
Sutton Strategy Themes
- Developing Active and Inclusive Communities
- Improving Health and Well-being
- Investing in Children and Young People
- Valuing Sutton's Older People
- Developing a Cleaner and Greener Environment
- Encouraging Enterprise and Employment
- Creating Safer Communities
- Improving Health and Well-being
- Improving Housing and Managing Growth
- Developing a Cleaner and Greener Environment

Spatial Themes
- Creating Active and Inclusive Communities
- Achieving Environmental Sustainability
- Encouraging Enterprise and Employment
- Promoting Sustainable Transport and Accessibility
- Improving the Streetscene and Living Environment

Policies
- Community Regeneration
- Housing Provision
- Housing Density/Quality
- Meeting Affordable and Equality of Opportunity and Access Other Local Housing Needs
- Education and Skills
- Improving Health and Well-being
- One Planet Living
- Waste Reduction and Management
- Minerals Reserves and Minerals Recycling
- Flood Risk
- Sutton Town Centre
- Hackbridge
- District Centres
- Industrial Land Availability
- Strategic Industrial Locations
- Established Industrial Locations
- Improving Transport Infrastructure and Services
- Integrating Development and Transport
- Highways and Traffic Management
- Leisure and Cultural Development
- Good Urban Design
- Tall Buildings

Vision: ‘Creating a Sustainable Suburb’
Evidence Base

Appendix 2
To complete Metropolitan Police Community Survey:

- Briefing 2007-13 Borough and Sub-regional demographic profiles 2007

Other Sources:

- Department for Transport (DfT), National Road Traffic Survey, 2006
- Defra, Local & Regional CO2 Emissions Estimates 2004, AEA Energy &
  National Land Use Database (NLUD): DCLG
- Nomis’ website (National Online Manpower Information System) on behalf of ONS
- DCLG 2004 based household projections for each London borough
- Index of Multiple Deprivation (IMD), produced by the former ODPM (2004)
- ONS Mid-Year Estimates 2003-05
- 2001 Census (see Office for National Statistics website)
Full details of the Housing Trajectory are set out in the associated Housing Trajectory Report.
Appendix 4

International/National/Regional Guidance

International

• Johannesburg Declaration on Sustainable Development (U.N 2002)
• The Kyoto Agreement (1997)
• European Spatial Development Perspective (1999)
• European Sustainable Development Strategy (2001)
• EU Ambient Air Quality Directive (2002)
• EU Habitats Directive (1992)
• EU Wild Birds Directive (1979)

National

• Planning for Mixed Communities-Consultation Paper for Mixed Communities (2005)
• PP25: Development and Food Risk (Sep 1994)
• PP24: Planning and Noise (Dec 1994)
• PP23: Planning and Pollution Control (Nov 2004)
• PP21: Tourism (Sep 1992)
• PP20: Planning and Recreation (Sep 1991)
• PP19: Travel and Planning (Nov 1990)
• PP18: Local Development Frameworks (Sep 1994, updated by circular 01/07 March 2007)
• PP17: Planning and the Historic Environment (Sep 1994, updated by PPG13: Transport (Mar 1994))
• PP16: Planning for Sustainable Waste Management (Jul 2005)
• PP15: Planning the Historic Environment (Nov 2005)
• PP14: Planning for Sustainable Development and Small Firms (Nov 1992)
• PP13: Planning and Housing (Nov 1990)
• PP12: Local Development Frameworks (Sept 2004)
• PP11: Planning for Sustainable Waste Management (Aug 2005)
• PP9: Biodiversity and Geodisical Conservation (Aug 2005)
• PP8: Telecommunications (Aug 2005)
• PP7: Planning for Town Centres (March 2005)
• PP6: Planning Policy Statements 1: Delivering Sustainable Development and Housing (Sep 1992)
• PP5: Planning and the Environment (Sep 1994, updated by PPG13: Transport (Mar 1994))
• PP2: Local Development Frameworks (Sep 1994, updated by circular 01/07 March 2007)

International/National/Regional Guidance
Regional

- Code for Sustainable Homes (DCtE, 2006)
- Draft PPS on Climate Change (DCtE, 2006)
- UK Sustainable Development Strategy (DEFFRA, 2005)
- 2002/91/EC (EU Directive)
- Development Document: ODPM (Nov 2006)
- Sustainability Appraisal of Regional Strategic Strategies and Local
- CABE (May 2001)
- Working Together for Clean Air (Jul 2007)
- The Air Quality Strategy for England, Scotland, Wales and Northern Ireland
- Circular 1/94 (Gypsy and Traveller Sites (1994))
- Environment Agency Corporate Strategic Planning 2006-2021 (2001)
- EA Hidden Infrastructure – The Pressure on Environmental Infrastructure
- Jan 2007)
- Energy and Environment Agency (Jun 2005)
- DEFRA: Guidance for Local Authorities on Implementing the biodiversity

2006)
• london plan SPG: providing for young people's play & informal recreation; (2007)
• London SPG: the London View Management Framework; (Feb 2007)
• The Mayor's Climate Change Action Plan; (Feb 2007)
• The Mayor's Cultural Strategy; (May 2003)
• The Mayor's Transport Strategy; (July 2001)
• The Mayor's Energy Strategy; (Feb 2004)
• The Mayor's Air Quality Strategy; (Sep 2002)
• Developing London's Economy; (Jan 2005)
• The Mayor's Economic Development Strategy; Sustaining Success –
• Accessible London: Achieving an Inclusive Environment SPG; (GLA 2004).
• Green Light to Clean Power: The Mayor's Energy Strategy; GLA (Feb 2004)
• Rethinking Rubbish in London: the Mayor's Municipal Waste Management
  Strategy; GLA (Feb 2004)
• (May 2003)
• Green Capital: The Mayor's State of the Environment Report for London; GLA
  (July 2002)
• Connecting with London's Nature: The Mayor's Bio-Diversity Strategy; GLA
  (Dec 2006)
• London Plan SPG: Sustainable Design and Construction; GLA (2006)
• London Plan SPG: Industrial Land; GLA (Sep 2003)
In line with the requirement in PPS12 to undertake Sustainability Appraisal (SA) in the preparation of all local development documents, the Council prepared an SA Report on Core Planning Strategy: Policy Issues and Options (the SA Report) in September 2006. The SA Report was prepared to inform consultation on the issues and options by testing the soundness of the Council’s proposed Vision, objectives and spatial themes and objectives against a range of environmental, economic and social objectives.

