist to deliver a hierarchy of streets and other public spaces that will activate key routes. It could also potential deliver improved public transport infrastructure, allowing for reduced car use and potentially reduced parking provision. • Redevelopment of part of the Walnut Tree depot site for education use, and Bexley College has confirmed that the Erith Western Gateway is its preferred option for the relocation of existing main campus. • Provision of 342 new homes in addition to the existing 108 homes in the existing Orbit towers, with a mix of family homes and flats reflective of need in the area. Design, incorporation of sustainable design and construction, providing safe and secure living environments and affordable housing will be key considerations in the new development. • Improved leisure opportunities and an improved public realm may be positive to reduce health inequalities by improving the quality of housing and allowing for new community facilities, assisting to promote an active and healthy lifestyle and enhancing health and wellbeing. • Effects of air quality are considered to be uncertain and dependent on the form and effects of future development. • Provide a development that ensures that wildlife habitats and biodiversity are protected and enhanced through the integration with new development, which is likely to lead to positive effects for biodiversity, flora and fauna. • Seek that development should incorporate a range of measures to minimise resource consumption and encourage green lifestyles, which has the potential to be positive for climate change adaptation and mitigation. • Ensure that heritage listed buildings are protected and specific uses are provided for, and for the redevelopment of Riverside Gardens as a civic space. This approach has the potential to be positive for cultural heritage. • The framework has the potential to result in positive effects for spatial efficiency through the creation of a new network of streets with a legible hierarchy, supported by new open spaces.

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SA Objective	S-M-L	Comments
		<ul style="list-style-type: none"> The provision of approximately 15,190sqm of new commercial floor space for retail, hotel and office facilities, and the provision of 900sqm of converted office floor space in the Carnegie building, which could alternatively be used for community or education use, which is likely to deliver positive effects for economic growth, employment and investment.
	Rev	
Policy Officer Response		

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Erith Western Gateway Development Framework SPD Sustainability Appraisal feedback on guidance option

Date: 2 December 2010

Option D: MacCreanor Lavington development framework not formally adopted as guidance but acknowledged as being potentially helpful in the future development of the site (similar to Option A but with additional informal detail on suggested development outputs).

Sustainability Appraisal:

SA Objective	S-M-L	Comments
<i>Accessibility:</i> To improve access to essential services and facilities especially where there is disadvantage or special needs (access, disability and other needs)	+/?	The Masterplan seeks to create a predominantly residential riverside community with a mix of housing, new and improved business premises and educational uses, including the transformation of the riverside gardens into a landscaped public park. The Masterplan could deliver a hierarchy of streets and other public spaces that would activate key routes. It could also potentially deliver improved public transport infrastructure, allowing for reduced car use and potentially reduced parking provision. Effects have the potential to be increasingly positive over time for accessibility. There is a high level of uncertainty about the deliverability of the Masterplan as a consequence of its non-regulatory status, and this uncertainty is likely to increase over time as the Masterplan becomes dated and is more likely to be overlooked by prospective developers. In addition, there is an increased risk that the Masterplan will not be delivered in full as a consequence of its non-regulatory status, which increases uncertainty that the anticipated effects will not be delivered.
	++/?	
	?	
<i>Education and Skills:</i> To improve the education and skills of the population overall	+	A key part of the Masterplan is the potential redevelopment of part of the Walnut Tree depot site for education use, and Bexley College has confirmed that the EWG is its preferred option for the relocation of its existing main campus. This will have positive effects to enhance the learning and attainment of local residents.
	+	
	+	
<i>Housing:</i> To provide everyone with the opportunity to live in a decent home	+/?	The Masterplan provides for 342 new homes, in addition to the existing 108 homes in the existing Orbit towers. It outlines urban design principles including that housing should be a mix of family homes and flats, reflective of the need in the area and that design, incorporation of sustainable design and construction, providing safe and secure living environments and affordable housing will be a key consideration in any future development of the site. This approach is likely to be increasingly positive over time to reduce homelessness and overcrowding in Erith, but uncertainty is introduced as the Masterplan will not hold regulatory status, which reduces uncertainty that the plan will not be delivered. This uncertainty will increase over time as the Masterplan becomes dated and is more likely to be overlooked by prospective developers.
	++/?	
	?	
<i>Human health:</i> To improve the health and wellbeing of the population, and reduce	+/?	The Masterplan seeks to create a new cohesive community with improved living environments and the potential for improved leisure opportunities, including an improved public realm. This may be positive to reduce health inequalities by

