# TABLE OF CONTENTS

1. Introduction ................................................................................................................................. 2
   1.1 Westminster’s Local Development Framework ................................................................. 2
   1.2 Purpose of the Sustainability Appraisal ......................................................................................... 2
   1.3 Sustainability Appraisal Stages ................................................................................................. 3
   1.4 Format of the SA Report ............................................................................................................ 4
   1.5 Next Stages ................................................................................................................................. 5

2. Scoping Report Sustainability Framework .................................................................................... 6
   2.1 The Sustainability Issues ........................................................................................................... 6
   2.2 The Sustainability Objectives .................................................................................................... 6

## THE SUSTAINABILITY APPRAISALS OF EACH CHAPTER OF THE CORE STRATEGY – PREFERRED OPTIONS

3. Chapter 3 – Delivering Westminster’s Spatial Vision ................................................................. 8
4. Chapter 4 – Central Activities Zone ............................................................................................. 20
5. Chapter 5 – International Retail Centres ....................................................................................... 29
6. Chapter 6 – Opportunity Areas ..................................................................................................... 33
7. Chapter 7 – Promoting Economic Development in North Westminster .................................... 39
8. Chapter 8 – Special Policy Areas .................................................................................................. 42
9. Chapter 9 – Health, Safety and Well-being ................................................................................... 55
10. Chapter 10 – Design Principles .................................................................................................. 59
11. Chapter 11 – Infrastructure ......................................................................................................... 65
12. Chapter 12 – Pollution .................................................................................................................. 78
13. Chapter 13 – Housing .................................................................................................................. 81
14. Chapter 14 – Commercial Development .................................................................................... 94
1. Introduction

1.0 This report together with its associated tables is the sustainability appraisal of the Preferred Options for the City of Westminster Local Development Framework (LDF) Core Strategy.

1.1 Westminster’s Local Development Framework

1.1.1 Westminster City Council is drawing up a new plan to guide future development in Westminster called the Local Development Framework (LDF). It will be made up of a portfolio of planning documents that together will set out the planning policies for Westminster. The most important of these is the Core Strategy. This will contain the overall planning vision and strategic policies for the City. The other planning documents will flow from it, and will contain more detailed policies and proposals to implement its strategy.

1.1.2 The City Council is in the process of formulating its Core Strategy. It will contain the Council’s long term vision, looking forward 10-15 years to 2025 and reflecting the objectives of the City Plan (the Sustainable Community Strategy for Westminster).

1.1.3 Before drafting the Core Strategy the City Council is seeking views on the main planning issues that the plan needs to address. The City Council undertook an initial consultation on the discussion document ‘Core Strategy – Issues and Options, May 2007’ on what was considered to be the principal issues facing Westminster. The City Council is now consulting on the ‘Core Strategy Preferred Options’ report until 30 September 2008.

1.2 Purpose of the Sustainability Appraisal

1.2.1 Ongoing sustainability appraisal is required in producing the Core Strategy, to ensure sustainable development underpins Westminster’s policies. The ‘sustainability appraisal’ (SA) process assesses the social, environmental and economic effects of the different options put forward and this is a requirement under the new system, and also (as far as environmental effects are concerned) of the European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (commonly known as the Strategic Environmental Assessment or SEA Directive), which applies to plans such as the LDF.

1.2.2 SEA involves the systematic identification and evaluation of the environmental impacts of a strategic action such as a plan or programme. In 2001, the EU legislated for SEA with the adoption of

1.2.3 SA extends the concept of SEA to fully encompass economic and social concerns. Under the Planning and Compulsory Purchase Act 2004, local authorities must undertake SA for each of their Development Plan Documents (DPDs). SA is therefore a statutory requirement for LDFs along with SEA.

1.2.4 The Government’s approach is to combine SEA and SA into a single, unified assessment process and, in October 2005, it published guidance on undertaking combined SEA/SA of LDFs. The City Council is following this guidance.

1.2.5 The SEA/SA process aims to
- promote sustainable development
- integrate sustainability and environmental considerations into the preparation of the LDF
- provide for a high level of protection for the environment
- provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies
- provide an audit trail of how the LDF has been revised to take into account the findings of the SA
- take a long term view on how the area covered by the plan is expected to develop, taking account of social, environmental and economic effects of the proposed plan
- reflect global, national, regional as well as local concerns.

1.3 Sustainability Appraisal Stages

1.3.1 The SA process is integrated into the LDF planning system to ensure that the results of the appraisal influence the choice of policy options as they emerge.

**Scoping Report**

1.3.2 The first stage in the SA process was the production of a Scoping Report. The Scoping Report sets out the context and baseline information in order to provide a starting point from which to appraise the effects of implementing the LDF. To provide a sound base for analysis the report identifies relevant plans and strategies, programmes, key sustainability issues and problems, and sets out a detailed Sustainability Framework through which the appraisal can take place. Westminster’s Draft Sustainability Appraisal Scoping Report
was made available for consultation in April 2007, and a final version published in August 2007.

**Sustainability appraisal of the Issues and Options**

1.3.3 An SA of the Issues and Options was undertaken to ensure that the range of possible policy options set out at this initial stage helped to achieve the aim of sustainable development. The Sustainability Appraisal Report (SAR) was agreed for public consultation in a Cabinet Member Report dated 30th August 2007. Those organisations who had commented on the Issues and Options paper were sent the SAR as well as the statutory and specific consultees as identified in the Statement of Community Involvement. There were five respondents and their comments have informed this next stage – i.e. the drafting of the Preferred Options.

**Sustainability appraisal of the Preferred Options**

1.3.4 The City Council has undertaken an SA of the Core Strategy Preferred Options. Issuing this second stage SAR alongside the Preferred Options for the Core Strategy for consultation is important because the responses to it will help inform the final choice of Preferred Options - before policies are then worked up in detail for the Core Strategy DPD. The predicted sustainability impacts of the different options has been used as part of the decision-making process for selecting preferred and alternative options.

1.3.5 This second stage SA of the Core Strategy has been carried out against the Sustainability Framework explained in the Scoping Report, and set out in Section 2 below.

1.3.6 The sustainability appraisals have been considered and validated by independent environment consultants. The consultants’ have concluded that the methodology is sound and broadly the assessments are satisfactory and scorings appropriate.

**1.4 Format of the SA Report**

1.4.1 This SA exercise has assessed preferred options and all realistic alternative options suggested by others, for their likely economic, environmental and social effects and therefore their impact on the achievement of sustainable development. Sections 3 to 14 below set out the SA for each preferred and alternative option, corresponding to the sections in the Preferred Options document itself.

1.4.2 Each option is set out, followed by a rating for social, environment and economic effects. A brief commentary summarises the overall effect. At the end of each section is a table showing the effects of each option against the 17 sustainability objectives defined in the Scoping Report (see Section 2 below).
**Key to symbols**

Each of the preferred policy options has been appraised against each of the 17 sustainability objectives, tabled 1 to 17 in the left column in the tables following. The results are expressed simply:

- + denotes a broadly positive effect
- - denotes a broadly negative effect
- = denotes an uncertain effect, or perhaps a combination of positive and negative effects
- /=+ uncertain, but perhaps becoming more positive over time

These are intended to be indicative only of possible overall cumulative effects of a given policy option. Following consideration of the results aggregated, an overall “score” is given in the three boxes labelled economic, social and environmental beneath the narrative. Again, these results represent a broad indication only. A summary narrative describes and explains possible conflicts, concerns and whether mitigation measures will be advisable where negative effects may need to be offset.

### 1.5 Next stages

1.5.1 The Core Strategy Preferred Options paper, together with this SAR, will be published for a statutory six week period of consultation during July and August 2008. Written responses will be accepted beyond this formal consultation period up until the end of September. Beyond this time, the Council will continue to hold pre-arranged meetings to discuss the Preferred Options with consultees, such as the Area Forums. Comments from these meetings will be accepted up until the end of November. Westminster City Council’s adopted Statement of Community Involvement: Involving people in Local Development Documents and planning applications, sets out the means by which we will involve the local community and stakeholders.

1.5.2 We will analyse the representations received in the consultation on the Preferred Options. From this we will prepare a Core Strategy document for submission to the Secretary of State for an independent Examination in Public. You will be able to comment on the Core Strategy document before it is submitted to the Secretary of State. Your comments will be considered by us and the Inspector.

1.5.3 After the Examination in Public, the Inspector will publish a report with changes which we must make to the Core Strategy. We will then formally adopt the Core Strategy, this is scheduled for early 2010, subject to the timing of the Inspectors Report.
2. Scoping Report Sustainability Framework

2.1 The Sustainability Issues

2.1.1 The initial sustainability issues identified in the Scoping Report are (in summary form):

- Increasing pressure on the natural and built environment – air quality, open space, biodiversity, historic buildings and sites
- Waste and recycling
- Road transport and congestion and need for better provision for pedestrians and cyclists
- Noise and its impact upon human health
- Climate change; climate change adaptation
- Sustainable building policies
- Supply of appropriate housing type and tenure
- The creation of sustainable, cohesive and inclusive communities
- Maintaining economic diversity and improve local opportunities

2.2 The Sustainability Objectives

2.2.1 The 17 sustainability objectives identified in the Scoping Report, against which the issues and options and now the preferred options, are assessed, are:

1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities
2. To reduce the fear of crime and actual crime
3. To ensure the provision of appropriate housing types to reduce homelessness; reduce overcrowded households and meet the demand for affordable housing and family-sized units
4. To promote and improve health and well-being
5. To reduce greenhouse gas emissions and support climate change adaptation
6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings.
7. To a) minimise flood risk and promote sustainable urban drainage and b) protect surface and ground water quality
8. To protect, enhance and create environments that encourage and support biodiversity
9. To improve air quality
10. To reduce noise and the impact of noise
11. To reduce the need to travel; the use of private motorised vehicular transport, as well as encourage walking, cycling and the use of public transport
12. To reduce waste production and increase recycling, recovery and re-use of all waste
13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage
14. To enhance the public realm and street environment
15. To protect, enhance, and seek opportunities to increase, open space throughout the City
16. To ensure equality of opportunity and improve opportunities for education, training and employment
17. To maintain economic diversity, increase local opportunity and support sustainable economic growth
3. Delivering Westminster’s Spatial Vision

Sustainability Appraisal for each Option - (see tables at end of chapter for rating against sustainability objectives)

3.1 Managing Change

Option 1
To accommodate the projected growth for Westminster without compromising the character, local distinctiveness and function of the city or sustainability objectives through:

a) Directing commercial development to the wider Central Activities Zone and in particular to the Core Central Activities Zone and the Opportunity Areas, and the Economic Development Area; and for retail uses where the scale is appropriate, to designated shopping centres.

b) Identifying sites for housing development to meet the 6,800 housing target between 2007/8 and 2016/17 and ensuring that the number of residential units on sites is optimised; and having housing as the priority use across Westminster except in specified circumstances in the following areas:
   - the three Opportunity Areas (refer Options 11-13),
   - sites fronting Oxford Street, Regent Street and Bond Street in the West End Special Retail Policy Area (refer Options 10), and
   - the North Westminster Economic Development Area, (refer Option 14)
   - Special Policy Areas (refer Options 15 and 15i to vii)

c) Directing ‘highly vulnerable’ uses away from Flood Zone 3 and ensuring that ‘more vulnerable’ uses take into account the risk of flooding in this zone, in particular those areas in Flood Zone 3 that are shown to be most at risk of rapid inundation

d) Identifying major proposals sites for development, as set out in Appendix 1 and shown on Map PO 1d (in the Preferred Options document)

Rating:

a) Social = Environmental + Economic ++
b) Social ++ Environmental +++ Economic =
c) Social ++ Environmental ++ Economic =
d) Social +++ Environmental ++++ Economic ++

Commentary
Option 1a) This option has significant economic benefits, particularly as it gives guidance on investment for growth. It is relatively neutral with respect to social and environmental impacts as benefits and costs tend to result form these choices. However
concentrating commercial developments in areas that are already in mixed use does allow for better management of the noise environment.

Option 1b) This option has a positive social impact by ensuring the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and by promoting health and well being. It has a positive impact on 3 of the 11 criteria by employing sustainable design and construction, minimising flood risk, and reducing the need to travel. It has a neutral economic impact.

Option 1c) Overall this option receives a positive score for social and environmental objectives. Although it directs highly vulnerable uses such as new basement dwellings away from Flood Zone 3, this option does not preclude residential accommodation in the zone provided flood risk is taken into account (and the development is made safe). The option therefore has a neutral impact on the provision of housing and positive scores for creating safe communities and promoting health and well being. In terms of environmental objectives the option receives positive scores for minimising flood risk and the application of sustainable design, in particular the provision of SUDS. The option has a neutral score in terms of economic objectives.

Option 1d) This option has significant social, environmental and economic benefits. The principle of identifying development sites scores particularly highly in terms of environmental benefits. The designation of sites for a specified use/mix of uses allows for better management of the noise environment and allows the city council to influence the location of large schemes to appropriate locations and therefore enhance and protect the historic environment. The positive benefits of allocating sites and ensuring safe sustainable design in terms of flood risk are set out in more detail in Preferred Option 1 (c). The designation of sites fulfils the city council's obligation to set out and map its 10 year housing supply.

Option 1-A
(As for Option 1 but with b) as follows:)
b) Have housing as the priority use Citywide

**Rating:**  Social ++  Environmental ++  Economic --

**Commentary**
Increasing the number of homes will have a positive social impact by ensuring the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and by promoting health and well being. However, there would be a negative effect on the economy as commercial floorspace is lost to housing. If negative environmental effects are to be avoided it is vital that developments should adhere to the highest sustainability standards.
**Option 1-B**
*(as for Option 1 but with b) as follows)*

Housing is *not* the priority use in:
- the Central Activities Zone

**Rating:**
- **Social** = 
- **Environmental** +
- **Economic** ++

**Commentary**
This option would have a neutral social impact; but there would be a positive effect on the economy as commercial floorspace is increased. If negative environmental effects are to be avoided it is vital that developments should adhere to the highest sustainability standards.

**Option 1-C**
*(this is an alternative to Proposal Site O as set out in Appendix 1 of the Preferred Options document)*

Designate the site shown as Proposals Site O on Map PO 1d (in the Preferred Options document) as having a preferred use for the collection and distribution of freight.

**Rating:**
- **Social** = 
- **Environmental** ++++
- **Economic** =

**Commentary**
This is a highly sustainable option receiving positive scores for reducing greenhouse gasses, the impact of noise and use of private motorised vehicles. It could also improve air quality and the environmental recovery of waste. The option receives an overall neutral score for social considerations, with the indirect positive benefits to health from a reduction in noise and improvement in air quality cancelled out by the loss of this site for residential purposes and therefore the potential for ensuring an appropriate provision of housing.

---

1 The Travis Perkins building at 149-157 Harrow Road
Option 1-D
(this is an alternative to the Schedule of Proposal Sites as set out in Appendix 1 of the Preferred Options document)
Designate the sites AC, AE, AF, AQ, AB, BB, BE, BG as shown on Map PO 1d\(^2\) (in the Preferred Options document) for uses other than residential purposes and/or social and community use (including for educational purposes)

Rating: Social -- Environmental +++ Economic =

Commentary
This option achieves a positive environmental overall score because it minimises flood risk to residential premises and community uses by not allowing these uses in the flood zone. This may result in a potential to increase open space and a linked improvement in biodiversity. These positive scores are however counterbalanced by negative scores in terms of ensuring the provision of appropriate housing and levels of social and community facilities. The option has a neutral score for economic outputs.

3.2 Phasing Growth and Infrastructure

Option 2
Sustainable development will be supported by upgrades to existing infrastructure and the provision of new infrastructure where necessary. The Council will work with its partners to ensure this infrastructure is:

- phased and delivered in a timely manner to support growth,
- funded, where necessary, through Section 106 agreements or subsequent mechanism.