The SA Report demonstrated that the Council’s proposed Vision of “Creating a Sustainable Suburb”, spatial themes and objectives for the future development of the Borough are fully consistent with the sustainability objectives making up the SA Framework and take full account of all relevant local, regional and national policies.

The SA Report went on to present a detailed assessment of the impacts of each aspect of the 3 Spatial Options on the Council’s SA Framework, the results of which are summarised below.

**Option 1 (Environmental Protection)** would have generally stronger sustainability benefits compared to Options 2 and 3 on the following appraisal criteria included in the SA Framework:

- Sustainable Transport
- Open Environment & Biodiversity
- Energy & Climate Change
- Natural Resources
- Environmental Protection
- Housing

Option 2 (Neighbourhood Renewal) would have generally stronger sustainability benefits overall than Options 1 and 3 in relation to objectives:

- Housing
- Equalities and Social Inclusion
- Quality of Life
- Natural Resources
- Environmental Protection
- Energy & Climate Change

However, Option 3 (Economic Regeneration) would have generally stronger sustainability benefits than Options 1 and 2 in relation to objectives:

- Local Economy
- Town Centres
- Natural Resources
- Environmental Protection
- Energy & Climate Change

The SA Report demonstrated that the Council’s proposed Vision of “Creating a Sustainable Suburb”, spatial themes and objectives for the future development of the Borough are fully consistent with the sustainability objectives making up the SA Framework and take full account of all relevant local, regional and national policies.

**The Sustainability Appraisal**

Agenda Item 14

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### Appendix 6

**The Preferred Spatial Strategy – Key Spatial Implications**

**Derivation and Justification**

<table>
<thead>
<tr>
<th>Key Spatial Implications</th>
<th>Consistent with National/Regional Guidance</th>
<th>Consistent with Sustainability Appraisal Objectives</th>
<th>Supports Strategic Objectives</th>
<th>Supported by Local Evidence</th>
<th>Community Consultation Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Focusing residential development in Sutton Town Centre, the District Centres and Hackbridge as the most sustainable locations within the Borough.</td>
<td>√ (PPS1, PPG2, PPS3, PPS6, PPS9, PPG13 &amp; The London Plan)</td>
<td>√ - SA Obj. 1: To promote sustain-able transport; - SA Obj. 8: To enhance vitality and viability of town centres; SA Obj. 10: To provide everybody with the opportunity to live in a SO1, SO5, SO9, SO11, SO12 &amp; SO14</td>
<td>√ Understanding Sutton’s Local Distinctiveness: Report of Studies (LBS, 2007)</td>
<td>√</td>
<td>√**</td>
</tr>
</tbody>
</table>

#### KEY POLICY ISSUE: HOUSING

**Related Sutton Community Strategy Aims:**
- Sutton as a Sustainable Suburb

**Related Sutton Community Strategy Themes:**
- Improving Housing and Managing Growth
- Developing Active and Inclusive Communities

**Overall Spatial Outcome:**

Greater provision of new housing located mainly within and around Sutton Town Centre, Wallington and Other Centres, in excess of the Mayor’s targets up to 2016. There will be some release of vacant employment land and offices for mixed uses including residential.
| • Maintaining lower/medium densities within established residential areas with protection for backgardens. | √ | √ | - SA Obj. 2: To protect and enhance quality of built design and townscape quality; - SA Obj. 12: To improve quality of life for who live and work within the Borough. | SO1, SO2, SO3, SO4, SO5, SO6, SO11, SO13 & SO14 | Understanding Sutton’s Local Distinctiveness: Report of Studies (LBS, 2007) | √ |
| • Promoting the development of exemplar eco-housing across the Borough and facilitating this at Hackbridge through proposals for the better use of underutilised site particularly brownfield employment sites, sites, and some Metropolitan Open Land north of the existing BEDZED scheme. | √ | √ | SA Obj. 4: To promote built energy efficiency, renewables and sustainable design and construction; SA Obj. 6: To conserve resources, minimise waste and reduce flood risk. | SO1, SO2, SO3, SO4, SO11, SO13 & SO14 | Employment Land and Premises Study (WS Atkins, 2005) | √** |
| • Encouraging redevelopment of Major Developed Sites within the Green Belt for housing (Orchard Hill and the former BIBRA sites). | √ | √ | SA Obj. 10: To provide everybody with the opportunity to live in a decent home. | SO1, SO2, SO3, SO4, SO13 & SO14 | Report of Studies on Core Planning Strategy: Issues and Options (LBS, 2006); Report of Studies on CPS: Preferred Options (LBS, 2007) | √ |
KEY POLICY ISSUE: EMPLOYMENT
Related Sutton Community Strategy Aims:
- Sutton as a Sustainable Suburb

Related Sutton Community Strategy Themes:
- Encouraging Enterprise and Employment

Overall Spatial Outcome:
Limited release of vacant employment land and premises within established industrial locations for residential or mixed uses. Additional employment areas identified on ‘greenfield’ sites well served by public transport.