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SA Objective	S-M-L	Comments
health inequalities	+/?	improving the quality of housing and allowing new community facilities, assisting to promote an active and healthy lifestyle and enhancing health and wellbeing. The non-regulatory nature of the Masterplan increases uncertainty that the community aspects of the development will not be delivered however, particularly if they are likely to adversely impact on the profitability of a potential scheme. These uncertainties are likely to be increased over time owing to the risk of the Masterplan being increasingly overlooked by prospective developers.
	?	
<i>Prosperity and inclusiveness:</i> To reduce poverty and social exclusion	+/?	The redevelopment of EWG in line with the Masterplan has the potential to assist to reduce inequality and deprivations. In particular, the density and land use design principles seek to provide family housing to address need, and to provide appropriate social and cultural infrastructure in places with high levels of footfall. This is likely to be positive to assist to reduce poverty and social exclusion but the non-regulatory nature of the Masterplan introduces increasing uncertainty over time that the Masterplan will not be delivered.
	+/?	
	?	
<i>Quality of surroundings:</i> To improve the quality of where people live, including improvements to community safety, reducing crime and fear of crime (neighbourhood satisfaction, sense of community, crime, fear of crime, noise)	+/?	The Masterplan seeks the creation of a predominantly residential riverside community with a mix of housing, new and improved business premises and educational uses, set within a framework of new residential streets and an improved public realm. The Masterplan outlines guidance to support the form and style of development proposed, including integrating the development with the town centre, enhancing connections, providing high quality design in new development and providing an attractive and usable public realm with a hub and civic focus at the riverside gardens. This is likely to lead to increasingly positive effects over time if a development was to proceed in line with the Masterplan. There is uncertainty however as to whether development will proceed in line with the Masterplan owing to its non-regulatory nature, which is likely to increase over time as the Masterplan becomes dated and it is likely to be overlooked by developers. In addition, there is uncertainty introduced as the developers could choose not to deliver on the community-related aspects of the Masterplan, owing to the argument that this could affect profits and deliverability.
	++/?	
	?	
<i>Air quality:</i> To improve air quality	?	The Masterplan document proposes to support any outline planning application with an EIA covering, amongst other things, air quality. Effects on air quality are considered to be uncertain and dependent on the form and effects of future development.
	?	
	?	
<i>Biodiversity:</i> To maintain and enhance biodiversity, flora and fauna	+/?	The Masterplan is supported by urban design principles, including environment and sustainability. This principle seeks that development should safeguard the existing mature trees in the area where possible and that development should ensure that wildlife habitats and biodiversity are protected and enhanced through the integration with new development. This approach is likely to lead to positive effects on biodiversity, flora and fauna. Some uncertainty is introduced however, due to the non-regulatory nature of the Masterplan, which reduces the likelihood that it will be delivered.
	+/?	
	+/?	