Working with its partners, the council will identify the infrastructure necessary to support sustainable development; including growth, the costs of this infrastructure, and any shortfalls in funding. Additional funding necessary to deliver this infrastructure will be secured through Section 106 or subsequent mechanism on a tariff based approach.

\(^2\) Chelsea Barracks, Chelsea Bridge Road; Queen Alexandra Military Hospital, John Islip Street; Ebury Bridge Centre; Charlwood House, Vauxhall Bridge Road; 2-3 Moreton Street, Douglas House, 16-18 Douglas Street, 135 Grosvenor Road, Site bounded by Victoria Street, Buckingham Palace Road and Bressenden Place.
When negotiating planning obligations, the council will first mitigate the direct impacts of the development; secondly, ensure the development complies with the policy requirements set out in the Local Development Framework; and thirdly, seek contributions for supporting infrastructure. Planning obligations will not compromise overall delivery of appropriate development.

**Rating:**  Social ++++  Environmental ++++++  Economic +

**Commentary**
This option provides a framework to maximise the contribution towards infrastructure without compromising delivery of development and attendant objectives to provide housing and economic growth. Section 106 can be used to contribute towards meeting any of these objectives – however the policy relies on translation through the other policies in the LDF in order to effectively address the relevant objective.

For example, this option would be instrumental in securing various community facilities, housing, including affordable housing, funding for programmes to tackle health inequalities, worklessness, and similar projects and infrastructure, thereby contributing to social objectives. The option also contributes to key environmental objectives through securing improved alternative modes of transport (such as cycle facilities and routes, improved pedestrian routes etc and contributing towards public transport). This policy will also be used to secure the infrastructure necessary to minimise flood risk, protect and enhance biodiversity and protect the built heritage. The benefits sought by this option will contribute generally to the economy, in terms of training and employment, but also more broadly by ensuring that attractive places with adequate infrastructure are delivered to support economic growth. However, although this option includes the safe-guard about not compromising appropriate development, there is a cost to planning obligations.

**Option 2-A**
Planning permission will only be granted for developments which increase the demand for off-site service infrastructure where:
1. sufficient capacity already exists or
2. extra capacity can be provided in time to serve the development which will ensure that the environment and the amenities of local residents are not adversely affected.

When there is a capacity problem and improvements in off-site infrastructure are not programmed, planning permission will only be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development.

**Rating:**  Social +  Environmental +/-  Economic +/-

**Commentary**
This option is moderately beneficial as it seeks to link growth to infrastructure. Therefore, in many cases, this policy would ensure that developments do not occur where there is insufficient capacity to support them. However, the option would fail to deliver in
circumstances where a single development could not generate sufficient value to pay for the necessary infrastructure. This would apply to significant environmental improvements or public transport infrastructure. This option would refuse permission for the developments as they came forward as the developer would not be able to fund, individually, the necessary improvements. Nor would these improvements necessarily be delivered prior to occupation. The policy framework needed is one which takes funding from a number of developments which cumulatively, and often with other funding streams, provide sufficient funds for the capital investment.

Therefore, while an initial assessment would suggest that this option would deliver the necessary infrastructure, further consideration indicates that it would work against development, and therefore also securing funding for improvements and meeting the sustainability objectives.

**Option 2-B**
The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed development in accordance with the provisions of the Development Plan, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impact that any such adverse impact is minimised.

**Rating:** Social ++ Environmental ++++ Economic --

**Commentary**
This option would help meet health and community needs through providing safe and suitable water supplies, addressing sewerage and waste water, and minimising flood risk. It would also therefore positively contribute to addressing flood risk and water quality. However, the weight given to allowing this infrastructure, potentially to the detriment of heritage or public realm (which is allowable providing the adverse effects are “minimised”) would be a negative impact. For example, allowing water infrastructure plans to be provided for without proper consideration to heritage, for example, would fail to address this environmental objective. Adequate water infrastructure is also necessary for sustainable economic growth.

**Option 2-C**
Contributions will be sought for transport infrastructure and service improvements to ensure that efficiency and capacity on the transport network is maintained and that the impact of the development on the transport network is mitigated. In circumstances where the combined impact of a number of developments creates the need for the provision of additional transport infrastructure and or services, it will be appropriate to pool the contributions from these developments. The level of contribution, whether pooled from a number of developments or not, may be based on a formula or standard charge which reflects the actual impact of the development.
**Commentary**

This option has a generally positive impact, and securing major public transport infrastructure contributes across a wide range of objectives. In particular, improvements to public transport also contribute to reducing greenhouse gas emissions, health and well-being, safety, noise, air pollution, and public realm. Improved transport infrastructure also enhances access to educational and employment opportunities, and contribute to economic growth. Depending on the specific project, there can also be benefits relating to crime reduction.

**Option 3**

To encourage the provision of more homes by ensuring that planning obligations and requirements facilitate rather than constrain housing delivery, for example by cushioning the impact of affordable housing policies so as not to discourage development on existing residential sites or on sites where commercial use is an acceptable alternative.

**Rating:** Social +++ Environmental ++ Economic =

**Commentary**

This option has a positive social impact by encouraging residential developments and thereby helping to meet the needs of all the community including homeless, affordable, intermediate, over crowding and family unit demands, and thereby improving health and wellbeing. It would also have marginally beneficial environmental impact (mainly on reducing the need to travel). However, there could be a negative effect on the economy as commercial floorspace is lost to housing. However, such is the council’s (and the Mayor’s and government’s) commitment to increasing the number of new homes, that this takes priority over the negative impacts of providing new homes on the environment, or on some economic impacts. Many negative environmental impacts can be negated by ensuring that new homes are built to high sustainability standards.

### 3.3 Delivery and Implementation Mechanisms

**Option 4**

To work together with communities, business and partners to manage Opportunity Areas, the West End and other significant development areas or areas with cross-boundary implications.

**Rating:** Social ++ Environmental ++++ Economic ++
Commentary
Allowing Opportunity Areas, Special Policy Areas and other development schemes to be linked with the wider area could have a positive impact on economic growth, provision of social infrastructure and environmental objectives in Westminster and London as a whole.

The use of delivery and implementation mechanisms will seek to ensure that these improvements are distributed more widely across Westminster rather than just in the areas of growth and change. This coordinated approach to using resources, investment and delivery / implementation mechanisms should assist in resolving problems locally. It is likely to assist in the delivery of projects and the provision of key services. This policy approach is more is likely to secure long term social, economic and environmental benefits are secured for the community.

Ensuring better integration between Opportunity Areas, the West End and other development areas will improve the quality of life for those inside the Opportunity Areas and adjacent areas. This will be achieved through the provision of more initiatives that lead to more employment opportunities, training, market and affordable homes. Partnership working will bring forward environmental improvements within the public realm. This will create a better environment for residents, workers and visitors.

Partnership working on area based initiatives and development sites will provide a range of benefits depending on the objective/nature of the area or major development sites.

Option 5
Targeted interventions in areas suffering deprivation will continue to be identified in and delivered through Local Area Renewal Partnerships.

Rating: Social ++  Environmental +  Economic ++

Commentary
Working in the LARP areas through targeted interventions could bring a number of positive social, economic and environmental benefits. However, the degree to which this option can bring forward positive social, economic and environmental impacts varies according to the type of intervention. For example funding and work undertaken to create a new wildlife garden could bring a number of positive environmental and social benefits, but the economic benefits are not easily quantifiable. For the purpose of this exercise the principle behind this option is assessed therefore, how sustainable is the option of working in partnership through targeted interventions with the LARP areas.
The LARP neighbourhood boards would bring all partners together to identify their priorities for the area. This should lead to a more coordinated approach and joint working between departments, a better use of services and provide some funding for projects from LAA.

This policy approach should bring improvements to social and community facilities and enhancements to the public realm and street environment in the LARP areas. Facilities and well-designed public spaces will provide opportunities where community can meet up for activities or events. Social interaction will build closer communities and is good for people’s health and well-being. Overtime there will be an increase in the number of LARP partners who are working to bring improvements to the area. This close partnership working should help to resolve problems locally for residents, business, landowners and partners this could build stronger community cohesion.

This option is likely to provide economic benefits for deprived areas, by providing training and employment opportunities. Improvements in physical environment within the LARP areas will improve areas and encourage people to invest in areas and this will lead to economic growth.

One area of concern expressed through consultation is that communities on the edge of the LARP areas could suffer due to lack of support from the Council and representatives who form the LARP neighbourhood boards. For example if the Police focus is to reduce crime and anti social behaviour in the LARP areas this could displace problems elsewhere. This could be the case on other issues therefore, this policy approach could have a neutral effect overall to the City Council and partners and will not effectively address issues across Westminster.

**Option 0-A**
Include a policy relating to the other statutory powers that may be used by the council, specifically compulsory purchase and similar powers.

**Rating:**
- **Social:**
- **Environmental:**
- **Economic:**

**Commentary**
Reference to the powers available to the council will not make any difference to their actual use. Therefore, including such a policy would have a neutral impact when compared to the baseline, or current status quo.
3.4 Creating Sustainable Communities

Option 6
Development will contribute towards enhancing social cohesion through design, and directly addressing inequalities, particularly those related to housing, access to employment, health and physical barriers, to contribute towards meeting the needs of Westminster’s diverse residential and commercial communities.

Rating: Social +++ Environmental +++++ Economic ++

Commentary
This option has one of the most positive social impacts of all the sustainability appraisals as it seeks to tackle social exclusion. This option will seek to bring improvements to the quality of people’s lives across Westminster. The City Council will use a wide package of initiatives and programmes to support and address the problems faced in Westminster’s diverse community. This option has a very positive environmental benefits these include better quality and accessible public realm with the improvements that meet inclusive design principles. Encouraging initiatives and programmes that result the location of services closer to communities this will reduce the need to travel and bring benefits to the wider environment. This option provides positive economic benefits these will encourage employment opportunities and economic growth in deprived parts of Westminster.

Ratings of Options against Sustainability Objectives

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 1a</th>
<th>Option 1b</th>
<th>Option 1c</th>
<th>Option 1d</th>
<th>Option 1-A</th>
<th>Option 1-B</th>
<th>Option 1-C</th>
<th>Option 1-D</th>
<th>Option 2</th>
<th>Option 2-A</th>
<th>Option 2-B</th>
<th>Option 2-C</th>
<th>Option 3</th>
<th>Option 4</th>
<th>Option 5</th>
<th>Option 0-A</th>
<th>Option 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+/-</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+/-</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
### Sustainability Objectives

<table>
<thead>
<tr>
<th>Objective</th>
<th>Option 1a</th>
<th>Option 1b</th>
<th>Option 1c</th>
<th>Option 1d</th>
<th>Option 1-A</th>
<th>Option 1-B</th>
<th>Option 1-C</th>
<th>Option 1-D</th>
<th>Option 2</th>
<th>Option 2-A</th>
<th>Option 2-B</th>
<th>Option 2-C</th>
<th>Option 3</th>
<th>Option 4</th>
<th>Option 5</th>
<th>Option 0-A</th>
<th>Option 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>-</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+/-</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+/-</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+/-</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+/-</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+/-</td>
<td>+</td>
<td>+/-</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+/-</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+/-</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+/-</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+/-</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
### Sustainability Objectives

<table>
<thead>
<tr>
<th>Objective</th>
<th>Option 1a</th>
<th>Option 1b</th>
<th>Option 1c</th>
<th>Option 1d</th>
<th>Option 1-A</th>
<th>Option 1-B</th>
<th>Option 1-C</th>
<th>Option 1-D</th>
<th>Option 2-A</th>
<th>Option 2-B</th>
<th>Option 2-C</th>
<th>Option 3</th>
<th>Option 4</th>
<th>Option 5</th>
<th>Option 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+/-</td>
<td>=</td>
<td>=</td>
<td>=/+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>-</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+/-</td>
<td>-</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>=</td>
<td>+/-</td>
<td>-</td>
<td>-</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>

| Overall Social                | =         | ++        | ++        | +++        | ++        | =          | =          | --         | +++         | +          | +          | =         | +++        | ++        | =         | +++        |
| Overall Environmental          | +         | +++        | ++        | ++         | +          | +++        | +++        | +++        | +=/         | +++        | ++         | +++        | +          | =         | +++        |
| Overall Economic               | ++         | =          | =         | ++         | --         | ++         | =          | =          | +/-         | --         | +          | =         | ++         | ++        | =         | ++         |
4. Central Activities Zone

**Sustainability Appraisal for each Option** - (see tables at end of chapter for rating against sustainability objectives)

**Option 7**
Designate the Central Activities Zone as shown on Map PO 7 (at the end of this chapter) to reflect the indicative boundary as set out in the London Plan.

Acknowledging that within the Central Activities Zone are areas that are locally distinctive in terms of:
- Character
- Function
- Scale and intensity of land uses
- Type and a mix of land uses

Ensure that this local distinctiveness is maintained by employing different approaches to managing development in:
- Core Central Activities Zone
- North Central Activities Zone
- South Central Activities Zone
- Knightsbridge,
- the three Opportunity Areas – Victoria, Paddington and Tottenham Court Road, and
- the Royal Parks.

**Rating:** Social +++ Environmental ++++ Economic +

**Commentary**
The recognition of diversity within Westminster results in a well balanced option which allows for economic growth and change whilst ensuring positive social and environmental outcomes. Given this option recognises local distinctiveness for the Royal Parks this option has a positive score for the protection and enhancement of open space and a positive score for protecting, enhancing and creating environments that encourage and support biodiversity. The positive score for reducing the need to travel arising from the mixed use (residential and commercial) approach is implicit in this option.
Option 7-A
Retain the existing CAZ boundary as set out in the adopted UDP and the policy framework that applies to that area.

Rating: Social +++ Environmental = Economic =

Commentary
This option receives a positive social score in terms of creating communities, ensuring the provision of housing and to promote health and well being. This however is off-set by a neutral score for economic diversity and supporting sustainable economic growth. This consideration arises on the grounds that the UDP CAZ area (indicating economic growth) is smaller than that proposed in the Option 7. The overall environmental impact is neutral however as with Option 7 above, the mixed use approach is likely to have a positive outcome on reducing the need to travel.

Option 7-B
Adopt the indicative CAZ boundary as set out in the London Plan 2008 but exclude the Royal Parks as shown on Map AO 7-B (at the end of this chapter).

Rating: Social +++ Environmental +++ Economic +

Commentary
This option only differs from Option 7 in that the Royal Parks in this option are explicitly taken out of the indicative CAZ boundary. This matter is covered in Option 7 by ensuring local distinctiveness is maintained in the Royal Parks. However both approaches are considered to achieve the same outcome and therefore the same Sustainability Appraisal consideration applies. See the Sustainability Appraisal for Option 7 for further details.

Option 7-C
As for Option 7 but with the following extension to the CAZ boundary: Include further sections of Edgware Road and Marylebone Road within the CAZ boundary as shown on Map AO 7-C (at the end of this chapter).

Rating: Social ++ Environmental + Economic ++
4.1 Mixed use in the Central Activities Zone

Option 8
Maintain and enhance the mixed use character of the Central Activities Zone by requiring (where appropriate and practical) the equivalent provision of housing when increases in commercial floorspace are proposed in Core CAZ, and a higher proportion of housing outside Core CAZ taking into account the character of the locality. Exceptions may be considered in major commercial schemes in the following 4 locations:

a) Paddington Opportunity Area, and
b) Victoria Opportunity Area, and
c) Tottenham Court Road Opportunity Area, and
d) Oxford Street east of Oxford Circus

where this is necessary to facilitate substantial planned infrastructure improvement of benefit to the local community in accordance with the priorities set out in Options 10-13. In such cases the provision of substantive transport improvements and/or public realm improvements may be considered to offset some or all of the requirement to provide housing.