<table>
<thead>
<tr>
<th>Key Spatial Implications</th>
<th>Consistent with National/Regional Guidance</th>
<th>Consistent with Sustainability Appraisal Objectives</th>
<th>Supports Strategic Objectives</th>
<th>Supported by Local Evidence</th>
<th>Community Consultation Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increasing the supply of high quality and accessible employment land at the Strategic Industrial Locations through the release of Metropolitan Open Land in order to support economic growth and regeneration.</td>
<td>√* (PPS1, PPG4, PPG13 &amp; The London Plan)</td>
<td>√ SA Obj. 7: To encourage sustained economic growth; SA Obj. 9: To enhance local employment, skills and training.</td>
<td>SO3, SO4, SO7, SO11 &amp; SO14</td>
<td>√ Employment Land and Premises Study (WS Atkins, 2005) Report of Studies on Core Planning Strategy: Issues and Options (LBS, 2006)</td>
<td>√</td>
</tr>
<tr>
<td>Limited release of vacant employment land outside of the Strategic Industrial Locations and vacant offices for mixed uses including some residential to meet local housing need.</td>
<td>√ (PPS1, PPG2, PPS3, PPS6, PPG13 &amp; The London Plan)</td>
<td>√ SA Obj. 10: To provide everybody with the opportunity to live in a decent home.</td>
<td>SO1, SO2, SO3, SO4, SO5, SO9, SO11, SO12, SO13 &amp; SO14</td>
<td>√ Employment Land and Premises Study (WS Atkins, 2005) Report of Studies on Core Planning Strategy: Issues and Options (LBS, 2006)</td>
<td>√</td>
</tr>
<tr>
<td>Retaining a supply of high quality and accessible employment sites</td>
<td>√ (PPS1, PPG4, PPG13 &amp; The London Plan)</td>
<td>√ SA Obj. 9: To enhance local employment, skills and training.</td>
<td>SO3, SO7, SO9, SO11 &amp; SO14</td>
<td>√ Employment Land and Premises Study (WS Atkins, 2005) Report of Studies on Core Planning Strategy: Issues and Options (LBS, 2006)</td>
<td>√</td>
</tr>
<tr>
<td>and premises in order to promote local employment opportunities</td>
<td>PPS6, PPG13 &amp; The London Plan</td>
<td>local employment, skills and training.</td>
<td>SO10 &amp; SO14</td>
<td>Premises Study (WS Atkins, 2005) Report of Studies on Core Planning Strategy: Issues and Options (LBS, 2006)</td>
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<tr>
<td>• Encouraging the development of new office floorspace within Sutton Town Centre to meet changing market needs, including those of Small &amp; Medium Sized Enterprises.</td>
<td>√ (PPS1, PPG4, PPS6, PPG13 &amp; The London Plan)</td>
<td>√ SA Obj. 7: To encourage sustained economic growth; SA Obj. 8: To enhance the vitality and viability of town centres;</td>
<td>SO3, SO7, SO8, SO9, SO11 &amp; SO14</td>
<td>√ Employment Land and Premises Study (WS Atkins, 2005) Report of Studies on Core Planning Strategy: Issues and Options (LBS, 2006)</td>
<td></td>
</tr>
<tr>
<td>• Allowing selective conversion or redevelopment of outdated office buildings for mixed uses, including new offices, within Sutton Town Centre, the district centres and elsewhere in the Borough.</td>
<td>√ (PPS1, PPS3, PPS6, PPG13 &amp; The London Plan)</td>
<td>√ SA Obj. 8: To enhance the vitality and viability of town centres.</td>
<td>SO1, SO2, SO3, SO4, SO5, SO7, SO9, SO10, SO11, SO13 &amp; SO14</td>
<td>√ Employment Land and Premises Study (WS Atkins, 2005) Report of Studies on Core Planning Strategy: Issues and Options (LBS, 2006)</td>
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</table>
**KEY POLICY ISSUE: TOWN CENTRES**

**Related Sutton Community Strategy Aims:**
- Sutton as a Sustainable Suburb

**Related Sutton Community Strategy Themes:**
- Encouraging Enterprise and Employment

**Overall Spatial Outcome:**

Polycentric development of the Borough with growth, intensification and expansion of Sutton Town Centre, Wallington, the other district centres and larger local centres, through promoting retail, leisure, employment and housing.

<table>
<thead>
<tr>
<th>Key Spatial Implications</th>
<th>Consistent with National/Regional Guidance</th>
<th>Consistent with Sustainability Appraisal Objectives</th>
<th>Supports Strategic Objectives</th>
<th>Supported by Local Evidence</th>
<th>Community Consultation Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Promoting the growth, intensification and expansion of town centres led by economic regeneration and residential development.</td>
<td>√ (PPS1, PPS3, PPG4, PPS6, PPG13 &amp; The London Plan)</td>
<td>√ SA Obj. 7: To encourage sustained economic growth; SA Obj. 8: To enhance the vitality and viability of town centres.</td>
<td>SO1, SO2, SO3, SO4, SO5, SO7, SO9, SO10, SO11, SO12, SO13 &amp; SO14</td>
<td>√ Employment Land and Premises Study (WS Atkins, 2005); Sutton Retail Study (Hepher Dixons (Savills), 2007)</td>
<td>√</td>
</tr>
<tr>
<td>Identifying further opportunity sites and capacity within Sutton Town Centre, district centres, larger local centres and other sustainable locations.</td>
<td>√ (PPS1, PPS3, PPG4, PPS6, PPG13 &amp; The London Plan)</td>
<td>√ SA Obj. 8: To enhance the vitality and viability of town centres; SA Obj. 10: To provide everybody with the opportunity to live in a decent home</td>
<td>SO1, SO2, SO3, SO5, SO7, SO9, SO10, SO11, SO12, SO13 &amp; SO14</td>
<td>√ Employment Land and Premises Study (WS Atkins, 2005); Sutton Retail Study (Hepher Dixons (Savills), 2007)</td>
<td>√</td>
</tr>
</tbody>
</table>
- Retaining SRQ areas around Sutton Town Centre, Wallington and Rosehill District Centres and extending the SRQ around the other district centres and Hackbridge to accommodate additional, higher density housing.