Appendix G: Sustainability Appraisal of SPD options

SA Objective	S-M-L	Comments
<i>Climate change:</i> To reduce negative contributions and vulnerability to climate change	+/?	The Masterplan is supported by urban design principles, including environment and sustainability. This principle seeks that development should incorporate a range of measures to minimise resource consumption and encourage green lifestyles, deliver improved public transport and allow for reduced car use and parking provision, protect and enhance biodiversity and wildlife habitats and integrate flood defences, SUDS and water saving measures to reduce overall flood risk. Elsewhere, the document seeks the building and re-use should occur where practicable. Uncertainty is introduced for the deliverability of these measures however, due to the non-regulatory nature of the Masterplan proposed through this approach.
	+/?	
	+/?	
<i>Cultural heritage:</i> To maintain and where appropriate enhance cultural heritage and the historic environment	+/?	The Masterplan identifies the Erith riverside conservation area and Grade II listed Carnegie building, and a number of locally listed buildings along the old Erith High Street as important heritage assets in the EWG area. The Masterplan seeks to ensure that these buildings are protected and specific uses are provided for, particularly in relation to the Carnegie building as either a commercial or community/education space. In addition, the Masterplan makes provision for the redevelopment of the riverside gardens as a quality civic space, and for the development of other open spaces (Play square, Station square), which are also proposed to provide civic functions or venues for people to congregate and hold festivals or markets. This approach is likely to generate positive effects for cultural heritage. The UDP provides additional protection for historic heritage, but some uncertainty is introduced on cultural heritage owing to the non-regulatory nature of the Masterplan, may not occur in the manner provided for in the plan to provide the civic function intended.
	+/?	
	+/?	
<i>Flood risk:</i> To reduce and manage flood risk	+/?	The vision outlined in the Masterplan recognises the need for fully integrating and upgrading flood defences as part of the redevelopment of the riverside gardens. The urban design principles relating to integrated water management also seek that development should integrate flood defences, SUDS and water saving measures to reduce overall flood risk. This approach is likely to lead to positive effects for flood risk management, but uncertainty is introduced due to the non-regulatory nature of the proposed plan. Also, positive effects are anticipated to increase if direct reference were made to the sequential approach as provided for in PPS25.
	+/?	
	+/?	
<i>Landscapes, townscapes and open spaces:</i> To maintain and enhance the quality of landscapes and townscapes including open spaces	+/?	The vision outlined in the Masterplan seeks that the development of the EWG will deliver a new, coherent, predominantly residential riverside community situated between Erith town centre and the river Thames, which will provide a mix of housing, new and improved business premises and educational uses set within a framework of new residential streets with an improved public realm. If development is delivered in line with the Masterplan then it is likely to generate increasingly positive effects over time on the townscape and open spaces. Urban design principles relating to the scale, form and quality of development are likely to be
	++/?	

Appendix G: Sustainability Appraisal of SPD options

SA Objective	S-M-L	Comments
	?	positive for enhancing landscape and townscape effects. There are significant risks to the successful delivery of development in line with the Masterplan however, owing to it being a non-regulatory document. This risk is likely to increase over time as the Masterplan becomes dated, as potential developers will be increasingly unlikely to have regard to its contents.
<i>Spatial efficiency:</i> Increase the efficiency of land use and the utilisation of existing infrastructure within its capacity	+/?	The development of the EWG along the lines of the Masterplan, is likely to result in positive effects for spatial efficiency through the creation of a new network of streets with a legible hierarchy, supported by new open spaces. It will also ensure the delivery of appropriate flood defences adjacent to the river Thames, and for commercial, retail, community and educational facilities support growth and development in Erith. As a key principle of the EWG development is the re-use of existing brownfield land, a comprehensive scheme is likely to be positive for spatial efficiency. Uncertainty is increased however due to the non-regulatory nature of the Masterplan, which is likely to increase over time.
	+/?	
	+/?	
<i>Land, water and soil:</i> To improve land, soil and water quality and the sustainable use of those resources	+/?	A key principle of the regeneration of the EWG is brownfield land re-use adjacent to Erith town centre to create a new comprehensive community, which is considered to be a positive use of the land, water and soil resources. The Masterplan also seeks to encourage integrated flood defences as part of the redevelopment of the riverside gardens and the use of SUDS in new development. The non-regulatory nature of this document increases uncertainty that the positive effects anticipated will not be delivered. The encouragement of sustainable design and construction in new development would assist to improve scoring against this objective.
	+/?	
	+/?	
<i>Transport:</i> To reduce car dependency and encourage sustainable modes of transport	+/?	The Masterplan anticipated the delivery of a hierarchy of streets and other public spaces that could activate key walking and cycling routes between residential areas, the railway station, river and town centre. It could also potentially deliver improved public transport infrastructure, allowing for reduced car use and potentially reduced parking provision. The non-regulatory nature of the Masterplan increases uncertainty that these effects will be delivered however, with the lapsing of time further increasing uncertainty as the Masterplan becomes dated and potential developers are less likely to consider its content as material.
	+/?	
	?	
<i>Waste management:</i> To minimise the production of waste and promote sustainable waste management	?	No detail is provided in relation to waste management. Effects are therefore considered to be uncertain.
	?	
	?	
<i>Economic growth:</i> To encourage and accommodate sustainable economic	+/?	The vision in the Masterplan seeks to provide a range of uses in EWG, including new and improved business premises and educational uses. The development summary anticipated the provision of approximately 15,190 sqm of new commercial