Where it is not considered appropriate or practical, the residential accommodation will be sought on another site in the vicinity, this could be in the form of a land use ‘swap’, or a previously agreed land use ‘credit’. If this is not appropriate or practical, health, education, social, community and cultural uses which contribute to the character and function and contribute to meeting the needs of the local community should be provided.

Rating: Social +++ Environmental +++ Economic +
Commentary
This option would probably have the most positive social impact of all the options by helping to create cohesive, inclusive and safe communities with appropriate levels of social and community facilities; reduce the fear of crime and actual crime; ensuring the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and promoting health and well being. It would have a positive environmental impact (joint most positive of all the options) by requiring the application of sustainable design and construction in all new developments and refurbishment of existing buildings, reducing the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport; protecting and enhancing the historic environment and architectural, archaeological and cultural heritage; and enhancing the public realm and street environment. It would have a positive economic impact on one of the 2 economic criteria by maintaining economic diversity, increasing local opportunity and support sustainable economic growth.

**Option 8-A**
No additional flexibility to existing UDP policy

**Rating:** Social ++++  Environmental ++++  Economic +

Commentary
This option would probably have the second most positive social impact of all the options in this topic section; by helping to create cohesive, inclusive and safe communities with appropriate levels of social and community facilities; ensuring the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and promoting health and well being. It would have a positive impact on 4 of the 11 environmental criteria by requiring the application of sustainable design and construction in all new developments and refurbishment of existing buildings, reducing the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport; and protecting and enhancing the historic environment and architectural, archaeological and cultural heritage. It would have a positive economic impact on one of the 2 economic criteria by maintaining economic diversity, increasing local opportunity and support sustainable economic growth.

**Option 8-B**
The mix of uses is driven by local circumstances. Consideration is given in the following order of priority:

a) other commercial uses on site,
b) residential uses off site,
c) residential uses on site.
Rating: Social - - Environmental = Economic +

Commentary
This option would have a negative social impact, as it would reduce the number of new homes provided in the central area; a neutral environmental impact; and a positive economic impact by maintaining economic diversity and increasing local opportunity.

In terms of sustainability, this option would have a negative social impact. This is not considered acceptable, especially as several of the Options would have very positive social impacts, better environmental impacts, and an equal economic benefit.

Option 8-C
Contributions towards wider public realm/community enhancements might be advocated as an alternative to the provision of mixed uses.

Rating: Social + Environmental +++++ Economic +

Commentary
This option would have a positive social impact on two social criteria: reducing the fear of crime and actual crime and promoting health and well-being by creating a better quality public realm with greater priority given to community facilities; a secondary benefit over the longer term might be reduction in vehicular journeys and therefore certainly no worsening of air quality and noise, but it would have a negative impact on ensuring the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands. It would have a positive environmental impact (the most positive of all the options), and a positive economic impact on one of the two criteria by supporting sustainable economic growth.

Although this option would have a very positive environmental impact, its social impact would be less than other options.

Option 8-D
Have a more flexible approach in the Special Policy Areas (SPAs)

Rating: Social - Environmental = Economic +
Commentary
This option would have not have any positive social benefits and would have a negative social impact on creating cohesive, inclusive and safe communities with appropriate levels of social and community facilities. It would have a neutral environmental impact and a positive economic impact on one of the two criteria by maintaining economic diversity.

In addition to having very little justification, in terms of sustainability this option would have a negative social impact. This is not considered acceptable, especially as several of the Options would have very positive social impacts, better environmental impacts, and an equal economic benefit.

Option 8-E
Allow the housing floorspace to be provided anywhere, providing the overall mix of uses remains the same, and provide for a more flexible approach when the amount of housing units is very small.

Rating: Social ++ Environmental ++ Economic +

Commentary
This option would have a positive social impact by ensuring the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and promoting health and well being. It would have a marginally positive environmental impact by requiring the application of sustainable design and construction in all new developments and refurbishment of existing buildings, and reducing the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport. It would have a positive economic impact on one of the 2 economic criteria by maintaining economic diversity, increasing local opportunity and support sustainable economic growth.

Option 8-F
Reduce the proportion of residential floorspace sought to less than 50%

Rating: Social = Environmental = Economic +

Commentary
This option would have a neutral social impact, and a neutral environmental impact. It would have a positive economic impact on one of the 2 economic criteria by maintaining economic diversity and increasing local opportunity.
**Option 8-G**

As for Option 8 but with the **bold text inserted**: in order to facilitate a planned infrastructure improvement. **Exceptions may also be considered where a health or other social and community facility for which there is a known need is provided for public use.** In such cases the provision of transport improvements and/or public realm improvements, or provision of social and community facilities may be considered to offset the requirement to provide housing.

**Rating:** Social ++ Environmental ++ Economic ++

**Commentary**

This option would have a positive social impact by creating cohesive, inclusive and safe communities with appropriate levels of social and community facilities and promoting health and well being. It would have a positive environmental impact on only two of the 11 criteria by requiring the application of sustainable design and construction in all new developments and refurbishment of existing buildings, and reducing the need to travel and use of private motorised vehicles as well as encouraging walking, cycling and the use of public transport. It would have a positive economic impact on both of the economic criteria by ensuring equality of opportunity and improving opportunities for education, training and employment; and improve maintaining economic diversity, increasing local opportunity and support sustainable economic growth. It would therefore have the most positive economic impact of all the options.

Although this option has positive impacts in terms of sustainability, and the most positive economic impacts of any option, because it does not contribute housing to meet needs, other options (in particular options 8 and 8-A) have a greater positive social impact.
### Ratings of Options against Sustainability Objectives

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 7</th>
<th>Option 7-A</th>
<th>Option 7-B</th>
<th>Option 7-C</th>
<th>Option 8</th>
<th>Option 8-A</th>
<th>Option 8-B</th>
<th>Option 8-C</th>
<th>Option 8-D</th>
<th>Option 8-E</th>
<th>Option 8-F</th>
<th>Option 8-G</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>-</td>
<td>=</td>
<td>-</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>-</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
### Sustainability Objectives

<table>
<thead>
<tr>
<th>Objective</th>
<th>Option 7</th>
<th>Option 7-A</th>
<th>Option 7-B</th>
<th>Option 7-C</th>
<th>Option 8</th>
<th>Option 8-A</th>
<th>Option 8-B</th>
<th>Option 8-C</th>
<th>Option 8-D</th>
<th>Option 8-E</th>
<th>Option 8-F</th>
<th>Option 8-G</th>
</tr>
</thead>
<tbody>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
</tbody>
</table>

**Overall Social**

|                      | +++       | +++       | +++       | ++         | +++       | +          | -          | +          | -          | ++         | =          | ++         |

**Overall Environmental**

|                      | +++       | =         | +++       | +          | +++       | +          | =          | +++       | =          | ++         | =          | ++         |

**Overall Economic**

|                      | +         | =         | +         | ++         | +          | +          | +          | +          | +          | +         | ++         | +          |
5. International Retail Centres

Sustainability Appraisal for each Option - (see tables at end of chapter for rating against sustainability objectives)

5.1 West End and Knightsbridge

**Option 9**
Maintain and enhance the West End and Knightsbridge as shopping centres of international importance, whilst balancing the requirement for shopping with other activities that contribute to the character and function of Central London.

The focus of large-scale retail activity within Westminster will be directed to the West End Special Retail Policy Area and Knightsbridge.

**Rating:** Social ++ Environmental ++ Economic ++

**Commentary**
This option is likely to have a generally positive impact on Westminster’s social, physical and economic environment. It advocates the retention and development of retail in the International shopping centres, and therefore allows for the requirement for social and community facilities to be met – in turn promoting health and well being. Environmentally, this option could help reduce the need to travel by encouraging development at the accessible locations of the West End and Knightsbridge, and could help build on the cultural heritage of these areas as centres of international importance. It could lead to employment opportunities in the service sector, and it supports sustainable economic development by allowing for activities other than retail that contribute to the character and function of central London.

5.2 West End Special Retail Policy Area (WESRPA)

**Option 10**
To designate a West End Special Retail Policy Area (WESRPA) with regard to the London Plan, as shown on Map PO 10 (in the Preferred Options document).

Within the WESRPA area, the following will take priority;
• retail growth,
• improved pedestrian environment – including the formation of ‘Oases’ of open space, and the reduction of pedestrian and vehicular congestion,
• improved public transport provision and access to it,
• improved linkages to and from surrounding shopping areas and visitor attractions including the British Museum and Covent Garden,

At the eastern end of Oxford Street, the council may offset some or all of the residential requirement where this is necessary to deliver substantial transport improvements and/or public realm improvements of benefit to the local community.

**Rating:**   Social +   Environmental +++   Economic ++

**Commentary**
This option could have a positive impact on the social, environmental and economic environment of Westminster. Designating a West End Special Retail Policy Area will help focus strategic retail development to a defined part of the city where retail uses are already concentrated. This will help meet international need for retail floor space in central London. The West End is highly accessible by public transport, so this option could help reduce use of private cars.

There is however some concern that designating a specific area to direct development to could potentially increase the inequalities between the WESRPA area and other shopping centres outside of this boundary.

As with other Special Policy Areas, encouraging clustering of uses may have certain economic benefits, based around economies of scales. Clustering of uses may in turn have some environmental benefits, where deliveries of goods and materials to and from neighbouring specialist uses could potentially be combined.

**Option 10-A**
As for Option 10 but covering a wider area including Carnaby Street, Soho and Covent Garden: as shown on Map PO 10 (in the Preferred Options document).

**Rating:**   Social +   Environmental +++   Economic ++

**Commentary**
Based on the sustainability objectives assessed, the impact of this option would differ very little from that of Option 10 above.
Option 10-B
Maintain the council’s existing Unitary Development Plan approach to protecting retail in the International Centre’s Primary Shopping Frontage of the West End

Rating: Social + Environmental +++ Economic ++

Commentary
Similarly to designating a WESRPA, maintaining the council’s existing approach to protecting retail in the West End is also likely to have a positive impact socially, environmentally and economically. It does not however go far enough to accord with the London Plan requirement of designating a specific West End Special Retail Policy Area.

Ratings of Options against Sustainability Objectives

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 9</th>
<th>Option 10</th>
<th>Option 10-A</th>
<th>Option 10-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
### Sustainability Objectives

<table>
<thead>
<tr>
<th>Objective</th>
<th>Option 9</th>
<th>Option 10</th>
<th>Option 10-A</th>
<th>Option 10-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td><strong>Overall Social</strong></td>
<td>++</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td><strong>Overall Environmental</strong></td>
<td>++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
</tr>
<tr>
<td><strong>Overall Economic</strong></td>
<td>++</td>
<td>++</td>
<td>++</td>
<td>++</td>
</tr>
</tbody>
</table>
6. Opportunity Areas

Sustainability Appraisal for each Option - (see tables at end of chapter for rating against sustainability objectives)

6.1 Victoria Opportunity Area

Option 11
Designate the Victoria Opportunity Area as shown on Map PO 11\(^1\) (in the Preferred Options document).

In meeting the growth projections for the Victoria Opportunity Area, the following are priorities:

- Significant improvements in pedestrian routes, movement and environment, including; within the Victoria Transport Interchange; upgrades to increase capacity of the Victoria Line and the District and Circle Line stations; improved rail station; and improved London buses interchange design and layout; and safeguarding CLRL Line 2
- Improved public realm design throughout transport interchange area, including publicly accessible open space with opportunities for informal play
- Cycle parking facilities
- Extension to the Pimlico District Heating Undertaking (PDHU) into the wider Victoria area
- Local employment initiatives, particularly for local people
- Provision of social and community facilities including public toilets

Rating: Social ++ Environmental ++++ Economic ++

Commentary
This option is well balanced in terms of social, economic and environmental sustainability objectives, receiving a positive score for the creation of cohesive, inclusive and safe communities (social) and in maintaining economic diversity (economic). It has a positive score for environmental sustainability with the potential to reduce the need to travel, reduce greenhouse gas and support climate change and to enhance the public realm. The option receives a positive score in terms of reducing greenhouse gas and supporting climate change on the grounds of the priority to extend the Pimlico District Heating Undertaking into the Victoria area. In addition, economic growth in the immediate future and in the long term may incentivise investments to support adaptation of climate change or/and other positive factors may even out the negative effects of such growth (such as reduction in traffic and encouraging cycling, which scores positively for this option). Moreover if indirect effects are considered for economic growth, it may well create

\(^1\) The boundary defined in the Victoria Area Planning Brief (2006)
opportunities for education and training and therefore this option receives a positive score for ensuring equality of opportunity. Another indirect effect of reduction in traffic maybe air quality improvement however this may be counterbalanced by a negative score for air quality on the grounds that combined heat and power can result in the worsening of air quality.

**Option 11-A**
Designate the Victoria Opportunity Area as shown on Map AO 11-A\(^2\) (in the Preferred Options document).

**Rating:** Social ++  Environmental ++++  Economic ++

**Commentary**
This option differs from Option 11, only because the size of the Opportunity Area in this Option is larger. The considerations for the Sustainability Appraisal based on meeting the growth potential are the same as those set out for Option 11, which in summary result in an option which is well balanced in terms of social, economic and environmental sustainability objectives. See the Contribution to Sustainable Development for Option 11 for more details.

### 6.2 Paddington Opportunity Area

**Option 12**
Designate the extent of the Paddington Opportunity Area as shown on Map PO 12\(^3\) (in the Preferred Options document).

In meeting the growth projections for the Paddington Opportunity Area, the following are priorities:

- Integration of the Opportunity Area developments with the existing neighbourhoods and communities, including:
  - contributing to social cohesion through local employment initiatives, particularly for residents of the North West Westminster Economic Development Area (Refer Option 14); and
  - addressing severance, improving legibility and accessibility particularly for pedestrians.
- Provision of public transport improvements, to meet the long term needs of the area, including Crossrail and improvements to LUL stations.
- Development of a heat and power network and on-site generation capacity.

\(^2\) The boundary defined in the Sub-Regional Development Framework for Central London (2006)
\(^3\) This area includes the Paddington Special Policy Area as defined in the UDP and extended to the north to include the North Westminster Community School and Dudley House
• Affordable employment floorspace, and studio floorspace suitable for Creative Industries to replace the Great Western Studios.
• A new public open space, including greenspace and play areas.
• Improvements to the health care and medical provision at St Mary’s Hospital, and provision of a health care facility elsewhere within the Opportunity Area.
• Identify a site for meeting a zero carbon scheme target.

Rating: Social +++ Environmental ++++ Economic ++

Commentary
This Option will have positive social, economic and environmental impacts. It provides a well balanced sustainable approach for development of this area including positive scores for cohesive, inclusive and safe communities with appropriate levels of social and community facilities. Associated improved public realm and public open space, with opportunities for play areas will indirectly support better health and well being. The potential development of a heat and power network and on-site generation capacity within the Paddington Opportunity Area has resulted in a positive score in terms of reducing greenhouse gas emissions and supporting climate change adaptation. This must be counterbalanced by a potentially negative impact on air quality which is reflected in the score for this criteria. However the proposed public transport improvements may result in the reduction of traffic and therefore improvements in air quality may occur via this mechanism. This option receives positive scores for economic objectives, in terms of ensuring equality of opportunity and maintaining economic diversity, in particular by the inclusion of affordable employment floorspace to replace the Great Western Studios. The inclusion of the North Westminster Community School site provides the opportunity for the delivery of a zero carbon scheme. This results in a positive score for the reduction in greenhouse gas emissions for this option. The provision of medical uses on this site would have a positive and direct impact on promoting health and well being.

Option 12-A
As for Option 12 but with different boundary: Designate the extent of the Paddington Opportunity Area the same as the Paddington Special Policy Area as in the UDP, as shown on Map AO 12-A\(^4\) (in the Preferred Options document).