  - (PPG2, PPS3, PPS6, PPG13 & The London Plan)
  - SA Obj. 1: To promote sustainable transport; SA Obj. 10: To provide everybody with the opportunity to live in a decent home.
  - SO1, SO2, SO3, SO5, SO9, SO10, SO11, SO12, SO13 & SO14
  - Employment Land and Premises Study (WS Atkins, 2005); Sutton Retail Study (Hepher Dixons (Savills), 2007); Report of Studies on Core Planning Strategy: Issues and Options (LBS, 2006)

- Promoting the growth of Sutton Town Centre as an accessible and sustainable employment centre.

  - (PPS1, PPG4, PPS6 & The London Plan)
  - SA Obj. 9: To enhance local employment, skills and training.
  - SO3, SO4, SO7, SO9, SO11, SO13 & SO14
  - Employment Land and Premises Study (WS Atkins, 2005); Sutton Retail Study (Hepher Dixons (Savills), 2007); Report of Studies on Core Planning Strategy: Issues and Options (LBS, 2006)

- Promoting the growth, intensification and vitality of Sutton Town Centre, district centres and larger local centres.

  - (PPS1, PPS3, PPG4, PPS6 & The London Plan)
  - SA Obj. 8: To enhance the vitality and viability of town centres.
  - SO3, SO4, SO7, SO9, SO10, SO11 & SO12
  - Employment Land and Premises Study (WS Atkins, 2005); Sutton Retail Study (Hepher Dixons (Savills), 2007); Report of Studies on Core Planning Strategy: Issues and Options (LBS, 2006)

- Extending Tramlink via Rosehill into Sutton Town Centre.

  - (PPS1, PPS6 & PPG13 and the
  - SA Obj. 1: To promote sustainable
  - SO3, SO8, SO9, SO10, SO11 &
  - Town Centre Transport Survey (Atkins, 2007)
<table>
<thead>
<tr>
<th>London Plan</th>
<th>transport; SA Obj. 7: To encourage sustained economic growth.</th>
<th>SO12</th>
<th>Sutton Retail Study (Heppen Dixons (Savills), 2007); Town Centre Transport Survey (Atkins, 2007)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Directing further investment for enhanced transport links, social infrastructure and environmental improvements towards Sutton Town Centre, Wallington, the other district centres and larger local centres.</td>
<td>(PPS1, PPS6, PPG13 &amp; The London Plan)</td>
<td>√</td>
<td>SO3, SO8, SO9, SO10, SO11 &amp; SO12</td>
</tr>
<tr>
<td></td>
<td>SA Obj. 1: To promote sustainable transport; SA Obj. 8: To enhance the vitality and viability of town centres; SA Obj. 11: To and improve access to essential services and facilities.</td>
<td>√</td>
<td>Sutton Retail Study (Heppen Dixons (Savills), 2007); Town Centre Transport Survey (Atkins, 2007)</td>
</tr>
<tr>
<td>• Achieving housing growth within Sutton Town Centre, Wallington and the other district centres through comprehensive redevelopment, infill and selective release of office floorspace for mixed uses.</td>
<td>(PPS1, PPS3, PPS6 &amp; The London Plan)</td>
<td>√</td>
<td>SO1, SO2, SO3, SO4, SO5, SO9, SO10, SO11, SO13 &amp; SO14</td>
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<tr>
<td></td>
<td>SA Obj. 10: To provide everybody with the opportunity to live in a decent home</td>
<td>√</td>
<td>Employment Land and Premises Study (WS Atkins, 2005); Sutton Retail Study (Heppen Dixons (Savills), 2007)</td>
</tr>
<tr>
<td>• Promoting development of existing opportunity sites for mixed-use schemes, incorporating housing, retail, leisure, office and/or community uses within Sutton Town Centre and Wallington.</td>
<td>(PPS1, PPS3, PPG4, PPS6, PPG13 &amp; The London Plan)</td>
<td>√</td>
<td>SO1, SO2, SO3, SO4, SO5, SO7, SO9, SO10, SO11 &amp; SO13</td>
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<td></td>
<td>SA Obj. 8: To enhance the vitality and viability of town centres; SA Obj. 12: To improve quality of life.</td>
<td>√</td>
<td>Employment Land and Premises Study (WS Atkins, 2005); Sutton Retail Study (Heppen Dixons (Savills), 2007)</td>
</tr>
<tr>
<td>Promoting tall and landmark buildings, where appropriate within Sutton Town Centre and Wallington in order to accommodate additional commercial or mixed-use schemes.</td>
<td>√</td>
<td>(PPS1, PPS3, PPG4, PPS6 &amp; The London Plan)</td>
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<tr>
<td>• Promoting opportunities for leisure, recreation and the evening economy within Sutton Town Centre and Wallington.</td>
<td>√</td>
<td>(PPS1, PPS6 &amp; The London Plan)</td>
<td>√</td>
</tr>
<tr>
<td>• Promoting further retail provision within the town centres especially comparison in Sutton Town Centre and a new convenience store in Hackbridge to meet future needs.</td>
<td>√</td>
<td>(PPS1, PPS3, PPG4, PPS6 &amp; The London Plan)</td>
<td>√</td>
</tr>
<tr>
<td>• Development of a commercial leisure/cultural hub in Sutton Town Centre.</td>
<td>√</td>
<td>(PPS1, PPG4, PPS6 &amp; The London Plan)</td>
<td>√</td>
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<tr>
<td>• Upgraded public transport interchange at Sutton Station.</td>
<td>√</td>
<td>(PPS6 &amp; PPG13)</td>
<td>√</td>
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<tr>
<td>Borough.</td>
<td>Adjacent Land SPD (LBS, 2005)</td>
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### KEY POLICY ISSUE: OPEN LAND

**Related Sutton Community Strategy Aims:**
- Sutton as a Sustainable Suburb

**Related Sutton Community Strategy Themes:**
- Developing Active and Inclusive Communities
- Creating Safer Communities
- Improving Health and Well-being
- Investing in Children and Young People
- Developing a Cleaner and Greener Environment

**Overall Spatial Outcome:**

Limited release of public open space and other ‘greenfield’ sites for residential or commercial development, where appropriate outside areas of deficiency.