Appendix G: Sustainability Appraisal of SPD options

SA Objective	S-M-L	Comments
growth	+/?	floorspace for retail, hotel and office facilities, and the provision of 900sqm of converted office floorspace in the Carnegie building, which could alternatively be used for community or education use. The non-regulatory nature of the Masterplan in this option increases uncertainty however, that these economic benefits will not be delivered as developers are not obliged to consider the content of the guidance.
	?	
<i>Employment:</i> To provide opportunities for rewarding and satisfying employment	+/?	The provision of an additional net 16,000 sqm of commercial floorspace for retail office or hotel use has the potential to deliver a broad range of employment opportunities and may assist to reduce levels of long term unemployment. There will also be opportunities for residents to seek employment opportunities close to home, which could enhance employment satisfaction. The non-regulatory nature of the Masterplan increases uncertainty that these benefits will not be delivered, however.
	+/?	
	+/?	
<i>Investment:</i> To encourage and accommodate the indigenous economy, including entrepreneurship, and leverage potential inward investment	+/?	The anticipated provision of units for commercial use as part of the EWG development has the potential to be positive to encourage new business start-ups through the provision of new, modern business premises that are fit for purpose. This is also likely to make the borough a more attractive place to establish business. The non-regulatory nature of the Masterplan introduces uncertainty whether it will be delivered, however.
	+/?	
	+/?	
Summary	+	
	?	A variety of effects are anticipated as a consequence of this policy option, and many of these will be positive. A significant level of uncertainty is anticipated from this option however, owing to the non-regulatory nature of the Masterplan. These uncertain effects are likely to increase over time as the Masterplan becomes dated, as it is more likely to be overlooked by potential developers and the Council.
	-	
	Summ	The anticipated effects of this option are largely similar to the anticipated effects of Option C.
	Rev	
Policy Officer Response		

Appendix G: Sustainability Appraisal of SPD options

Erith Western Gateway Development Framework SPD Sustainability Appraisal feedback on guidance option

Date: 3 December 2010

Option E: EDAW framework not formally adopted as guidance but acknowledged as being potentially helpful in the future development of the site (similar to 2007 marketing of the site).

Sustainability Appraisal:

SA Objective	S-M-L	Comments
<p><i>Accessibility:</i> To improve access to essential services and facilities especially where there is disadvantage or special needs (access, disability and other needs)</p>	+/?	<p>The vision in the EDAW brief seeks the creation of an exemplary 21st century mixed use scheme providing housing, employment, retail and leisure facilities in an economically, environmentally and socially sustainable manner. It further seeks that the development should exploit the physical and visual links between Erith town centre, the river Thames, railway station and wider hinterlands to re-establish Erith as one of the few true riverside towns. The vision is supported by three core urban design principles and associated guidance. With regard to streets, the brief seeks to provide a hierarchy of streets to provide appropriate pedestrian and vehicular distribution which provide external connectivity with the surrounding town centre and internal permeability, ensuring ease of access through the site. The framework proposes that the existing road network will contribute to provide the vehicular distribution network for the site, with a redesign occurring to improve pedestrian movement and safety, including wide pavements, clearly defined raised crossing points that respond to pedestrian desire lines and reduced traffic speeds. The redesign of the carriageways should also take place to allow passage of large vehicles including lorries and buses. The remaining internal street network should be designed as pedestrian dominated shared uses with vehicles only permitted to access individual plots and visitors/disabled parking. This approach has the potential to enhance accessibility to and within the site and surrounding areas, but effects are dependent on the delivery of quality design solutions. In addition, the framework does not seek any improvement in public transport to support new development, which is seen as a weakness in the framework. There is also uncertainty around whether the framework will be delivered due to its non-regulatory nature, and as it has been developed for a number of years without being successfully implemented there is a possibility that it will be seen as dated, which increases the likelihood that it will not be implemented. Effects overall are therefore considered to be uncertain.</p>
	?	
	?	
<p><i>Education and Skills:</i> To improve the education and skills of the population overall</p>	?	<p>No detail is provided in relation to education and skills provision. Effects are therefore considered to be uncertain.</p>
	?	
	?	

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SA Objective	S-M-L	Comments
<i>Housing:</i> To provide everyone with the opportunity to live in a decent home	+/?	The vision in the brief seeks the delivery of an exemplar 21 st mixed use scheme providing housing, employment, retail and leisure facilities in a sustainable manner. The vision is supported by core design principles and guidance, including detail on the types of residential typologies sought. The key types of family housing detailed is the provision of family housing in both traditional and apartment-style development, utilising high quality design and sustainability measures and supported by quality community and leisure infrastructure and facilities. This approach is likely to be positive to enhance opportunities for people to live in a decent quality home, but the non-regulatory nature of the guidance increases uncertainty. In addition, the dated nature of the guidance and the lack of delivery of development in line with the guidance further increases uncertainty as to whether it will be effectively delivered.
	?	
	?	
<i>Human health:</i> To improve the health and wellbeing of the population, and reduce health inequalities	+/?	The guidance seeks the provision of social infrastructure, including healthcare, emergency and essential services to support new development. No clarity is provided however, on whether the additional development can be accommodated within existing facilities, although the baseline information has identified health inequalities present within the North End ward (EWG's location) and a relative shortage in some healthcare facilities. The guidance further provides detail on open space provision, including the redevelopment of a major open space that the riverside gardens and five smaller open spaces in and around the development. The guidance seeks to enhance walking routes into and around the site as the main form of transport for shorter trips, and this approach is likely to encourage more active and healthy lifestyles. This has the potential to generate minor positive effects for health and wellbeing, but the lack of detail about additional healthcare provision, together with the non-regulatory nature of the document increases uncertainty about whether it will be delivered.
	+/?	
	?	
<i>Prosperity and inclusiveness:</i> To reduce poverty and social exclusion	+	The redevelopment of EWG in line with the guidance has the potential to reduce inequality and deprivations, particular as a consequence of the guidance seeking to provide family housing to address need, and the desire to provide additional social and cultural infrastructure. This approach is likely to be positive to reduce poverty and social exclusion.
	+	
	+	
<i>Quality of surroundings:</i> To improve the quality of where people live, including improvements to community safety, reducing crime and fear of crime (neighbourhood satisfaction, sense of community, crime, fear	+/?	The guidance seeks the development of an exemplary 21 st century mixed use scheme incorporating housing, employment, retail and leisure in an invigorated riverside community of existing and new residents that exploits the site's links between Erith town centre, the river Thames, railway station and wider hinterland to re-establish Erith as one of the few true riverside towns in the Thames Gateway. The additional guidance provides detail on the quality and form of development sought, including development incorporating high sustainability standards, provides high quality residential development supported by other land uses including small scale retail, hotel, business, leisure, recreation, open space and play space. This
	++/?	