Rating: Social ++ Environmental ++++ Economic ++

\(^4\) This area only covers the Paddington Special Policy Area as defined in the UDP
Commentary
In terms of the Sustainability Appraisal the only difference between this Option and Option 12 is the exclusion of the North Westminster Community School and Dudley House sites. Despite the potential loss of a specific site (North Westminster Community School) to implement a zero carbon scheme this option maintains a positive score for the reduction of greenhouse gas emissions (and potential detrimental impact on air quality) given the potential for the development of a heat and power network and on-site generation capacity within the wider Paddington Opportunity Area. It should also be noted that although the North Westminster Community School has been identified for a zero carbon scheme, this does not preclude the City Council identifying other sites within the Opportunity Area should suitable sites come forward. This option however has a neutral rather than positive score for the promotion of health and well being, given the potential for the provision of medical uses on the North Westminster Community School site has been lost.

Option 12-B
As for Option 12 but with different boundary: Designate the extent of the Paddington Opportunity Area as shown on Map AO 12-B (in the Preferred Options document).

Rating: Social ++ Environmental ++++ Economic ++

Commentary
Similar to Option 12-A this option does not include North Westminster Community School or Dudley House. The commentary and Sustainability Appraisal of this site is therefore the same as in Option 12-A.

6.3 Tottenham Court Road Opportunity Area

Option 13
Designate the extent of the Westminster part of the Tottenham Court Road Opportunity Area as shown on Map PO 13 (in the Preferred Options document).

5 As set out as an indicative working boundary in the Mayor of London’s Central Sub Regional Development Framework (SFDF). This area includes the area to the west of Westbourne Bridge, north of and including the railway lines but does not include North Westminster Community School or Dudley House.
6 The boundary defined in the Mayor’s Area for Intensification which includes the following sites - the Draft Planning Brief Tottenham Court Road: Eastern Ticket Hall and the Draft Planning Brief Tottenham Court Road: Western Ticket Hall. In addition, the Central St Martins / Foyle’s site (Charing Cross Road) site and the Royal Mail Western Division Sorting Office site]
In meeting the growth projections for the Tottenham Court Road Opportunity Area, the following are priorities:

- Provision of public transport improvements, to meet the long term needs of the area, including accommodation of the Crossrail project and new Crossrail and LUL stations.
- Public realm improvements (refer also Option 11 in relation to the eastern end of Oxford Street)
- For sites with a frontage to Oxford Street, the priority land use is retail for the lower floors.

**Rating:** Social ++ Environmental +++ Economic ++

**Commentary**
This option provides a well balanced sustainable approach for development of the Tottenham Court Road Opportunity Area. In terms of environmental criteria the proposals for public transport and public realm improvements are likely to reduce the need to travel by car and encourage walking and cycling. This may in turn have a positive impact on air quality. In addition, economic growth in the immediate future and in the long term may also incentivise investments to support adaptation of climate change or/and other positive factors may even out the negative effects of growth (such as reduction in traffic and encouraging cycling, which scores positively for this option). Moreover if indirect effects are considered for economic growth, it may well create opportunities for education and training and therefore this option receives a positive score for ensuring equality of opportunity.

**Ratings of Options against Sustainability Objectives**

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 11</th>
<th>Option 11-A</th>
<th>Option 12</th>
<th>Option 12-A</th>
<th>Option 12-B</th>
<th>Option 13</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td></td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td></td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
### Sustainability Objectives

<table>
<thead>
<tr>
<th>Option 11</th>
<th>Option 11-A</th>
<th>Option 12</th>
<th>Option 12-A</th>
<th>Option 12-B</th>
<th>Option 13</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>+/-</td>
<td>+/-</td>
<td>+/-</td>
<td>+/-</td>
<td>+/-</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
</tbody>
</table>

**Overall Social**

---

**Overall Environmental**

---

**Overall Economic**

---
7. Promoting Economic Activity in North Westminster

Sustainability Appraisal for each Option - (see tables at end of chapter for rating against sustainability objectives)

**Option 14**
To encourage a joined-up approach to promoting economic activity in North Westminster, designate the ‘North Westminster Economic Development Area’ (North Westminster EDA), as shown on Map PO 14 (in the Preferred Options document).

Within this area, the following priorities will contribute towards tackling inequalities in North West Westminster:

- Highlight the need for public sector intervention in the area and encourage joint working between the City Council and its partners, including the local communities and the private sector to improve the physical, economic and social environment.
- Encourage non-residential development to provide more local employment opportunities for residents and accept small scale loss of housing in favour of non-residential uses where this will contribute to the vitality of designated shopping areas.
- Secure access to training, employment and cultural and social facilities particularly through other development in the wider area.

**Rating:** Social + Environmental ++ Economic ++

**Commentary**
This option has the most positive socio-economic impact of all the options. It receives a positive score for creating cohesive, inclusive and safe communities and promoting health and well being. The option receives positive scores for ensuring equality of economic opportunities, maintaining economic diversity and encouraging local employment. The option has a negative score in terms of housing provision as it prioritises the provision of commercial development over that of housing and provides for the small scale loss of housing in some circumstances. It has positive scores for some environmental objectives as this option supports environmental improvements such as open space, public realm and improving the pedestrian environment for example.

**Option 14-A**
Do not designate the area specifically and apply the approach that exists in the rest of the City for outside the Central Activities Zone.

**Rating:** Social = Environmental = Economic - -
Commentary
This option is for no intervention. Therefore it will not have any impact across the social and environmental sustainability objectives. However, a negative scoring has been given for the economic objectives as the option fails to take reasonable steps to address the current situation and thereby represents a missed opportunity to contribute to the economic objectives.

**Option 14-B**
Retain the current NWWSPA area as shown on Map AO 14-B (in the Preferred Options document) and current UDP policy approach.

**Rating:** Social = Environmental = Economic --

Commentary
This option has a neutral score for social and environmental criteria. However, in recognition of the Annual Monitoring Report findings that the current UDP policy framework has not been effective, the option has a negative score for ensuring equality of economic opportunities, maintaining economic diversity and encouraging local employment. The current policy framework, represented by this option, is therefore failing to make a meaningful contribution to addressing these economic objectives and, as with Option 14-A above, represents a missed opportunity.

**Ratings of Options against Sustainability Objectives**

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 14</th>
<th>Option 14-A</th>
<th>Option 14-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>-</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
### Sustainability Objectives

<table>
<thead>
<tr>
<th>Option 14</th>
<th>Option 14-A</th>
<th>Option 14-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>+</td>
<td>-</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>-</td>
</tr>
<tr>
<td>Overall Social</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>Overall Environmental</td>
<td>++</td>
<td>=</td>
</tr>
<tr>
<td>Overall Economic</td>
<td>++</td>
<td>-</td>
</tr>
</tbody>
</table>
8. Special Policy Areas

**Sustainability Appraisal for each Option** - (see tables at end of chapter for rating against sustainability objectives)

**Option 15**
Designate Special Policy Areas, to protect and encourage specialist uses in defined areas as set out in Table 2 below. Within these areas, changes from the protected uses will not generally be permitted.

<table>
<thead>
<tr>
<th>Special Policy Area</th>
<th>Policy framework</th>
<th>Relationship to UDP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harley Street</td>
<td>Protect and provide private medical facilities, particularly consulting rooms, and related professional and support services</td>
<td>Retain SPA</td>
</tr>
<tr>
<td>East Marylebone (Showroom)</td>
<td>Retention of wholesale showroom accommodation</td>
<td>Retain SPA</td>
</tr>
<tr>
<td>Arts, Culture and Education (South Kensington)</td>
<td>Protect and enhance arts, culture and educational uses</td>
<td>Retain SPA re-named as Cultural Quarters and new designations in the West End and Millbank</td>
</tr>
<tr>
<td>River Thames</td>
<td>Protect and enhance the character, appearance, biodiversity and environmental quality of the River Thames and its setting, and encourage greater public access to it</td>
<td>Retain SPA</td>
</tr>
<tr>
<td>Portland Place</td>
<td>Protect Institutional uses</td>
<td>Retain SPA</td>
</tr>
<tr>
<td>Savile Row</td>
<td>Preserve and encourage the tailoring industry and encourage new bespoke tailoring</td>
<td>New SPA</td>
</tr>
<tr>
<td>St. James’s’s</td>
<td>Protect private member clubs and specialist shopping</td>
<td>New SPA</td>
</tr>
<tr>
<td>Paddington</td>
<td>Now an Opportunity Area (see Option 12)</td>
<td>Delete SPA</td>
</tr>
<tr>
<td>North West Westminster</td>
<td>Now Economic Development Area (see Option 14)</td>
<td>Delete SPA</td>
</tr>
<tr>
<td>Temporary Office Policy</td>
<td>To address the expiry of temporary office permissions granted after World War II for a period of 50 years</td>
<td>Delete SPA</td>
</tr>
<tr>
<td>Creative Industries</td>
<td>Protect light industrial uses including media and fashion uses</td>
<td>Delete SPA</td>
</tr>
<tr>
<td></td>
<td><em>Now a Westminster-wide approach to creative industries and affordable business space (see Option 40)</em></td>
<td></td>
</tr>
</tbody>
</table>
Continuing the established approach to designating Special Policy Areas, could have a neutral to positive effect on the environment as it does not advocate large-scale development, but seeks to protect and improve designated areas. Positive environmental benefits can be achieved where special policy areas protect the historic environment or cultural heritage, and/or enhance the public realm and street environment. The Thames special policy area could help protect open space. Social benefits could be achieved through the protection of specialist uses in designated areas, such as health uses in the Harley Street Special Policy Area. Similarly, encouraging clustering of uses such as wholesale showrooms in the East Marylebone Special Policy Area may have certain economic benefits, based around economies of scale. There is however some concern that this approach may perpetuate inequalities between those areas covered by SPA policies, and those that are not. If however a SPA approach was not to be implemented, specialist uses could be lost to other uses under market control. This could result in the loss of specialist clusters of activity which would damage Westminster’s local distinctiveness.

**Option 0-B**
Create an alternative category to Special Policy Areas to preserve the ‘feel’ and character of areas of less importance, or of less commercial or historical provenance, but which still need special sensitivity to preserve their local integrity.

**Rating:** Social + Environmental ++ Economic =

**Commentary**
Depending on the area, preserving the ‘feel’ of an area could have positive social benefits promoting well-being. Preserving the feel and character of an area can however be achieved through the designation of Conservation Areas and Special Policy Areas, therefore designating an alternative category to SPAs to help protect local integrity may not be necessary. This option could possibly have beneficial environmental effects as it does not promote development, and depending on the circumstances of its implementation could help protect the architectural and/or cultural environment, and could potentially be used to enhance the public realm and street environment. The economic impacts are likely to be neutral unless protecting the ‘feel’ of an area may limit opportunities for economic development and growth.
**Option 15i**  
Retain the Harley Street Special Policy Area as shown on Map PO 15i (in the Preferred Options document) to protect and provide private medical facilities, particularly consulting rooms, and related professional and support services.

**Rating:** Social ++ Environmental + Economic +

**Commentary**  
Protecting private medical facilities in the Harley Street Special Policy Area is likely to have social benefits. Although this option focuses on private medical facilities rather than those operating under the NHS, it does propose the retention of facilities that would add to the range of medical facilities available in Westminster. This option promotes health and wellbeing, and could help preserve the area’s cultural heritage and long standing reputation established in the 19th century. This option could have economic benefits by protecting specialist employment opportunities – meeting community needs whilst also contributing to the local and national economy.

**Option 15ii**  
Retain the East Marylebone (Showroom) Special Policy Area as shown on Map PO 15ii (in the Preferred Options document) to protect wholesale showroom accommodation.

**Rating:** Social = Environmental = Economic ++

**Commentary**  
This option is likely to have a neutral social and environmental impact, and a positive economic one. Protecting the existing cluster of wholesale showroom uses in the East Marylebone Special Policy Area will help prevent these uses being lost to other commercial uses. This option will help provide training and employment opportunities, and sustainable economic growth within the Wholesale showroom service sector.

**Option 15iii**  
Designate ‘Cultural Quarters’ as shown on Map PO 15iii (in the Preferred Options document) having regard to the London Plan to protect and enhance arts, culture and educational uses within these areas.

**Rating:** Social ++ Environmental ++ Economic =
Commentary
Protecting and enhancing arts, culture and educational uses is likely to have some social benefits helping to create inclusive communities, as it allows for the protection and provision of community facilities. Although this option may not allow for sustainable economic development, it is likely to have some environmental benefits, protecting the area’s cultural heritage, and potentially enhancing the street environment.

Option 15iv
Retain the Thames Special Policy Area as shown on Map PO 15iv (in the Preferred Options document) to protect and enhance the character, appearance, biodiversity and environmental quality of the River Thames and its setting, to encourage greater public access to the River and to promote public realm improvements.

Rating: Social + Environmental +++ Environmental Economic =

Commentary
Encouraging greater access to the River is likely to have social benefits of promoting well being, and could have several environmental benefits. This option directly supports biodiversity, and could lead to improvements in air quality. Encouraging greater public access to and use of the river could help to reduce the need to travel, and reduce reliance of private cars. This option would help to protect and enhance the historic environment of and around the Thames, and would protect its cultural heritage. Protecting its setting would have further environmental benefits of enhancing the street environment and open space provision in Westminster. Although this option is not likely to have any direct economic benefits, enhancing access to the Thames may provide certain job opportunities associated with tourism and water transport, with the Thames acting as a tourist destination in its own right.

Option 15v
Retain the Portland Place Special Policy Area as shown on Map PO 15v (in the Preferred Options document) to protect Institutional uses such as Professional and Diplomatic Institutions, Research and Development Institutions and learned and educational institutions.

Rating: Social = Environmental + Economic +
Commentary
Retaining the Portland Place SPA would help protect the existing cluster of Institutional uses in Westminster. Based on the assessment criteria, this could have neutral benefits to Westminster, although allowing the Institutional uses to be replaced by other uses could have a negative impact.

Deleting the Portland Place SPA could have a generally neutral to negative impact. Deleting the Portland Place SPA and associated policy approach could allow Institutional uses to be lost to other commercial uses. This could have a negative environmental impact as it would not help to protect the area’s cultural and historic environment/heritage.

Option 15v-A
As for Option 15v-A but with an extended boundary: as shown on Map AO 15v-A (in the Preferred Options document).

Rating: Social = Environmental + Economic ++

Commentary
Extending the Portland Place SPA to include previously excluded Institutional uses could have a positive environmental impact of protecting cultural heritage, and ensuring the protection of more institutional uses. In other respects, this option is likely to have a mainly neutral impact as it does not advocate large-scale development.

Option 15vi
Designate the Savile Row Special Policy Area as shown on Map PO 15vi (in the Preferred Options document) to help preserve and encourage the tailoring industry and encourage new bespoke tailoring.

Rating: Social = Environmental +++ Economic ++

Commentary
This option is likely to have a neutral social impact based on the assessment criteria. Environmentally, this option could have a positive impact, where clustering of related activities can help to reduce the need to travel, both for deliveries to the tailors and for customers visiting them. Savile Row is already in a highly accessible location within Westminster and is therefore an appropriate place for the tailoring industry to locate. This option would allow for the protection and enhancement of this world famous street and its surroundings, and could help promote its cultural importance and encourage improvements to the public realm. Designating
Savile Row as a SPA would help to protect the bespoke tailoring activities being pushed out by other competing land uses. Preserving and encouraging the tailoring industry would have clear economic benefits, providing for opportunities in training and employment, and maintaining economic diversity in the heart of Westminster. This option would therefore help to support sustainable economic growth and enable positive partnership working between the land owners, tailors and the council.

**Option 15vii**
Designate the St. James’s Special Policy Area as shown on Map PO 15vii (in the Preferred Options document) to protect specialist shops and uses including Private Members’ Clubs.