<table>
<thead>
<tr>
<th>Key Spatial Implications</th>
<th>Consistent with National/Regional Guidance</th>
<th>Consistent with Sustainability Appraisal Objectives</th>
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<th>Supported by Local Evidence</th>
<th>Community Consultation Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Allowing residential or employment development on suitable ‘greenfield’ sites to support sustainable economic growth and regeneration.</td>
<td>√ (PPG2, PPS3, PPG4 &amp; The London Plan)</td>
<td>√ SA Obj. 7: To encourage sustained economic growth.</td>
<td>SO1, SO2, SO3, SO7, SO13 &amp; SO14</td>
<td>√ Employment Land and Premises Study (WS Atkins, 2005); Sutton Open Space Study (Scott Wilson, 2005)</td>
<td>∞</td>
</tr>
<tr>
<td>• Seeking developer contributions to enhance quality and improve access to open space.</td>
<td>√ (Circular 5/05)</td>
<td>√ SA Obj. 3: To protect and enhance the quality of the Borough’s open environment SA Obj. 12: To</td>
<td>SO1, SO2, SO3, SO4, SO13 &amp; SO14</td>
<td>√ Sutton Open Space Study (Scott Wilson, 2005)</td>
<td>∞</td>
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<tr>
<td>Proposal</td>
<td>SA Objective/Design Objective</td>
<td>Study/Plan Reference</td>
<td>Supporting Cost/Revenue</td>
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<td>• Opposing new housing development associated with agricultural</td>
<td>√</td>
<td>SO3, SO5, SO7 &amp; SO14</td>
<td>√</td>
<td></td>
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<tr>
<td>diversification within the Green Belt.</td>
<td></td>
<td>Sutton Open Space Study (Scott Wilson, 2005)</td>
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<tr>
<td>• Identifying additional sites within the Green Belt (i.e. Orchard</td>
<td>√</td>
<td>SO1, SO2, SO3, SO7, SO13 &amp; SO14</td>
<td>√</td>
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<tr>
<td>Hill Hospital and the former BIBRA sites) as Major Developed Sites.</td>
<td></td>
<td>Sutton Open Space Study (Scott Wilson, 2005)</td>
<td>X</td>
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<tr>
<td>• Supporting the creation of the Wandle Valley Country Park as a</td>
<td>√</td>
<td>SO3 &amp; SO8</td>
<td>√</td>
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<tr>
<td>Regional Park and a network of parks and recreation grounds to</td>
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<td>Sutton Open Space Study (Scott Wilson, 2005)</td>
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<td>provide a range of high quality sports, leisure and children’s play</td>
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<td>facilities.</td>
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<tr>
<td>• Improving Beddington Lane to serve the Wandle Valley Country Park</td>
<td>√</td>
<td>SO3, SO7, SO8 &amp; SO12</td>
<td>√</td>
<td></td>
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<tr>
<td>and industrial uses.</td>
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<td>Sutton Open Space Study (Scott Wilson, 2005); Sutton Local</td>
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<td>Implementation Plan (LBS, 2007)</td>
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</table>
**KEY POLICY ISSUE: CLIMATE CHANGE**

**Related Sutton Community Strategy Aims:**
- Sutton as a Sustainable Suburb
- Early Intervention
- Prevention and Behavioural Change

**Related Sutton Community Strategy Themes:**
- Developing Active and Inclusive Communities
- Improving Health and Well-being
- Improving Housing and Managing Growth
- Developing a Cleaner and Greener Environment

**Overall Spatial Outcome:**

Strong environmental sustainability measures to address climate change, energy efficiency, reducing car dependence and ‘One Planet Living’.

<table>
<thead>
<tr>
<th>Key Spatial Implications</th>
<th>Consistent with National/Regional Guidance</th>
<th>Consistent with Sustainability Appraisal Objectives</th>
<th>Supports Strategic Objectives</th>
<th>Supported by Local Evidence</th>
<th>Community Consultation Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Implementing best practice techniques to reduce greenhouse emissions, energy use, pollution and flood risk arising from the Borough’s built environment and transport.</td>
<td>✓ (PPS1 and Supplement on Climate Change, PPS6, PPS10, PPG13, PPS22, PPS23, PPS25 &amp; The London Plan)</td>
<td>✓</td>
<td>SO4, SO5, SO6, SO11 &amp; SO14</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>
- Requiring developers to incorporate the highest standards of sustainable design and construction in all forms of residential and commercial development, including extensions.
  (Supplement to PPS1 on Climate Change, PPS22 & The London Plan)
  - SA Obj. 4: To promote built energy efficiency, renewables and sustainable design and construction.
  SO4, SO5, SO6, SO11 & SO14

- Requiring developers to ensure that a higher proportion in excess of 10% of the scheme’s total energy requirements are met from renewable sources generated on-site.
  (Supplement to PPS1 on Climate Change, PPS22 & The London Plan)
  - SA Obj. 4: To promote built energy efficiency, renewables and sustainable design and construction.
  SO4, SO11 & SO14