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SA Objective	S-M-L	Comments
of crime, noise)	?	is likely to lead to increasingly positive effects over time on improving the quality of surroundings, including creating a sense of place and vibrancy, and ensuring a good mix of activities and uses. Uncertainty is introduced due to the non-regulatory nature of the guidance however, and because it has been in existence for some time without resulting in the delivery of development.
<i>Air quality:</i> To improve air quality	?	No detail is provided in relation to air quality and therefore effects are considered to be uncertain.
	?	
	?	
<i>Biodiversity:</i> To maintain and enhance biodiversity, flora and fauna	+/?	The vision for the brief seeks the development of an exemplary 21 st century mixed use scheme that is environmentally, socially and economically sustainable. It outlines three core design principles, which sought to connect the river to the town and rediscover the waterfront to restructure the site and repair the fabric of the town, and to frame views to the river. Additional guidance is also provided on the scale and form of development sought for the site, and sustainability forms a significant part of this. This guidance seeks to make maximum use of natural ventilation and shading, including green roofs and walls, which are acknowledged as a good source of biodiversity, the use SUDS and the enhancement of biodiversity and ecology. In this regard, the guidance acknowledges that the proximity of the site to the river Thames, existing built and natural features provide a basis from which ecology and biodiversity should be enhanced. The guidance outlines that biodiversity can be incorporated into developments through wildlife-friendly landscape, installation of SUDS and features such as green walls, balconies and roofs, and meeting and roosting spaces. There are also opportunities through the introduction of 'floodable' landscape, inundated with tidal water to create a new habitat in the area. The guidance confirms that these development initiatives will not only bring about benefits to wildlife but could ease the passage of the development through approval and create a selling point for the future development. In addition, the open spaces guidance seeks to provide biodiverse planting with a preference for indigenous species and supported formal planting, mass bulb planting and autumn colour to provide a changing, dynamic character and add vibrancy and warmth. This approach is likely to lead to increasingly positive effects on biodiversity, but the non-regulatory nature of the brief and its age are likely to increase uncertainty with regard to its deliverability.
	++/?	
	?	
<i>Climate change:</i> To reduce negative contributions and vulnerability to climate change	++/?	There is comprehensive detail provided on sustainability, climate change and energy efficiency in the guidance. It outlines principles that are considered important for environmental sustainability, including conformity to the Code for Sustainable Homes, reducing carbon emissions, maximising use of renewable energy, waste minimisation (construction and domestic) economic and social sustainability, renewable materials, potential for district heating/combined heat and power (CHP), water conservation, minimising flood risk, social infrastructure provision, sustainable urban drainage systems (SUDS) and promoting ecology and biodiversity. Further detail
	++/?	

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SA Objective	S-M-L	Comments
	?	is provided around each of these principles. The approach outlined is likely to generate major positive effects for climate change adaptation and mitigation, but the non-regulatory nature of the document, combined with the time elapsed since it was produced increases uncertainty that it will be delivered.
<i>Cultural heritage</i> : To maintain and where appropriate enhance cultural heritage and the historic environment	+/?	The vision outlined in the brief seeks, amongst other things, to provide a development that is future facing but reflective of the history and character of the area. The guidance also proposes to provide appropriate social and cultural infrastructure to support the new development. This approach has the potential to generate minor positive effects for cultural heritage, but uncertainty is introduced due to the non-regulatory nature of the document and the time elapsed since the brief was developed.
	?	
	?	
<i>Flood risk</i> : To reduce and manage flood risk	++/?	Guidance is outlined with regard to managed flood risk which seeks to ensure the EWG meets the PPS25 sequential tests following the SFRA for the borough. The guidance requires that the selected development should undertake a flood risk assessment taking into account how their development proposals avoid or mitigate against flooding, how the phasing of development avoids or mitigates against flooding, how it works to achieve the SFRA and how normal and emergency access and egress is accommodated. Further detail is provided in the document on the findings of the SFRA. This approach is likely to generate major positive effects for flood risk management, but uncertainty is introduced owing to the non-regulatory nature of the guidance and the length of time elapsed since it was elapsed.
	++/?	
	?	
<i>Landscapes, townscapes and open spaces</i> : To maintain and enhance the quality of landscapes and townscapes including open spaces	++/?	The vision in the EDAW brief seeks the creation of an exemplary 21 st century mixed use scheme providing housing, employment, retail and leisure facilities in an invigorated riverside community of existing and new residents that exploits the site's links between Erith town centre, the river Thames, railway station and wider hinterland to re-establish Erith as one of the few true riverside towns in the Thames Gateway. The guidance provides detail on the quality and form of development sought, including high quality residential development and high levels of sustainability. It seeks that housing is supported by small scale retail hotel, business, leisure, recreation, open space and play space. In terms of public realm provision, the guide seeks the development of a main open space at riverside gardens, and smaller open spaces at Cross Street/Pier Road, Walnut Tree Road adjacent to the former library/town hall, Bexley Road, and the bus/rail interchange, and at Erith High Street. The guidance seeks that there will be a combination of private and communal open spaces, that new residential development provides a frontage
	?	