**Rating:** Social + Environmental ++ Economic =

**Commentary**
This option could have limited social and environmental benefits – providing certain social and community facilities, and protecting the historic environment of the St. James's area. Economically, designating a St. James’s Special Policy Area is likely to have a neutral impact as it would be designed to protect existing historical uses, and not necessarily encourage economic growth, although protecting an attractive street scene is likely to draw in investment.

**Option 15-A**
Retain the Paddington Special Policy Area as set out in the Unitary Development Plan as shown on Map AO 15-A (in the Preferred Options document).

**Rating:** Social = Environmental = Economic ++

**Commentary**
De-designating Special Policy Areas may have a neutral to negative impact on Westminster’s social and environmental environment and a neutral impact on the economic environment, as this could allow previously protected clusters of uses to be lost to other activities. In the case of Paddington, the Special Policy Area is no longer required, as the London Plan designates Paddington as an Opportunity Area (see Option 12). In this respect, de-designating the SPA is likely to have a neutral social and environmental impact. Economically, de-designating the Paddington SPA could have a negative impact, but this should be cancelled out by the new Opportunity Area status. The SPA policy here is somewhat redundant as its aim to allow development of Paddington has already been achieved.
**Option 15-B**
Retain the North West Westminster Special Policy Area as set out in the Unitary Development Plan as shown on Map AO 15-B (in the Preferred Options document).

**Rating:** Social = Environmental = Economic ++

**Commentary**
Similarly to the Paddington Special Policy Area, although de-designating the North West Westminster SPA could potentially have a detrimental impact if done in isolation, this SPA area is proposed to be covered by a new policy protecting and encouraging economic development. The SPA policy here is therefore somewhat redundant.

**Option 15-C**
Retain the Temporary Office Policy Special Policy Areas of Gloucester Place, Queen Anne Street and Mayfair as shown on Map AO 15-C (in the Preferred Options document).

**Rating:** Social = Environmental = Economic =

**Commentary**
De-designating the temporary office policy and Special Policy Areas is likely to have a generally neutral impact socially, environmentally and economically.

**Option 15-Di**
Retain the Creative Industries Special Policy Area and extend the boundary to include secondary clusters of creative industries as shown on Map AO 15-Di (in the Preferred Options document), and apply a tailored policy approach to each area.

**Rating:** Social = Environmental + Economic ++
Commentary
This option endeavours to protect Creative Industries which are a significant sector within Westminster. Therefore it has a positive benefit economically, but other impacts are neutral.

Option 15-Dii
Retain the existing UDP approach and designation for the Creative Industries Special Policy Area as shown on Map AO 15-Dii (in the Preferred Options document) to protect light-industrial floor space.

Rating: Social = Environmental + Economic +

Commentary
As the Annual Monitoring Report indicated that this policy framework is not effective at protecting Creative Industries within Westminster, it is likely to have a neutral effect on sustainability objectives.

Option 15-E
Designate a Special Policy Area for Fitzrovia/East Marylebone to protect offices/light industrial

Rating: Social + Environmental + Economic =

Commentary
Defining more Special Policy Areas in Westminster may have a neutral to positive impact on Westminster’s social, environmental and economic environment. Defining more SPAs could potentially improve Westminster’s social, environmental and economic environments, although designating too many does run the risk of diluting the overall policy’s aim and its impact. This particular option suggests allowing new office uses and light industrial activities in the Fitzrovia/East Marylebone area. Wholesale showroom uses are already encouraged in the East Marylebone Area, and the council are proposing to maintain this policy approach. Designating a Fitzrovia/East Marylebone SPA could therefore have a generally neutral impact as it would overlap other proposed policy designations. Protecting existing offices and light industrial uses in this area may help to protect the historic environment in areas where these uses are characteristic and add to the local distinctiveness of this part of Westminster.
Option 15-F
Designate a Special Policy Areas for Jermyn Street to protect tailoring and other niche retail.

Rating: Social + Environmental + Economic =

Commentary
Similarly to Option 15-E above, this option could also have a generally neutral to positive impact. It could again offer protection for the historic environment by protecting historical tailoring and other niche retail activities. Retail uses are however already protected in designated shopping centres in Westminster. There may be little additional benefit in designating Jermyn Street as a Special Policy Area.

Option 15-G
Designate a Special Policy Area for Mayfair.

Rating: Social + Environmental + Economic =

Commentary
Again, this option could have a generally neutral to positive impact. Designating the area as a Special Policy Area may not result in any specific benefits to the area, which is already recognised and designated as a Conservation Area, although additional SPA designation could potentially help to protect the historic environment further in this area.

Option 15-H
Designate retail areas within South Westminster as Special Policy Areas to retain the local distinctiveness of these ‘urban villages’

Rating: Social + Environmental =/+ Economic +

Commentary
This option could have positive social and economic benefits if it could protect and encourage local retail to match local needs. This could help to promote health and well being by improving access to fresh produce, and may increase local opportunities to support sustainable economic growth.
**Option 15-I**
Designate a Special Policy Area for Berwick Street market

**Rating:**  
Social ++  
Environmental +  
Economic =

**Commentary**
This option is likely to have a neutral social, economic and environmental impact for the reasons set out below. Protecting street markets could help to create inclusive communities and offer opportunities for people to improve their health and wellbeing by providing access to fresh produce. This option could also help protect the historical interest of the street market, although its protection is already proposed to be included under Option 43.

**Option 0-C**
To create Heritage trails e.g. Savile Row becomes dedicated follower of fashion.

**Rating:**  
Social =  
Environmental ++  
Economic =

**Commentary**
This option could have a generally neutral impact as labelling an area as a ‘Heritage Trail’ instead of a ‘Special Policy Area’ could make little difference in policy terms. Suggestions for this option have included the designation of Savile Row as a ‘Heritage Trail’ of fashion. Protecting this area as a SPA would still allow the fashion/bespoke tailoring industry to operate in that area.
## Ratings of Options against Sustainability Objectives

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 15</th>
<th>Option 0-B</th>
<th>Option 15i</th>
<th>Option 15ii</th>
<th>Option 15iv</th>
<th>Option 15v</th>
<th>Option 15v-A</th>
<th>Option 15vi</th>
<th>Option 15vii</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
</tbody>
</table>
### Table 1 of 2

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 15</th>
<th>Option 0-B</th>
<th>Option 15i</th>
<th>Option 15ii</th>
<th>Option 15iii</th>
<th>Option 15iv</th>
<th>Option 15v</th>
<th>Option 15v-A</th>
<th>Option 15vi</th>
<th>Option 15vii</th>
</tr>
</thead>
<tbody>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td><strong>Overall Social</strong></td>
<td>+</td>
<td>+</td>
<td>++</td>
<td>=</td>
<td>++</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td><strong>Overall Environmental</strong></td>
<td>+++</td>
<td>++</td>
<td>+</td>
<td>=</td>
<td>++</td>
<td>+++</td>
<td>+</td>
<td>++</td>
<td>+++</td>
<td>++</td>
</tr>
<tr>
<td><strong>Overall Economic</strong></td>
<td>++</td>
<td>=</td>
<td>+</td>
<td>++</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>++</td>
<td>++</td>
<td>=</td>
</tr>
</tbody>
</table>

### Table 2 of 2

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
Table 2 of 2

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>Overall Social</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>Overall Environmental</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>Overall Economic</td>
<td>++</td>
<td>++</td>
<td>=</td>
<td>++</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
9. Health, Safety and Well-Being

**Sustainability Appraisal for each Option** - (see tables at end of chapter for rating against sustainability objectives)

**Option 16**
Developments will contribute towards improving health, providing a safe environment, and reducing crime and the fear of crime.

**Rating:** Social +++ Environmental ++++++++ Economic +

**Commentary**
Ensuring health, safety and well-being are given due consideration when determining planning applications will have positive impacts across most sustainability objectives. The option clearly contributes to the first two social objectives, which relate to safe communities and reducing crime and the fear of crime. For the third social objective relating to housing, there is a strong correlation between health, safety and housing, particularly the quality of housing, over-crowding and homelessness. This option would be used to refuse housing that does not adequately contribute to health and safety objectives, either at an individual unit level such as poor layout creating an unhealthy living environment, or at a development scale where the mix of units does not adequately address over-crowding or homelessness.

Health and safety considerations also relate to supporting sustainable transport modes (reducing air and noise pollution, improving road safety, increasing personal activity and exercise etc). Exposure to pollution is also key considerations in improving health and providing a safe environment generally. Climate change adaptation is also provided for within this option, from reducing flood risk to ensuring that developments are designed to reduce overheating. Enhancements to public realm and the street environment will be contributed to through this option be creating a safe public realm, including improvements to road safety and reducing crime and the fear of crime. Open space is also a crucial consideration for improving health, and consideration will also be given to the safety of those using Westminster's open spaces including crime reduction measures.

A healthy, safe environment contributes towards economic growth.
**Option 17**
The City Council will resist proposals that result in a material loss of residential amenity and developments should aim to improve the residential environment.

**Rating:**  
Social ++++  Environmental ++++++  Economic =

**Commentary**
Protection and improvement of the residential environment and residential amenity will have generally positive sustainability outcomes. Protection of residential amenity creates cohesive communities, ensures that housing is not compromised and promotes health and well-being. Protecting residential amenity also reduces the fear of crime by reducing the opportunities for crime in residential areas. Protecting residential amenity is an important element of securing sustainable design, for example protecting adequate internal daylighting. Pollution, such as noise and air pollution, that adversely affect residential occupiers will also be controlled through this option. Protecting residential amenity will also have benefits for the historic environment, public realm and open space. However, in some cases this will act as a constraint on commercial development in order to protect residential amenity.

**Option 17-A**
Developments should protect and improve the residential environment and residential amenity as far as practicable.

**Rating:**  
Social ++++  Environmental ++++++  Economic +

**Commentary**
This option would have the same sustainability outcomes as Option 17 above, and therefore scores the same, with the exception of the objective for economic growth. This option scores higher for economic growth because it offers weaker protection of residential amenity and the residential environment. Therefore it is unlikely to act as a such a significant constraint on development as Option 17 would. Overall, therefore, this option scores higher than Option 17. However, the assessment is not detailed enough to note that, as it offers weaker protection of residential amenity, it would not achieve all of the other objectives to the same extent that Option 17 would. The actual score is therefore slightly misleading, and this options is actually less sustainable overall.
**Option 17-B**

Apply a policy approach similar to the existing Unitary Development Plan whereby protection and improvement to the residential environment and residential amenity are an aim of the plan, and this is provided for through a number of individual policies e.g. design, environment etc.

**Rating:**

<table>
<thead>
<tr>
<th>Social</th>
<th>Environmental</th>
<th>Economic</th>
</tr>
</thead>
<tbody>
<tr>
<td>+++</td>
<td>+++++</td>
<td>=</td>
</tr>
</tbody>
</table>

**Commentary**

The policy framework suggested in this option protects residential amenity and therefore scores the same as Option 17 for the same reasons. Like Option 17, it may also be used to constrain inappropriate non-residential development and therefore may have a negative impact on economic development.

**Ratings of Options against Sustainability Objectives**

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 16</th>
<th>Option 17</th>
<th>Option 17-A</th>
<th>Option 17-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
</tbody>
</table>
## Sustainability Objectives

<table>
<thead>
<tr>
<th>Sustainability Objective</th>
<th>Option 16</th>
<th>Option 17</th>
<th>Option 17-A</th>
<th>Option 17-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>-</td>
<td>=</td>
<td>-</td>
</tr>
</tbody>
</table>

### Overall

<table>
<thead>
<tr>
<th>Category</th>
<th>Option 16</th>
<th>Option 17</th>
<th>Option 17-A</th>
<th>Option 17-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Social</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
</tr>
<tr>
<td>Overall Environmental</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
</tr>
<tr>
<td>Overall Economic</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
</tr>
</tbody>
</table>
10. Design Principles

Sustainability Appraisal for each Option - (see tables at end of chapter for rating against sustainability objectives)

10.1 Sustainable Design

Option 18
Development should be of exemplary standards of sustainable, inclusive urban design and architecture; innovative architecture which respects the context of Westminster’s unique local distinctiveness and adds to its world class city status is encouraged.

Rating: Social ++++ Environmental ++++++ Economic ++

Commentary
This option will have a positive impact on social, economic and environmental issues in Westminster and London as a whole. Improving design standards, through inclusive design has the potential to improve public realm make safer spaces, therefore reducing the fear of crime. Safe and accessible public places that are well designed encourage people to linger, relax and rest, providing opportunities for people to interact and encourage social cohesion. Enhancing the physical environment can in turn promote a feeling of well being amongst those using the public realm. Durable, efficient and adaptable buildings are crucial for a sustainable city. Sustainable energy efficient buildings use less resources to build and will have a positive impact on lowering future carbon emissions. Interesting places and innovate architecture will continue to attract business to invest in Westminster. Westminster’s unique local distinctiveness will continue to encourage people to live in the city. Therefore, high standards of design and architecture are good for the local economy.

Option 19
Minimise the extended life-time carbon emissions and resource use of the design, construction, maintenance and operation of developments.

Rating: Social ++ Environmental ++++ Economic =
Commentary
Ensuring that developments are resource-efficient and are constructed with lifetime carbon emissions in mind, will have positive impacts across all sustainability objectives, especially the environment and the general health of the community. Well functioning, intelligently designed buildings are vital for the economy of the world city, through extending the lifetime of the building and increasing resource efficiency, although there may be increased construction costs at the outset.

10.2 Heritage

Option 20
Preserve and enhance the historic interest and integrity of Westminster’s built and landscaped environment, including listed buildings and their settings, conservation areas, the World Heritage Site, and historic parks and gardens and their surroundings. Investigate, record and protect Westminster’s archaeological heritage.

Rating: Social ++ Environmental +++++ Economic +

Commentary
This option could potentially have health benefits by improving people’s mental health by protecting valued historic features/buildings for visitors. This option would positively protect and enhance the historic environment and architectural, archaeological and cultural heritage and street environment, and therefore have a positive impact on the environment. Preserving listed buildings will ensure they are maintained and refurbished without redevelopment. This option does not encourage large-scale development so would not result in pollution caused by construction processes. Protection and enhancement can in turn provide economic and social benefits, and could have a positive economic impact by encouraging tourism and tourism related employment.

Retrofitting sustainable measures into existing buildings could have a positive impact – helping to reduce a property’s CO₂ emissions, and limits the detrimental environmental impacts of demolition and redevelopment. This option will also help to protect, enhance and create environments that encourage and support biodiversity, and in turn improve air quality.

This option will not directly help reduce the fear of crime or actual crime, and is likely to have a neutral effect on opportunities for training and employment.
10.3 Views and Tall Buildings

Option 21
Protect and enhance the following protected views across and/or within Westminster, subject to Directions by the Secretary of State as shown on Map PO 21 (in the Preferred Options document):

- From Parliament Hill to the Palace of Westminster
- From Primrose Hill to St Paul’s Cathedral
- From Primrose Hill to the Palace of Westminster
- From Westminster Pier to St Paul’s Cathedral
- From Richmond Park (King Henry VIII’s Mound) to St Paul's Cathedral

Protect and enhance the following strategically important views across, to, from and/or within Westminster as shown on Map PO 21:

- From The Mall to Buckingham Palace
- From The South Bank to Westminster
- From Golden Jubilee/Hungerford Footbridges
- From Westminster Bridge
- From Lambeth Bridge
- From Waterloo Bridge
- From Jubilee Gardens and Thameside in front of County Hall to Westminster
- From Albert Embankment between Westminster and Lambeth Bridges to Westminster
- From Serpentine Bridge to the Palace of Westminster
- From the bridge in St James's Park to Horse Guards Road
- From Victoria Embankment between Waterloo and Westminster Bridges

Rating: Social + Environmental ++ Economic +

Commentary
Protecting and enhancing important views across or within Westminster could have mental health benefits to those living and working in Westminster, promoting the feeling of space. Attractive views can encourage walking, and are therefore important for improving health and wellbeing. This option could help protect the historic environment and enhance the street environment. Economically, policies protecting views can have positive impacts, with an attractive environment attracting investment into Westminster.
This option has a neutral score for housing and social services provision as it does not promote their development. Protecting views in itself is likely to have a generally neutral effect on the environment. It is not likely to help improve air quality or reduce noise in Westminster.