- Extending the above requirement, for developers to ensure that a higher proportion of renewables in excess of 10% are met from renewable sources generated on-site, to cover all residential and commercial schemes, both major and minor.
  (Supplement to PPS1 on Climate Change, PPS22 & The London Plan)
  - SA Obj. 4: To promote built energy efficiency, renewables and sustainable design and construction.
  SO4, SO11 & SO14

- Maximising housing provision by considering development within flood risk areas provided that each development can be shown to mitigate flood risk through demonstrating compliance with the exceptions test
  (PPS25, The London Plan)
  - SA Obj. 6: To reduce flood risk;
  - SA Obj. 10: To provide everybody with the opportunity to live in a decent home.
  SO1, SO2, SO6, SO13 & SO14
  Stage 1 SFRA due by Nov 2007. Stage 2 completed by Jan 2007; DEFRA’s Innovation Project LIFE – Long-Term Initiatives for Flood Risk (Stage 1) to be completed by Spring 2008.

- Promoting best practice in Sustainable
  (PPS14, The London Plan)
  - SA Obj. 4: To promote built energy efficiency, renewables and sustainable design and construction.
  SO4, SO6
  Stage 1 SFRA due by

X
| **Urban Drainage Systems (SUDS) and climate change adaptation in all new development** | (PPS25, The London Plan) | - SA Obj. 4: To promote the principles of sustainable design and construction;  
- SA Obj. 6: To reduce flood risk. | & SO14 | Nov 2007. Stage 2 completed by Jan 2007; DEFRA’s Innovation Project LIFE – Long-Term Initiatives for Flood Risk (Stage 1) to be completed by Spring 2008. |
|---|---|---|---|---|
| **Reducing car dependence by securing new investment for improved transport services, facilities and interchanges serving Sutton Town Centre, the district centres, local centres and residential areas.** | (PPS13, The London Plan) | √  
- SA Obj. 1: To promote sustainable transport and improve local air quality. | SO4, SO8, SO9, SO10 & SO11 | Town Centre Transport Survey (Atkins, 2007); Sutton Station and Adjacent Land SPD (LBS 2005) |
| **Extending Tramlink via Rosehill into Sutton Town Centre.** | (PPS13, The London Plan) | √  
- SA Obj. 1: To promote sustainable transport;  
- SA Obj. 7: To encourage sustained economic growth. | SO7, SO8, SO11 & SO12 | Town Centre Transport Survey (Atkins, 2007); Sutton Station and Adjacent Land SPD (LBS 2005) |
| **Enhancing facilities for cycling and walking throughout the Borough.** | (PPS13, The London Plan) | √  
- SA Obj. 1: To promote sustainable transport and improve local air quality;  
| **Promoting green travel plans and car** | (PPS13, The London Plan) | √  
- SA Obj. 1: To promote | SO11 & SO12 | Smarter Choice: Changing the Way We |

*DPD Core Planning Strategy – Preferred Option*
- Reducing car trips through further reducing restraint-based parking standards in areas of higher public transport accessibility.

- Develop a model Eco Centre of Excellence at Hackbridge.

<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>(PPS13, The London Plan)</td>
<td>√</td>
<td>- SA Obj. 1: To promote sustainable transport; - SA Obj. 5: To reduce and minimise pollution</td>
<td>SO11 &amp; SO13</td>
</tr>
<tr>
<td>(PPS13, The London Plan)</td>
<td>√</td>
<td>- SA Obj. 4: To promote built energy efficiency, renewables and the principles of sustainable design and construction; - SA Obj. 6: To conserve natural resources, minimise waste and reduce flood risk.</td>
<td>SO4, SO11 &amp; SO14</td>
</tr>
</tbody>
</table>

√ - Indicates support through the CPS: Issues and Options consultation.; √* - Government Guidance is clear that the justification for the release of MOL must be made through the development plan process in the light of strategic development needs of the Borough.
** - Local support indicated through the Hackbridge Consultation exercises.

∞ - No overall consensus.

X – No Support/Evidence
## Infrastructure Priority List

<table>
<thead>
<tr>
<th>Strategic Transport Schemes (Areas to be served)</th>
<th>Delivery Period</th>
<th>Delivery Lead</th>
<th>Funding Arrangements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tramlink (Sutton and Rosehill although benefits will be Borough wide)</td>
<td>Design work to be commenced</td>
<td>TfL</td>
<td>TfL</td>
</tr>
<tr>
<td>Thameslink Services Improvement (Hackbridge, Carshalton and Sutton)</td>
<td>2009-2015</td>
<td>Network Rail</td>
<td>DfT</td>
</tr>
<tr>
<td>Wallington Station Improvements (Wallington)</td>
<td>By 2026</td>
<td>TfL</td>
<td>TfL</td>
</tr>
<tr>
<td>Hackbridge Station Improvements (Hackbridge)</td>
<td>By 2026</td>
<td>TfL</td>
<td>TfL</td>
</tr>
<tr>
<td>Beddington Lane Improvements</td>
<td>By 2026</td>
<td>LBS</td>
<td>TfL and funding from S106</td>
</tr>
</tbody>
</table>
### Environmental Improvement Schemes (Areas to be served)

<table>
<thead>
<tr>
<th>Scheme</th>
<th>Delivery Period</th>
<th>Delivery Lead</th>
<th>Funding Arrangements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kimpton Flood Alleviation Scheme</td>
<td>By 2010</td>
<td>EA</td>
<td>EA</td>
</tr>
<tr>
<td>Beddington Flood Alleviation Scheme</td>
<td>By 2010</td>
<td>EA/ TWU Ltd</td>
<td>EA/ TWU Ltd</td>
</tr>
<tr>
<td>Beddington Sewage Treatment Works – Increased Capacity Scheme</td>
<td></td>
<td>TWU Ltd</td>
<td>TWU Ltd</td>
</tr>
</tbody>
</table>