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SA Objective	S-M-L	Comments
	?	to open space where possible, and that tree planting and public art is provided. The guidance is clear that the new development should complement, rather than replace Erith town centre, reflecting the new investment at the time the brief was written in the riverside shopping centre. This approach is likely to generate major positive effects for townscapes and open spaces, and is likely to generate a high quality living environment. Uncertainty is introduced however as a consequence of the guidance being a non-regulatory document, and also as a consequence of the length of time elapsed since the document was development, and the lack of development on the basis of the guidance provided.
<i>Spatial efficiency:</i> Increase the efficiency of land use and the utilisation of existing infrastructure within its capacity	+/?	The EDAW guidance seeks the redevelopment of the site in line with the brief to provide a predominantly residential community supported by employment, retail and leisure facilities. The guidance further seeks the provision of social infrastructure (healthcare, emergency and essential services) and cultural infrastructure (theatre, visual and performing arts, museums and galleries, archives, libraries, architecture and design, public spaces and places of heritage, tourism, media, film and television and sports and leisure). This approach has the potential to be positive for spatial efficiency, but uncertainty is introduced due to the non-regulatory nature and the time elapsed since the guidance was developed.
	+/?	
	?	
<i>Land, water and soil:</i> To improve land, soil and water quality and the sustainable use of those resources	+/?	The brief seeks the redevelopment of brownfield land, which will be positive for land, water and soil resources. It seeks to provide for flood prevention on the site, which will be positive for water resources. The likelihood of the effects being realised is uncertain however, due to the time that has elapsed since the brief was prepared and the lack of development realised on the basis of the brief.
	?	
	?	
<i>Transport:</i> To reduce car dependency and encourage sustainable modes of transport	+/?	The vision in the EDAW brief seeks the creation of an exemplary 21 st century mixed use scheme providing housing, employment, retail and leisure facilities. It seeks that the development should exploit the physical and visual links between Erith town centre, the river Thames, railway station and wider hinterlands. The vision is supported by core urban design principles and associated guidance, including providing a hierarchy of streets to provide appropriate pedestrian and vehicular distribution which provides external connectivity with the surrounding town centre and internal permeability, ensuring ease of access through the site. The framework proposes that the existing road network will continue to provide the vehicular distribution network for the site, with a redesign occurring to improve pedestrian movement and safety, including wide pavements, clearly defined raised crossing points that respond to pedestrian desire lines and reduced traffic speeds. The guidance further notes that the redesign of carriageways should be sufficiently wide to enable the passage of lorries and buses.
	+/?	