**Option 22**
Identify and protect Westminster’s views as shown on Map PO 22 (in the Preferred Options document) and in the Conservation Area Audits.

**Rating:** Social + Environmental ++ Economic +

**Commentary**
Similarly to Option 21 above, this option could help protect the historic environment and enhance the street environment. Protecting local views will be important for people’s health and wellbeing, and may encourage walking within Westminster. Maintaining an attractive street environment is important for encouraging investment within Westminster and supporting sustainable economic growth.

**Option 23**
Manage the provision of tall buildings in suitable locations within the Victoria and Paddington Opportunity Areas where they will not have a detrimental impact on local amenity or their wider settings, where they will have a positive effect on the skyline and the local area, and relate well to existing transport infrastructure.

**Rating:** Social = Environmental +++ Economic +

**Commentary**
Controlling the location of tall buildings will help to protect local and strategic views and will therefore help to protect the street scene, and historic environment. Similarly to the previous options, this will be important for encouraging investment into Westminster. This option received a neutral score on the social objectives as controlling the location of tall buildings is unlikely to help create cohesive and safe communities, or promote health and wellbeing by itself. This option could positively promote economic diversity by protecting the historic environment of Westminster, which will in turn encourage investment within this prestigious city.
### Ratings of Options against Sustainability Objectives

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 18</th>
<th>Option 19</th>
<th>Option 20</th>
<th>Option 21</th>
<th>Option 22</th>
<th>Option 23</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>+</td>
<td></td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=/+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
</tbody>
</table>
### Sustainability Objectives

<table>
<thead>
<tr>
<th></th>
<th>Option 18</th>
<th>Option 19</th>
<th>Option 20</th>
<th>Option 21</th>
<th>Option 22</th>
<th>Option 23</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Overall Social</strong></td>
<td>+++</td>
<td>+</td>
<td>++</td>
<td>+</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td><strong>Overall Environmental</strong></td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+</td>
<td>++</td>
<td>+++</td>
</tr>
<tr>
<td><strong>Overall Economic</strong></td>
<td>++</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
</tbody>
</table>
11. Infrastructure

Sustainability Appraisal for each Option - (see tables at end of chapter for rating against sustainability objectives)

11.1 Energy Infrastructure

Option 24
Safeguard the existing heating networks located in Pimlico and Whitehall. Require major new development within the Whitehall and Pimlico areas as shown on Map PO 24 (in the Preferred Options document) to be designed to connect to and extend the existing community heat networks except where it is demonstrated that it is not practical or viable. Maximise opportunities for providing new heat and power networks in Westminster, including requiring major developments to contribute to the provision of such networks except where it is demonstrated that this is not practical or viable.

Rating: Social = Environmental +++ Economic =

Commentary
If district heating and energy networks are proven to be resource-efficient, and consumers are still allowed choice of supplier, then there will be social benefits as well as environmental benefits. There is always an initial economic cost to provision of energy infrastructure, and economic benefits may not accrue for some years after initial capital cost.

11.2 Movement and Transport

Option 25
The City Council will support and promote improvements to transport infrastructure as detailed in the Local Implementation Plan (LIP), and including the following:
- Crossrail
- Victoria
- Cross River Tram
- Paddington
- Improvements to Underground stations including access and environment
Improvements to the public realm, with a focus on meeting the needs of people with disabilities and more vulnerable people
Wayfinding and directional signage initiatives
Increasing cycle parking across the city
Improvements and measures to support the 2012 Olympic Games

Rating: Social ++ Environmental +++++++ Economic +

Commentary
Improving public transport, from the major projects such as Crossrail, Victoria and preparing for 2012 Olympic Games, to more localised improvements, will increase use of sustainable modes of transport and facilitate economic development throughout London, especially within Westminster. This option recognises that to encourage and facilitate sustainable travel, a pleasant and understandable environment is required. Improving the transport infrastructure and sustainable travel produces the benefits of inclusiveness and an improved physical environment.

Option 26
Prioritise the pedestrian environment within Westminster, with particular emphasis on areas that experience high pedestrian volumes or peaks. Sustainable transport options will be supported and provided for including the following priorities:
• improve cycling facilities within new developments and throughout the borough,
• reduce reliance on private motor vehicles and single person motor vehicle trips, and
• prioritise parking provision for disabled, car sharing and alternative fuels.

Rating: Social ++ Environmental +++++++ Economic +

Commentary
Supporting sustainable transport options have a positive impact to the environmental objectives. Sustainable economic growth can only be supported by sustainable transport options which are inclusive. The option recognises Westminster’s daily “step into” population, the majority of which arrive by non-private motor vehicles and finish their journey’s on foot.

Cycling is a growing mode of transport for both Westminster residents and people coming into the borough. Providing the facilities to support cyclists encourages this growth and helps reduce the reliance on other modes of transport. Reducing the need to travel and single person motor vehicle trips will improve air quality and reduce noise. Socially, this policy does not exclude any group and encourages more active lifestyle.
Parking is a significant issue within Westminster. Car parking spaces occupy space that could otherwise be dedicated to other uses. Providing parking for disabled ensures that people who need access to a motor vehicle are not disadvantaged. Allowing parking for alternatives to single private vehicle ownership will ensure all groups have access to vehicles when needed.

Reducing single person motor vehicle trips will improve air quality and reduce noise. Socially, this policy does not exclude any group and encourages more active lifestyle.

Option 27
Servicing and deliveries needs will be met in such a way that minimises adverse effects on other highway, public realm users, and other residential or commercial activity.

Rating: Social + Environmental ++++ Economic +

Commentary
Managing the physical environment delivers social, economic and environmental goals. Servicing can be disruptive to pedestrian movement and vehicles flows, increasing congestion and emissions which reduces air quality. Delays to delivery or collection of goods can have an adverse economic effect. An attractive physical environment can also detract from the economic viability of an area, including retail and entertainment areas.

Poorly managed servicing can lead to goods or waste blocking or spoiling the footway detracting from the pedestrian environment as well as adding to unmitigated noise.

By ensuring servicing is managed holistically this will mitigate its potential impacts and assist in maintaining a high quality environment for sustainable transport users to move within and keep traffic flowing reducing emission output.

11.3 Sustainable Waste Management

Option 28
To maximise the contribution to self-sufficiency and proximity principal in waste management through:
• minimisation of waste creation;
• maximising the reuse and recycling of waste, including composting;
• recovery of energy and materials from waste;
• minimisation of waste disposal including a reduction of the amount of waste sent to landfill;
• dealing with waste in one of the nearest appropriate installations; and
• maximising the sustainable transportation of waste.

In the absence of existing suitable waste facilities within Westminster the City Council will continue to use the nearest appropriate facilities outside the borough until at least 2016, including the SELCHP plant in Deptford.

The City Council will use the following criteria to assess applications and sites for future waste management facilities:
• the need to ensure sufficient opportunities for the provision of future waste management sites (to contribute towards targets within the London Plan);
• proximity to source of waste;
• the nature of activity proposed and scale;
• the environmental impact on surrounding area, particularly noise, emissions, odour and visual impact;
• the full transport impact of all collection, transfer and disposal movements, particularly maximising the potential use of rail and water transport;
• primarily using sites that are located on Preferred Industrial Locations or existing waste management locations.

Rating: Social =+ Environmental +++ Economic =/-

Commentary
It is always preferable to be as self-sufficient as possible and dispose of waste as close as possible to where it is generated. Requiring development to minimise the production of waste through the reuse and recycling of building components and materials, and the provision of facilities for the on-going storage of waste and separation of recyclable materials and composting, will enable the fullest possible contribution to self-sufficiency. Whilst the provision of a waste management facility will contribute to self sufficiency, there is also potential for increased traffic if road access is required. Impact on the social objectives is likely to be negligible, although local recycling and composting facilities can provide an educational community facility. The inclusion of recycling facilities within developments will entail an economic cost to the developer, although this is likely to be relatively small. However, the provision of a larger scale waste management facilities may prove to be prohibitively expensive within Westminster, and consequently, an inefficient use of land.
Option 28-A
Work with other boroughs on a sub-regional basis to pool waste apportionment.

Rating: Social = Environmental ++ Economic =

Commentary
Working with other boroughs on a sub-regional basis to pool waste apportionment would result in having to apportion land within other boroughs to manage waste from Westminster. This option has less of a positive impact on environmental objectives compared to Option 28, as it would increase distance travelled by waste. Impact on the social objectives is likely to be negligible - the provision of waste sites outside the borough will not affect crime levels for example, although it could result in the delivery of more residential development. The impact upon economic objectives is deemed to be neutral, as this option will not affect employment or economic diversity within Westminster.

11.4 Green Infrastructure

OPEN SPACE
Option 29
To protect all open spaces, including play space, and their ecological value; enhance the city’s open space network and its amenity and use; and seek new open spaces in new developments.

Rating: Social +++ Environmental ++++++++ Economic ++

Commentary
The proposed open space policy is extremely environmentally sustainable (positive impacts on 8 out of the 11 criteria and no negative impacts). It has a positive social impact (on 3 out of the 4 criteria). It also has a positive economic impact by contributing to equality of opportunity and supporting sustainable economic growth.
THE BLUE RIBBON NETWORK

Option 30

To protect and enhance the Blue Ribbon Network, improve access for pedestrians and cyclists, use for leisure, sport and education especially for local communities, and as appropriate sustainable water-based transport; whilst ensuring that future development and uses do not harm biodiversity or waterside habitats and are sustainable and safe. The linearity of the Blue Ribbon Network will be taken into account and enhanced, particularly in relation to landscape, biodiversity and modes of sustainable transport.

Rating: Social +++ Environmental ++++++ Economic ++

Commentary

This grouping of options will promote the use of the Blue Ribbon network to its full advantage. The options promote different uses of the network. Consultation will elicit views on each different use. Different uses will have slightly different impacts on each of the three sustainable areas.

This is a very environmentally sustainable option (having a positive impact on 6 of the 11 criteria and no negative impacts). It also has a positive social impact (on 3 out of the 4 criteria). This option has a positive economic impact too in aiding equality of opportunity and supporting sustainable economic growth.

Option 30-A

Use canals and waterways for transportation of waste and freight. Future development designed to enable collection of waste and recyclables and transport to waterside waste facilities.

Rating: Social + Environmental +++ Economic +

Commentary

Use of the canals to transport waste, and designing development to enable collection of waste and transport to waterside facilities would utilise a more sustainable form of transportation and reduce associated greenhouse gas emissions, although it could impact negatively on waterside biodiversity. The option is not particularly applicable to the social or economic objectives listed.
**Option 30-B**

Require developments to promote the Blue Ribbon Network as part of the sustainable transport network of Westminster for recreational uses as a priority above all other uses

*or*

Require developments to promote the Blue Ribbon Network as part of the sustainable transport network of Westminster for nature conservation uses as a priority above all other uses

*or*

Require developments to promote the Blue Ribbon Network as part of the sustainable transport network of Westminster for commercial uses as a priority above all other uses

**Rating:**

a) Social ++ Environmental ++++ Economic =

b) Social + Environmental ++++++ Economic =

c) Social = Environmental ++++++++ Economic +

**Commentary**

Not surprisingly, this is the most socially sustainable option. By having recreational use as the priority on the waterways it will provide additional levels of social and community facilities and these will have a positive impact on health and well-being. It has many positive environmental impacts, but nonetheless is the least positive of the 3 options in terms of environmental sustainability. It has a positive impact on greenhouse gas emissions and air quality, and encouraging walking and cycling, enhancing the public realm and enhancing open space; and neutral impacts on the remaining criteria. It has a neutral economic impact.

Or

This option has a positive social impact on one criteria. Increased wildlife and biodiversity along the waterways is considered to have a positive benefit on health and general wellbeing. In terms of environmental impact, it has a positive effect on 7 of the 11 criteria. In addition to the ones listed above for recreational priority, it also has a positive impact on protecting, enhancing and creating environments that encourage and support biodiversity, and on reducing the impact of noise as prioritising nature would be the quietest of the 3 option, generating very little noise. It is economically neutral.

Or
This option is the least socially positive option (it has a socially neutral impact). In terms of environmental impacts it has the most positive impacts (8 of the 11 criteria). In addition to all the environmentally positive impacts cited on the 2 options above, it also has a positive impact on reducing waste production and increasing recycling and recovery of waste. It is also the most positive option in terms of economic impacts. It has a positive rating on supporting sustainable economic growth.

**Option 0-D**
Include the River Thames as a Key Issue.

**Rating:**
- Social +
- Environmental ++++
- Economic =

**Commentary**
This is also a very environmentally sustainable option (having a positive impact on 6 of the 11 criteria and no negative impacts). It also has a positive social impact (on 2 out of the 4 criteria). This option has a positive economic impact too in supporting sustainable economic growth.

**Option 0-E**
Give the canal a special designation.

**Rating:**
- Social ++
- Environmental ++++
- Economic +

**Commentary**
This is a very environmentally sustainable option (having a positive impact on 6 of the 11 criteria and no negative impacts). It also has a positive social impact (on 3 out of the 4 criteria). This option has a positive economic impact too in aiding equality of opportunity and supporting sustainable economic growth.

**BIODIVERSITY**

**Option 31**
To protect and enhance the borough’s Sites of Nature Conservation Importance (SINCs) as shown on Map PO31 (in the Preferred Options document), and ensure that permanent and temporary uses and activities do not have a detrimental impact on the habitats or populations
supported in these sites, particularly those identified in a relevant Biodiversity Action Plan. SINCs will be protected and managed for their ecological value as the priority.

Within Westminster, biodiversity will be protected, and opportunities to enhance and/or introduce biodiversity will be maximised.

Where development would impact on species or habitat identified in a relevant Biodiversity Action Plan at national, regional or local level, the potential harm will be minimised as far as practicable, or, where harm cannot be sufficiently minimised, permission may be refused.

**Rating:** Social ++ Environmental +++++++ Economic =

**Commentary**
This option has a positive impact, particularly across the range of environmental objectives. Biodiversity is important for achieving cohesive communities as it allows people to access and connect with nature and often brings people together through voluntary work, allotments etc. It is a crucial element of education, contributes to the health and well-being of people including mental health, and is considered to be a social and community facility. Biodiversity enhancements are recognised as being a necessary part of adaptation to climate change, as climate change will put additional stress on ecosystems and populations, including habitat ‘squeeze’. Interventions to support biodiversity, such as green spaces (rather than hard surfacing) and living roofs also contribute to water attenuation, and helping to reduce the heat island effect. Biodiversity enhancements also contribute to the amenity and attractiveness of the environment, enhancing public realm and open spaces.

**Option 31-A**
*First and third paragraphs as for Option 31, second paragraph as follows:* Biodiversity will be protected, and biodiversity enhancements will be encouraged in appropriate locations.

**Rating:** Social ++ Environmental +++ Economic =

**Commentary**
Whilst this option would deliver some positive benefits, by only encouraging biodiversity enhancements rather than maximising all opportunities, this option fails to meet some of the objectives. For example, it would not require sustainable design and construction (of which biodiversity enhancements such as living roofs are an important aspect). Similarly the option would not minimise flood risk in the same way as Option 31, as the biodiversity enhancements that would contribute to water attenuation are
only encouraged rather than required. Therefore it would not contribute this secondary benefit relating to flood risk. Therefore this option has a lower overall rating for environmental objectives even though some enhancements would still be delivered.

11.5 Social Infrastructure

**Option 32**
Protect existing and secure new social and community infrastructure which is accessible to everyone to support local communities and ensure access to local facilities.