### Community Schemes (Areas to be served)

<table>
<thead>
<tr>
<th>Scheme</th>
<th>Delivery Period</th>
<th>Delivery Lead</th>
<th>Funding Arrangements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rebuilding of Stanley Park High School</td>
<td>September 2007 to September 2010</td>
<td>London Borough of Sutton</td>
<td>Funding has been allocated through a grant from the DCSF.</td>
</tr>
<tr>
<td>Development of a Severe Learning Disability School</td>
<td>To be determined, subject to the availability of funding and identification of a suitable site.</td>
<td>London Borough of Sutton</td>
<td>Not yet identified.</td>
</tr>
<tr>
<td>Rebuild/Refurbishment of Carshalton Girls High School and Carshalton Boys Sports College</td>
<td>Not yet determined, but likely to be during the period 2011 to 2015.</td>
<td>London Borough of Sutton</td>
<td>It is expected that funding will be allocated through a grant from the DCSF.</td>
</tr>
<tr>
<td>Project Description</td>
<td>Status</td>
<td>Responsible Body</td>
<td>Funding Source</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Development of 15 Children’s Centres</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrading/Re-development of St Helier</td>
<td>Not confirmed</td>
<td>Epsom and St Helier Trust</td>
<td>NHS</td>
</tr>
<tr>
<td>Development of Shotfield Primary Care Facilities</td>
<td>Re-apply for planning Dec 2007. Delivery by 2010</td>
<td>PCT</td>
<td>NHS</td>
</tr>
<tr>
<td>Development of Primary Care Facilities at Hackbridge</td>
<td>In line with Hackbridge re-development</td>
<td>PCT</td>
<td>NHS and funding from S106</td>
</tr>
<tr>
<td>Improving primary care facilities in western wards</td>
<td>By 2026</td>
<td>PCT</td>
<td>NHS and funding from S106</td>
</tr>
<tr>
<td>Improving primary care facilities in southern wards</td>
<td>By 2026</td>
<td>PCT</td>
<td>NHS and and funding from S106</td>
</tr>
<tr>
<td>Development of a commercial leisure/Arts Complex in Sutton Town Centre</td>
<td>By 2026</td>
<td>LBS</td>
<td>LBS and funding from S106</td>
</tr>
</tbody>
</table>
Appendix 8

Glossary of Terms

Area Action Plans (AAP): provide a planning framework for areas of change or emergence, which aims to keep this land permanently open or largely undeveloped.

Circulars: a government publication setting out policy approaches.

Comparison goods floorspace: retail floorspace that is used for the sale of non-food items.

Convenience goods floorspace: retail floorspace that is used for the sale of food and drink.

Conservation Area: an area of special architectural or historic interest identified by the local planning authority (LPA) under the Planning (Listed Buildings and Conservation Areas) Act 1990. There is a statutory duty to preserve or enhance the character or appearance of such areas.

Core Planning Strategy: A development plan document. It sets out the long-term vision (10+ years) for a local planning authority area, the strategic objectives, and the strategic planning policies needed to deliver that vision.

Development Plan Documents (DPD): are prepared by the relevant planning authorities. They set out the planning policies against which proposals for new development in an area (such as the London Borough of Sutton) will be assessed. The development plan documents that local planning authorities must prepare include:

- Core strategy (Spatial Strategy);
- Site Development Policies;
- Site specific allocations of land; and
- Proposals map (with inset maps, where necessary).

Green Belt: a designation for land around certain cities and large built up authorities.

Area Action Plans can also be prepared, at the discretion of the local planning authority.

Development Plan: comprises of the Unitary Development Plan in London, local development documents and the Local Development Framework in other areas.

Development Plan Documents (DPD): are prepared by the relevant planning authorities. They set out the planning policies against which proposals for new development in an area (such as the London Borough of Sutton) will be assessed.

Development Plan: comprises of the Unitary Development Plan in London and the strategic policies needed to deliver that vision. The development plan, following the commencement of the Planning & Compulsory Purchase Act 2004, is the development plan document that sets out the long-term vision for the area.
One Planet Living: a partnership between Bio-Regional and World Wide Fund for Nature

Changing the way we live:

Reduce the quality of life to tackle climate change, but they do need to.

Projects Tomorrow has been developed to show that Londoners don’t have to.

Mayor’s Climate Change Action Plan (2007) on 27th February 2007, the Mayor of

London Plan: The Mayor’s spatial development strategy for London.

Authority Act 1999.

Local Implementation Plan (LIPs) are produced by every London Borough, and

Local Development Scheme (LDS) sets out the programme for the preparation of

Local Development Framework (LDF) sets out in the form of a portfolio, the local

Local Development Documents (LDD) comprise of Development Plan documents

Local Area Agreements: these set out the priorities for a local area and are agreed

Lifetime Homes Standard: this has been developed to support adaptable, flexible

Croydon

Assessment in partnership with the boroughs of Wandsworth, Merton and

In the case of development proposals for proposed site and will aid in

Assessment of the development potential of proposed site and will aid in

In the formulation of planning policies. It will aid the

Food Risk and Response Systems and Information and the role of local authorities

Joint Strategic Flood Risk Assessment (JSFRA) provides further information on


Requirements of Regulation 25 of the Town and Country Planning and

Agenda Item 14
Programmes which influence the nature of places and how they function.

Special Planning: geo-strategic regional development strategy.

Provides advice in respect of the special development strategy. GEO Circular 1/2000.

Regional Spatial Strategies (RSS): prepared by the Secretary of State for the Environment, Planning and the Regions.

Spatial Planning: is prepared by the Mayor of London and sets out London’s policies and proposals relating to the capital.