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SA Objective	S-M-L	Comments
	?	The remaining internal street network is proposed to be designed as pedestrian-dominated shared surfaces with vehicles only permitted to access individual plots and visitor/disabled parking. This approach has the potential to be positive for enabling greater use of sustainable transport to and within the site and surrounding areas, but does not actively seek to secure improved public transport provision to support the new development. The non-regulatory nature of the document and the time elapsed since the guidance was developed introduces uncertainty, however.
<i>Waste management:</i> To minimise the production of waste and promote sustainable waste management	?	No detail is provided in relation to waste management, and therefore effects are considered to be uncertain.
	?	
	?	
<i>Economic growth:</i> To encourage and accommodate sustainable economic growth	+/?	The vision in the Framework seeks to provide a range of uses in EWG, including new and improved business premises and community uses. This approach has the potential to be positive to encourage economic growth and investment, but the non-regulatory nature of the framework, together with the time elapsed since its development introduce a high level of uncertainty as to whether or not the anticipated growth will be delivered.
	?	
	?	
<i>Employment:</i> To provide opportunities for rewarding and satisfying employment	?	The provision of new and improved business premises and community uses has the potential to be positive to provide employment opportunities. The option is considered to be uncertain however, due to the reasons outlined in relation to economic growth.
	?	
	?	
<i>Investment:</i> To encourage and accommodate the indigenous economy, including entrepreneurship, and leverage potential inward investment	?	This option is considered to be uncertain for the reasons outlined in relation to economic growth.
	?	
	?	
Summary	+	
	?	The effects of this option are considered to be uncertain.
	-	
	Sum m	This option is anticipated to: <ul style="list-style-type: none"> • Ensure that the existing road network will contribute to provide the vehicular distribution network for the site, with a redesign occurring to improve pedestrian movement and safety, including wide pavements, clear crossing points and reduced traffic speeds. The redesign of carriageways is also proposed to provide for buses and lorries. It does not seek any improvement to public transport to support new development however. • Provide family housing in both traditional and apartment-style development, utilising high quality design which will enhance opportunities for people to live in a decent quality

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SA Objective	S-M-L	Comments
		<p>home.</p> <ul style="list-style-type: none"> • Facilitate the provision of social infrastructure, including healthcare, emergency and essential services to support new development. The guidance also seeks additional open space provision and to enhance walking sites into and around the site, which is likely to encourage more active and healthy lifestyles. • The guidance seeks to provide a new development incorporating high sustainability standards, providing high quality residential development supported by other land uses including small scale retail, hotel, business, leisure, recreation, open space and play space. This is likely to lead to increasingly positive effects over time on improving the quality of surroundings, including creating a sense of place and vibrancy, and ensuring a good mix of activities and uses. • Make maximum use of natural ventilation and shading, including green roofs and walls, which are acknowledged as a good source of biodiversity, the use of sustainable urban drainage systems and the enhancement of biodiversity and ecology. • The guidance provides comprehensive detail on sustainability, climate change and energy efficiency, including conformity with the Code for Sustainable Homes, reducing carbon emissions, maximising the use of renewable energy, waste minimisation (construction and domestic), economic and social sustainability, renewable materials, potential for district heating / combined heat and power (CHP), water conservation, minimising flood risk, social infrastructure provision, sustainable urban drainage systems and promoting ecology and biodiversity. The approach is likely to generate major positive effects for climate change adaptation and mitigation. • Provide a development that is future facing but reflective of the history and character of the area. The guidance also proposes to provide appropriate social and cultural infrastructure to support the new development. • Provide significant public realm improvements including the development of new public areas in a number of locations in the Erith Western Gateway. The guidance further seeks that there will be a combination of private and communal open spaces, that new residential development provides a frontage to open space where possible, and that tree planting and public art is provided. The guidance is also clear that the development at Erith Western Gateway should not replace Erith town centre. This approach is likely to generate positive effects for townscapes and open spaces. • The guidance seeks the provision of social infrastructure (healthcare, emergency and essential services) and cultural infrastructure (theatre, visual and performing arts, museums and galleries, archives, libraries, architecture and design, public spaces and places of heritage, tourism, media, film and television and sports and leisure). This approach has the potential to be positive for spatial efficiency. • The brief seeks the development of brownfield land, which will be positive for land, water and soil resources. It also provides for flood prevention and the management of flood

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SA Objective	S-M-L	Comments
		risk, particularly from the river Thames. • The guidance seeks the provision of new and improve business premises and community uses, which has the potential to be positive for economic growth, employment and investment.
	Rev	
Policy Officer Response		