**Rating:**  
Social ++  
Environmental ++  
Economic ++

**Commentary**
This option is likely to have positive socio-economic impacts. It will ensure that there are sufficient local social and community facilities to meet the needs residents and workers in Westminster. The environmental benefits are not as significant as other options however, by encouraging development in accessible locations this will help to reduce the need to travel by private transport, which in turn will help reduce air and noise pollution. This option does involve redevelopment all development does have a negative environmental impact. However, by carefully considering the design and layout alongside sustainable construction techniques, there will be a reduction in negative environmental impacts.
## Ratings of Options against Sustainability Objectives

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 24</th>
<th>Option 25</th>
<th>Option 26</th>
<th>Option 27</th>
<th>Option 28</th>
<th>Option 28-A</th>
<th>Option 29</th>
<th>Option 30</th>
<th>Option 30-A</th>
<th>Option 30-B (a)</th>
<th>Option 30-B (b)</th>
<th>Option 30-B (c)</th>
<th>Option 30-D</th>
<th>Option 0-E</th>
<th>Option 31</th>
<th>Option 31-A</th>
<th>Option 32</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=/+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>=/+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>-</td>
</tr>
</tbody>
</table>

Chapter 11 – Infrastructure

Page 75
### Sustainability Objectives

<table>
<thead>
<tr>
<th>Option</th>
<th>24</th>
<th>25</th>
<th>26</th>
<th>27</th>
<th>28</th>
<th>28-A</th>
<th>29</th>
<th>30</th>
<th>30-A</th>
<th>33-B</th>
<th>33-B</th>
<th>33-B</th>
<th>33-D</th>
<th>30-E</th>
<th>31</th>
<th>31-A</th>
<th>32</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>-</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>+/-</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+/-</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
</tr>
</tbody>
</table>

---

**Chapter 11 – Infrastructure**

Page 76
| Sustainability Objectives | Option 24 | Option 25 | Option 26 | Option 27 | Option 28 | Option 28-A | Option 29 | Option 30 | Option 30-A | Option 30-B | Option 30-B (a) | Option 30-B (b) | Option 30-B (c) | Option 30-D | Option 0-E | Option 31 | Option 31-A | Option 32 |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|-------------|-------------|----------------|----------------|----------------|-------------|-----------|-----------|-----------|
| 17. To maintain economic diversity increase local opportunity and support sustainable economic growth | = | + | + | + | - | = | + | + | + | = | = | + | = | = | = | = | = | + |
| Overall Social           | = | ++ | ++ | + | =/+ | = | +++ | +++ | + | ++ | + | = | + | ++ | ++ | ++ | + | + |
| Overall Environmental    | +++ | +++ | +++ | +++ | +++ | ++ | +++ | +++ | +++ | +++ | +++ | +++ | +++ | +++ | +++ | +++ | +++ | +++ |
| Overall Economic         | = | + | + | + | =/- | = | ++ | ++ | + | = | = | + | = | ++ | ++ | ++ | = | ++ |
12. Pollution

Sustainability Appraisal for each Option - (see tables at end of chapter for rating against sustainability objectives)

12.1 Air Quality

Option 33
The Council will seek a reduction of air pollution, with the aim of meeting the standards for pollutants set out in the UK Air Quality Strategy 2007.
Developments should contribute to a reduction in emissions of air pollution.
Developments of uses that are more vulnerable to air pollution (“sensitive receptors”) should minimise the impact of existing poor air quality on occupants through the design of the building and use of appropriate technology.

Rating:   Social  ++   Environmental  ++++++   Economic  ++

Commentary
Improved air quality is vital for the social, economic and environmental welfare of the nation, not just Westminster. Westminster has some of the worst air quality in the country and it will require substantial effort to make marked improvements within the lifetime of the LDF.

12.2 Noise

Option 34
The Council will work with partner organisations, businesses and residents to reduce noise and vibration and their adverse impacts with the aim of reducing noise towards World Health Organisation guideline levels for Community Noise.
The Council will protect residents and occupiers of non-residential noise sensitive developments (“noise sensitive receptors”) by:
- Ensuring all development minimises and contains noise and vibration;
- Ensuring all development provides an acceptable noise and vibration climate for occupants and is designed to minimise exposure to vibration and external noise sources;
The Council will work to improve Westminster's soundscapes and will identify and designate Soundscape Protection Areas; in these areas Council will seek to preserve or enhance the sound environment.

**Rating:** Social +++ Environmental ++++ Economic =

**Commentary**
The policy will have positive social impacts, particularly related to health and wellbeing. The impacts on economic development objectives identified in the sustainable assessment. The Option will have a positive impact on the environment, but this is dependent on implementation. Noise will need to be considered as part of package of sustainable design and construction issues to ensure the strategy for addressing noise pollution does not lead to other negative environmental impacts. For example, ensuring noise minimisation measures lead to requirements for air conditioning which could contribute to local air pollution and indeed increased noise emissions. Similarly, integration of noise management measures in buildings of heritage value will need to be carefully managed.

**Option 34-A**
*As for Option 34 but 3rd paragraph changed as follows:* The Council will work with its partners to improve Westminster soundscape and will protect quieter public parks, squares and other open spaces from noise intrusion.

**Rating:** Social +++ Environmental ++++ Economic =

**Commentary**
The results of the sustainability appraisal for this option matched that of Option 34, above.
### Ratings of Options against Sustainability Objectives

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 33</th>
<th>Option 34</th>
<th>Option 34-A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>=</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>+</td>
<td>-/+</td>
<td>-/+</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>+/-</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>

| Overall Social                          | ++         | +++        | +++         |
| Overall Environmental                    | +++        | +++        | ++          |
| Overall Economic                        | +++        | +          | +           |
13. Housing

Sustainability Appraisal for each Option - (see tables at end of chapter for rating against sustainability objectives)

13.1 Meeting housing needs

Option 35
To ensure that housing meets needs by setting out the size and tenure of units required, how the needs of those with specialist housing needs will be met, and protecting specialist housing such as affordable housing, hostels and Houses in Multiple Occupation (HMOs).

Rating: Social ++++ Environmental + Economic +

Commentary
This option would have an extremely positive social impact by creating cohesive, inclusive and safe communities; reducing the fear of crime and actual crime; ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and promote health and well being. Needs have been quantified in the City of Westminster Housing Study and will be regularly updated. This option will ensure that what is built is what is needed and protects housing for which there is a known need. It also has a marginally positive environmental impact. It has a positive economic impact by ensuring equality of opportunity. eg. for those with disabilities.

GYPSY AND TRAVELLER SITES
Option 35i
Planning permission for Gypsy and Traveller sites may be granted subject to the impact on residential amenity, townscape, traffic and parking.

Rating: Social ++ Environmental = Economic =

Commentary
This option has an overall neural impact on Economic and Environmental criteria. It however scores highly for social objectives, in particular for creating cohesive and safe communities and in terms of ensuring the provision of appropriate housing types.
13.2 Protecting existing homes

**Option 36**
To protect all residential uses, floorspace and land; and in order to retain the existing number of residential units, to not permit developments which result in a reduction in the number of residential units, except where;
- affordable housing is being made more suitable for individual occupiers; or
- where the development is in a designated Family Housing Area.

**Rating:** Social +++  Environmental =  Economic =

**Commentary**
This option would have a very similar effect to Option 36-A i.e. a very positive social impact and neutral environmental and economic impacts. It would help maximise housing supply in Westminster by protecting individual units, except social housing units which do not meet needs because of their size, but unlike Option 36-A would lead to a loss of small housing units in the Family Housing Areas. The negative impacts of the loss of individual units (both social and in the Family Housing Areas) could be counterbalanced by the very positive impact on the 3rd criteria ‘ensuring the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands’ by permitting the reconfiguration of social housing units which do not meet needs because of their size, and permitting the loss of smaller units in the Family Housing Areas into larger family units by permitting the loss of units by way of ‘deconversions’ in the 6 (UDP designated) Family Housing Areas. This would mean that there is no loss of residential floorspace but there will be a loss of residential units in these areas. This option would therefore lead to a small reduction in the stock of housing units (and a greater number than Option 36-A) with the consequential negative social impact. However, increasing the number of family homes in the six Family Housing Areas would contribute to creating inclusive communities and could therefore be considered to have a positive social impact.

**Option 36-A**
As for Option 36, but exception not made in Family Housing Areas: To protect all residential uses, floorspace and land; and to not permit developments which result in a reduction in the number of residential units
- except where affordable housing is being made more suitable for individual occupiers.

**Rating:** Social +++  Environmental =  Economic =
Commentary
This option would have a positive impact on maximising housing supply in Westminster by protecting individual units, except social housing units which do not meet needs because of their size. This negative impact of the loss of individual units could be counterbalanced by the very positive impact on the 3rd criteria ‘ensuring the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands’ by permitting the reconfiguration of social housing units which do not meet needs because of their size, into larger family units.

13.3 Increasing the supply of affordable homes

Option 37
To work towards a target of 50% of new housing provision being affordable housing, and maximise the provision of affordable homes by:

a) Requesting affordable homes on housing developments of 10 or more additional units or 1,000 sqm or more of additional residential floorspace
b) Securing the relevant proportion of the net additional residential accommodation as set out in the UDP/City Management DPD by calculating the proportion of affordable housing required in floorspace.
c) Expecting affordable housing to be provided on site. If this can be shown not to be practical, affordable housing should be provided off site in the vicinity. Financial contributions in lieu of affordable housing will only be acceptable in exceptional circumstances.

Rating:
A) Social +++ Environmental + Economic =
B) Social +++ Environmental + Economic =
C) Social ++++ Environmental + Economic +

Commentary
A) This option has a strong positive social impact - 9/10 (if current UDP policy is 5/10). It would contribute to creating cohesive, inclusive and safe communities; and ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and thereby promote health and well being. This is considered to be a more socially positive than all the other options because it would lead to the maximum number of new affordable homes by having a threshold which would not have such a restraining effect on overall housing supply as Options 37-A, 37-C, 37-D, and 37-F, it would also increase the amount of affordable housing in individual schemes more than options 37-B, 37-F, and 37-G. This option would
therefore make a more positive contribution to health and wellbeing, and provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands.

B) This option has a strong positive social impact (8/10 if existing UDP policy is 5/10), in that it would contribute to creating cohesive, inclusive and safe communities; and ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and thereby promote health and well being. This would create more affordable homes than Options 37-I, 37-J, 37-K and 37-L. This is because in Westminster market housing units are nearly always larger than affordable units, even when the units are not ‘exceptionally large’. Also many market dwellings have very large rooms and many bathrooms rather than more habitable rooms. It could, however, have a negative impact on the number of residential schemes coming forward which could in turn have a negative social impact.

C) This is a very socially sustainable option which by seeking to maximise the number of affordable housing units built and by seeking to locate that affordable housing on the same sites as private housing, will aid community cohesion and equality of opportunity, create safe and inclusive communities, reduce the fear of crime and actual crime, meet demands for affordable homes, and thereby promote health and well being. It would also reduce the need to travel (to work in particular) if affordable housing were provided in central areas rather than in the further reaches of north Westminster.

Option 37-A
As for Option 37 but with different threshold: a) Requesting affordable homes on housing developments of 10 or more additional units or 660 sq m or more of additional residential floorspace

Rating: Social +++ Environmental + Economic =

Commentary
This option has a strong positive social impact - 7/10 (if current UDP policy is 5/10), in that it would contribute to creating cohesive, inclusive and safe communities; and ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and thereby promote health and well being. It is considered to be an improvement on the existing UDP policy in that it would provide more affordable homes and in this context scores 7/10. This is considered to be a more socially positive than Options 37-C, 37-D, 37-G, and 37-H. It would not have such a restraining effect on overall housing supply as Options 37-C and 37-D, however, it would be more likely to constrain overall housing supply than Options 37-B, 37-D and 37-G because of its low floorspace threshold.
**Option 37-B**  
*As for Option 37 but with different threshold:* a) Requesting affordable homes on housing developments of 10 or more additional units or 1,290 sq m of additional residential floorspace

**Rating:**  
Social +++  
Environmental +  
Economic =

**Commentary**
This option has a strong positive social impact - 7/10 (if current UDP policy is 5/10), in that it would contribute to creating cohesive, inclusive and safe communities; and ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, overcrowding and family unit demands; and thereby promote health and well being. It is considered to be an improvement on the existing UDP policy in that it would provide more affordable homes. This is considered to be more socially positive than Options 37-C, 37-D, 37-G, and 37-H as it would not have such a restraining effect on overall housing supply.

**Option 37-C - Threshold**
Have the full affordable requirement apply from 10 units, rather than staircasing up to the full amount.

**Rating:**  
Social +++  
Environmental +  
Economic =

**Commentary**
This option has a positive social impact - 4/10 (if current UDP policy is 5/10), in that it would contribute to creating cohesive, inclusive and safe communities; and ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, overcrowding and family unit demands; and thereby promote health and well being. However, abolishing the staircasing on schemes between 10 and 24 units is considered to have the most constraining impact on housing developments coming forward of all the 9 options. It would therefore restrict the contribution to creating cohesive, inclusive and safe communities, and health and wellbeing.

**Option 37-D - Threshold**
Require an affordable housing contribution on all developments, including those below 10 units

**Rating:**  
Social +++  
Environmental +  
Economic =
Commentary
This option has a positive social impact - 6/10 (if current UDP policy is 5/10), in that it would contribute to creating cohesive, inclusive and safe communities; and ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, overcrowding and family unit demands; and thereby promote health and well being. However, it is almost certain to constrain housing overall, more than Options 37a) and b), 37-A, 37-C, 37-F, 37-G, and 37-E. It would therefore restrict the contribution to creating cohesive, inclusive and safe communities, and health and wellbeing.

Option 37-E - Threshold
Keep 10 unit threshold except where viability suggests that affordable housing would be viable on sites of less than 10 units

Rating: Social +++ Environmental + Economic =

Commentary
This option has a positive social impact- 7/10 (if current UDP policy is 5/10), in that it would contribute to creating cohesive, inclusive and safe communities; and ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, overcrowding and family unit demands; and thereby promote health and well being. This is considered to be a more socially positive than Options 37-A, 37-D, 37-F, and 37-G as it would not have such a restraining effect on overall housing supply, but would not achieve as much affordable housing in individual schemes as Options 37a), 37-B, 37-C, 37-D, and 37-G.

Option 37-F - Threshold
Keep 10 unit requirement but ask for financial contributions on sites below 10 units

Rating: Social +++ Environmental + Economic =

Commentary
This option has a positive social impact - 7/10 (if current UDP policy is 5/10), in that it would contribute to creating cohesive, inclusive and safe communities; and ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, overcrowding and family unit demands; and thereby promote health and well being. However, it may constrain housing overall and particularly more than Options 37a), 37-B, and 37-E. It would also bring in less affordable homes in individual schemes than options 37a), 37-B, 37-A, 37-C, 37-E, and 37-G and therefore restrict the contribution to creating cohesive, inclusive and safe communities, and health and wellbeing.
Option 37-G - Threshold
The 10 unit threshold could be reduced to say 8 units.

Rating: Social +++ Environmental + Economic =

Commentary
This option has a positive social impact - 7/10 (if current UDP policy is 5/10), in that it would contribute to creating cohesive, inclusive and safe communities; and ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, overcrowding and family unit demands; and thereby promote health and well being. However, this option may constrain housing overall and more than Options 37a), 37-A, 37-B and 37-G, and therefore restrict the contribution to creating cohesive, inclusive and safe communities, and health and wellbeing.

Option 37-H - Threshold
Threshold should not be in the form of a blanket borough-wide requirement. Council should consider setting varied site-size thresholds over the plan area

Rating: Social +++ Environmental + Economic =

Commentary
This option has a positive social impact, in that it would contribute to creating cohesive, inclusive and safe communities; and ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, overcrowding and family unit demands; and thereby promote health and well being. However, as any variant on a 10 unit threshold would need to below 10 to comply with the London Plan, it is almost certain to constrain housing overall and therefore restrict the contribution to creating cohesive, inclusive and safe communities, and health and wellbeing.