South London Strategic Framework (SRLF): brings together a wide range of data and information about South London and makes suggestions to develop policies to meet the integrated Development Plan.

Strategic Industrial Locations (SILs): These comprise Preferred Industrial Locations (PILs) and Proposals Map: a graphical illustration on an Ordnance Survey base-map of those locations and existing industrial locations that could accommodate the growth of business, industrial and warehousing sectors.

South London Sub-Regional Framework (SRLF): brings together a wide range of development policies to be prepared so as to meet the vision set out in the Core Strategy.

Saved Policies: the transitional arrangements that allow for existing Development Plans to be saved for three years from the date of commencement of the Planning & Compulsory Purchase Act.

Planning Policy Statements (PPS): these set out the Government’s national policies on different aspects of planning, for example PPS2 which deals with planning for planning purposes of local development frameworks.

Planning Policy Guidance notes: expressions of government policy on particular issues.

Regional Spatial Strategy (RSS): is prepared by the regional planning body. The regional spatial strategy sets out the long-term spatial vision for the region and the strategic policies and proposals to deliver that vision. Broad locations for development may be set out in a key diagram.

Regional Spatial Strategy Circular 1/2000 provides advice in respect of the regional spatial strategy.

Spatial Planning: goes beyond traditional land-use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.

Site Development Policies: one of the Development Plan Documents required to be prepared as part of the Local Development Framework. It consists of detailed policies to ensure that development within the planning authority’s area helps to meet the vision set out in the Core Strategy.

Spatial Planning: is prepared by the Mayor of London and sets out the long-term spatial vision for the capital and the strategic policies and proposals to deliver that vision. Broad locations for development may be set out in a key diagram. The spatial development strategy prepared by the Mayor is equivalent to a regional spatial strategy. GOL Circular 1/2000 provides advice in respect of the spatial development strategy.
sets out a planning authority’s policies for the development and use of land. A key piece of this strategy was the significant development plan for a Borough such as Sutton. It is also subject to independent examination.

The policies and proposals in development plan documents, while the planning authority wishes to provide policy guidance to supplement the policy framework covered by the London Borough of Sutton, the South London Sub-Regional Development Framework, the London Plan and the local plans of the London Borough of Sutton.

Supplementary Planning Documents (SPDs): cover a wide range of issues on which the planning authority wishes to provide policy guidance to supplement the policy framework covered by the London Borough of Sutton, the South London Sub-Regional Development Framework, the London Plan and the local plans of the London Borough of Sutton.

Further Alterations, which are based on the Strategic Environmental Assessment but are intended to improve the content of the LDG. These processes will be combined. These procedures are designed to ensure that the strategic environmental assessment and the planning process are integrated.

Super Output Area (SOA): are a geography designed for the collection and publication of small area statistics. They are used on the Neighbourhood Framework. Covers the London Borough of Sutton.

The Mayor of London has produced Sub-Regional Development Frameworks (abbreviated to SRDFs) in order to help bridge the gap between the strategic nature of the London Plan and the local planning of London Boroughs. The South London Sub-Regional Development Framework covers the London Borough of Sutton.

Statement of Intent on ‘Reviewing the London Plan’:

On October 2005 the Mayor of London published his ‘Early Alterations to the London Plan’, to address pressing housing provision, waste and mineral issues. He subsequently undertook Further Alterations, which are based on his ‘Statement of Intent’ to review the London Plan. The Mayor of London has produced Sub-Regional Development Frameworks (abbreviated to SRDFs) in order to help bridge the gap between the strategic nature of the London Plan and the local plans of London Boroughs. The South London Sub-Regional Development Framework covers the London Borough of Sutton.

Supplementary Planning Documents (SPDs): cover a wide range of issues on which the planning authority wishes to provide policy guidance to supplement the policy framework covered by the London Borough of Sutton, the South London Sub-Regional Development Framework, the London Plan and the local plans of the London Borough of Sutton.

Statement of Community Involvement:

sets out the standards which the planning authority intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all local development documents and in significant development control decisions. It also sets out how the planning authority intends to achieve those standards. The statement of community involvement is not subject to independent examination.

The planning authority wishes to provide policy guidance to supplement the policy framework covered by the London Borough of Sutton, the South London Sub-Regional Development Framework, the London Plan and the local plans of the London Borough of Sutton.

Strategic Environmental Assessment/Sustainability Appraisal:

a generic term used to describe environmental assessment as applied to policies, programmes and projects. The European SEA Directive (2001/42/EC) does not in fact use the term strategic environmental assessment. It requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use. The Sustainability Appraisal covers wider objectives than the Strategic Environmental Assessment but in practice both procedures will be combined. These processes will be combined. These procedures are designed to ensure that the strategic environmental assessment and the planning process are integrated.

Super Output Area (SOA): are a geography designed for the collection and publication of small area statistics. They are used on the Neighbourhood Framework.
The Council has long believed in the importance of consultation with the community over the development of planning policy and its commitment to partnership working is clearly set out in its Statement for Community Involvement, which was adopted in July 2006, following a public examination. The Council is statutorily required to carry out three periods of consultation over the preparation of development plan documents (DPD). The Council carried out the first round of consultation, over Policy Issues and Options, between September and November 2006. The Council has considered all the responses to the first round of consultation on Policy Issues and Options for the Site Development Policies DPD and Sutton Town Centre DPD and has produced this Preferred Options document setting out its chosen way forward.

The Council has long believed in the importance of consultation with the community.

Consultation with Stakeholders

Appendix 9
At the third round of consultation, over the Final (submission) document, as there is little or no scope for changes to the document prior to Examination, the Council considers that interactive techniques are not appropriate and will therefore carry out the minimum consultation requirements, including writing to consultees and making documents available for inspection at a range of locations.
Consultation Response Form

Appendix 10

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