Option 37-I - Calculation criteria (floorspace/units)
Continue to use units to calculate affordable housing requirement

Rating: Social +++ Environmental + Economic =
Commentary
This option would have a positive social impact (5/10 as it is the existing UDP policy) but because the amount of affordable housing created would not be as great as Options 37b) or 37-J. It would therefore have a more limited impact on the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and thereby a less positive impact on health and well being.

Option 37-J - Calculation criteria (floorspace/units)
Use floorspace to calculate the affordable housing contribution in cases where exceptionally large units are proposed.

Rating: Social +++ Environmental + Economic =

Commentary
This option would have a positive social impact (7/10 if existing UDP policy is 5/10). It would lead to more affordable homes being built but not as many as if Option 37b) were applied which calculates all affordable housing requirements in terms of floorspace, rather than just when exceptionally large units are proposed. This is because in Westminster market housing units are nearly always larger than affordable units, even when the units are not ‘exceptionally large’. Therefore the amount of affordable housing created would not be as great as Option 37b), and would therefore have a more limited impact on the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and thereby a less positive impact on health and well being. However, it would have a more positive social impact than Options 37-I and 37-L.

Option 37-K - Calculation criteria (floorspace/units)
Use a flexible approach of using units or floorspace or rooms depending on the circumstances and location of the development.

Rating: Social +++ Environmental + Economic =

Commentary
This option would have a positive social impact but because the amount of affordable housing created would not be as great as Option 37-J and would therefore have a more limited impact on the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and thereby a less positive impact on health and well being. However, it would have a more positive social impact than Options 37-I or 37-L.
**Option 37-L - Calculation criteria (floorspace/units)**
Use habitable rooms to calculate affordable housing requirement

**Rating:** Social +++ Environmental + Economic =

**Commentary**
This option would have a positive social impact (6/10 if existing UDP policy is 5/10), but because the amount of affordable housing created would not be as great as Options 37b), 37-J and 37-K, it would have a more limited impact on the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and thereby a less positive impact on health and well being. This option is not really applicable to Westminster as many market dwellings have very large rooms and many bathrooms rather than more habitable rooms.

**Option 38**
To protect affordable housing and floorspace that is used or was last used as affordable housing.

**Rating:** Social +++ Environmental = Economic =

**Commentary**
Protecting affordable housing in the case of redevelopment would have a very positive social impact by creating cohesive, inclusive and safe communities with appropriate levels of social and community facilities; and ensuring the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and by promoting health and well being.

Letting affordable housing change to market housing in redevelopment would reduce the number of affordable homes in the city with consequential social costs such as increased homelessness. It would have a neutral impact on environmental and economic criteria because only the tenure is changed.

**Option 39**
To achieve well designed, high quality, sustainable housing, which contributes to the local environment and protects residential amenity.

**Rating:** Social ++++ Environmental +++++++ Economic =
Commentary
This option would have an extremely positive social impact by creating cohesive, inclusive and safe communities; reducing the fear of crime and actual crime; ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands; and promote health and well being. It also has a very positive environmental effect by having a positive impact on 7 of the 11 environmental criteria used to assess sustainability. It has a neutral economic impact.

Ratings of Options against Sustainability Objectives

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 35</th>
<th>Option 35i</th>
<th>Option 36</th>
<th>Option 36-A</th>
<th>Option 37a)</th>
<th>Option 37b)</th>
<th>Option 37c)</th>
<th>Option 37-A</th>
<th>Option 37-B</th>
<th>Option 37-C</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
### Table 1 of 2

#### Sustainability Objectives

<table>
<thead>
<tr>
<th>Objective</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. To protect and enhance the historic environment and architectural,</td>
<td>++</td>
</tr>
<tr>
<td>archaeological and cultural heritage</td>
<td>++</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>++</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space</td>
<td>++</td>
</tr>
<tr>
<td>throughout the borough</td>
<td>++</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for</td>
<td>++</td>
</tr>
<tr>
<td>education, training and employment</td>
<td>++</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support</td>
<td>++</td>
</tr>
<tr>
<td>sustainable economic growth</td>
<td>++</td>
</tr>
<tr>
<td>Overall Social</td>
<td>+++</td>
</tr>
<tr>
<td>Overall Environmental</td>
<td>++</td>
</tr>
<tr>
<td>Overall Economic</td>
<td>+</td>
</tr>
</tbody>
</table>

### Table 2 of 2

#### Sustainability Objectives

<table>
<thead>
<tr>
<th>Objective</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate</td>
<td>++</td>
</tr>
<tr>
<td>levels of social and community facilities</td>
<td>++</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>++</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet</td>
<td>++</td>
</tr>
<tr>
<td>homeless, affordable, intermediate, over crowding and family unit</td>
<td>++</td>
</tr>
<tr>
<td>demands</td>
<td>++</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>++</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>+</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourage and support biodiversity</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>=</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>=</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>=</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>=</td>
</tr>
</tbody>
</table>
### Table 2 of 2

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Social</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
</tr>
<tr>
<td>Overall Environmental</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+++</td>
<td>+++</td>
</tr>
<tr>
<td>Overall Economic</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
14. Commercial Development

Sustainability Appraisal for each Option - (see tables at end of chapter for rating against sustainability objectives)

14.1 Business floorspace

Option 40
The City Council will seek a range of business floorspace to maintain economic resilience, improve accessibility to business opportunities and premises within Westminster, and support the Creative Industries sector, including:

- affordable workspace,
- workshops and studios,
- flexible workspaces.

Rating: Social ++ Environmental ++ Economic ++

Commentary
This option has a generally positive impact, particularly in relation to economic objectives. Local employment opportunities which would be considerably enhanced by the availability of affordable workspaces, contributes to cohesive communities and to health and well-being outcomes. It is also likely to reduce the need to travel as local people would be able to access appropriate workspaces in their local area (although this would be a relatively small scale in comparison to the numbers of people coming to Westminster to work). A range of workspaces helps to diversify the range and types of employment available in Westminster, and this will also broaden training and employment opportunities.

14.2 Retail

Option 41
Maintain and enhance existing shopping centres and protect existing retail uses within designated retail areas and the Central Activities Zone. The Council will plan for additional shops in the Central Activities Zone (CAZ) and Major and District shopping centres, and will protect convenience goods floorspace in the District and Local Centres to meet local needs, and where there is less scope for new retail developments. The Council will seek to secure small/affordable shop units through S106 contributions as recommended by the Mayor.

Rating: Social ++ Environmental + Economic ++
Commentary
Enhancing Westminster’s shopping centres and increasing the provision of retail within the city is likely to have social, environmental and economic benefits. Socially, this option will help provide appropriate levels of community facilities including shops and supporting services. Provision of such uses, in particular convenience goods including fresh food, will have health benefits, promoting health and well-being. Environmentally the impacts of this option are generally likely to be neutral, although encouraging development in town centres does have the benefit of reducing the need to travel by private cars. Westminster’s larger shopping centres are well served by public transport. Economically, encouraging retail development will lead to more job opportunities in the service sector, and will help attract visitors into the city. This option supports sustainable economic growth.

Option 42
- Designate a hierarchy of shopping centres as shown on Map PO 42 (in the Preferred Options document) and Table 3 below.
- Direct retail uses to, and protect local shops and services within the defined hierarchy of Shopping Centres.

Retail development should be focused in existing shopping centres and the Central Activities Zone (CAZ), and should be of an appropriate size and scale for the centre, without adversely impacting on surrounding centres.

Retail and other town centre uses will be supported in these centres where they are appropriate, with larger-scale development being focused on the larger shopping centres.

Table 3: Hierarchy of Shopping Centres in Westminster: (as shown on Map PO 42 in the Preferred Options document)

<table>
<thead>
<tr>
<th>International Centres – These include centres within the International shopping centres of the West End and Knightsbridge, and the wider West End Special Retail Policy Area (see Options 9 and 10).</th>
<th>Oxford Street</th>
<th>Bond Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Regent Street</td>
<td>Knightsbridge</td>
</tr>
<tr>
<td>Centres within CAZ – these shopping areas fall within the CAZ boundary, but are not designated as CAZ Frontages.</td>
<td>Piccadilly</td>
<td>Shepherd Market</td>
</tr>
<tr>
<td></td>
<td>Soho</td>
<td>South Audley/Mount Street</td>
</tr>
<tr>
<td></td>
<td>Carnaby Street</td>
<td>Jermyn Street</td>
</tr>
<tr>
<td></td>
<td>Chinatown</td>
<td>Shaftesbury Avenue</td>
</tr>
<tr>
<td></td>
<td>Charlotte Street/Fitzrovia</td>
<td>Covent Garden</td>
</tr>
<tr>
<td></td>
<td>Wigmore Street</td>
<td>Strand</td>
</tr>
</tbody>
</table>
## CAZ Frontages

- for the provision of strategically important town centre type facilities as designated in the London Plan.

<table>
<thead>
<tr>
<th>Major Centre</th>
<th>District Centres</th>
<th>Local Centres</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Covent Garden/Strand</td>
<td>- Victoria Street</td>
<td>- Marylebone Road</td>
</tr>
<tr>
<td>- Baker Street (South)</td>
<td>- Edgware Road (South)</td>
<td>- Marylebone High Street</td>
</tr>
<tr>
<td>- Warwick Way/Tachbrook Street*</td>
<td></td>
<td>- Westbourne Grove</td>
</tr>
</tbody>
</table>

### Major Centre
- Queensway/Westbourne Grove

### District Centres
- Church Street/Edgware Road
- Harrow Road
- Praed Street
- St. John’s Wood

### Local Centres
- Ebury Bridge Road
- Elizabeth Street
- Fernhead Road
- Formosa Street
- Great Titchfield Street
- Harrow Road (East)
- Harrow Road/Bourne Terrace
- Kilburn Lane
- Kilburn Park Road
- Lauderdale Road/Castellain Road
- Ledbury Road
- Leinster Terrace
- Lisson Grove
- Lupus Street
- Maida Vale
- Moreton Street
- Moscow Road
- Motcomb Street/New Cavendish Street
- New Quebec Street
- Nugent Terrace
- Pimlico
- Pimlico Road
- Porchester Road
- Seymour Place
- Shirland Road Junction
- Shirland Road/Chippenham Road
- Strutton Ground
- Westbourne Park Road

### Rating:
- **Social:** ++  
- **Environmental:** =  
- **Economic:** ++

### Commentary

This option again could help create inclusive communities with appropriate levels of social and community facilities – directly promoting health and well being at a local level. Defining a hierarchy of shopping centres is likely to have a neutral effect on the environment as it does not necessarily promote large-scale development, and is not likely to result in increased noise/pollution. In certain circumstances, this option could help reduce the need to travel, but this is not always going to be the case for some of the smaller centres, although these will be accessible on foot.
STREET MARKETS

Option 43
Incorporate the findings of the Street Market Study

Rating: Social +++ Environmental +++ Economic +++

Commentary
An approach to protect street markets in Westminster is likely to have positive social, environmental and economic benefits. Encouraging activity and therefore natural surveillance around street markets could have a positive effect of reducing the fear of crime. Street markets can act as a focal point for community activity, with the provision of fresh produce helping to promote health and wellbeing. Providing goods locally at street markets can also help reduce the need to travel, with well managed street markets having the potential to directly enhance the street environment. Street markets can provide opportunities for employment, and can support sustainable economic growth – especially where they compliment and support the area’s local shops and services. In these ways they can enhance the vitality of town centres.

14.3 Hotels

Option 44
New hotel development will be directed to the Core Central Activities Zone and the Opportunity Areas. Existing hotels that have appropriate servicing provision and do not have adverse effects on residential amenity will be protected throughout Westminster, except in Bayswater and Pimlico where the conversion of hotels to residential accommodation will be encouraged.

Rating: Social = Environmental ++++ Economic ++

Commentary
Based on the assessment criteria, encouraging new hotels in parts of Westminster is likely to have a neutral social impact. Directing new hotel uses to the Core CAZ only could have environmental benefits resulting from a reduced need to travel, as the area is easily accessible and are well served by public transport.

Protecting and improving the existing hotel stock is likely to have a neutral social impact, and positive environmental impacts as it does not advocate large scale development, and has the potential for improvements to existing hotels to enhance the street environment. There are also likely to be economic benefits to protecting hotel uses as they offer employment opportunities, provide visitor accommodation, and support sustainable economic growth.
Encouraging the conversion of hotels to residential accommodation in Belgravia and Pimlico will help ensure the provision of more housing in Westminster, to meet current and future needs. Environmentally, hotels converted to residential units may have less of a detrimental impact on the wider residential amenity, as they will not have the same servicing issues/requirements as associated with hotels. Economically however, the loss of hotel uses will lead to a decline in service sector employment opportunities.

14.4 Tourism-related, Arts and Cultural Uses

Option 45
Maintain and enhance the quality of existing tourist facilities and visitor attractions and promote new opportunities for tourism, arts and culture and cultural uses in the Central Activities Zone and Cultural Quarters.
Promote local arts and cultural facilities, particularly in North West Westminster, and in other locations where this will not compromise residential amenity.

Rating: Social ++ Environmental +++ Economic ++

Commentary
Supporting cultural activities is hugely beneficial to society, across all age groups, and this is why there is a positive score for meeting social objectives. Environmental effects are likely to be beneficial since the policy option does not advocate large scale development. This option can help promote health and well being and may encourage walking around the city through the promotion of its attractions and facilities. This option will help support sustainable economic growth, particularly where local arts and cultural uses are promoted within north west Westminster.

14.5 Entertainment Uses

Option 46
Maintain the existing Stress Area boundaries, as shown on Map PO 46 (in the Preferred Options document).

Rating: Social ++ Environmental ++ Economic =
Commentary
Maintaining the existing West End Stress Area Boundary will continue to control the size and type of entertainment uses in order to contribute to the reduction of any connected anti-social behaviour, improve the street environment, and reduce levels of noise and waste. The City Council's approach has enabled the development of more café and restaurant uses and less bars. Whilst there may be some initial economic disadvantages from controlling the expansion of certain night-time activities, this should be compensated by potential improvement to the amenity of the local environment and quality of entertainment uses.

Option 46-A
Extend the West End Stress Area to include St James’s, Mayfair and Fitzrovia

Rating: Social +++ Environmental +++ Economic =

Commentary
Extending the West End Stress Area boundary to St James’s, Mayfair and Fitzrovia will widen the area where the size and type of entertainment uses are subject to stricter controls. Whilst this is likely to have a positive impact upon the street environment, amenity, and anti-social behaviour, any additional improvements depends upon current levels of noise and anti-social behaviour within the extended area.

Option 46-B
Extend the West End Stress Area to include Charlotte Street

Rating: Social +++ Environmental +++ Economic =

Commentary
Extending the West End Stress Area boundary to Charlotte Street will widen the area where the size and type of entertainment uses are subject to stricter controls. Whilst this is likely to have a positive impact upon the street environment, amenity, and anti-social behaviour, any additional improvements depends upon current levels of noise and anti-social behaviour within the extended area.

Option 46-C
Instigate 'buffer zones' around the West End Stress Area

Rating: Social +++ Environmental +++ Economic =
Commentary
Buffer zones would prevent any 'overspill' of entertainment uses from the West End Stress Area, and would be subject to similarly strict controls as prevalent within the West End Stress Area. It is therefore likely to also have a positive impact when assessed against social and environmental objectives through the potential reduction of antisocial behaviour, noise and waste, although this may be to a lesser extent when compared to the stress area. There is likely to be a neutral impact when measured against economic objectives – there may be less growth in the entertainment economic sector, but potentially growth in other uses.

Option 47
Encourage complementary low impact entertainment uses in appropriate locations to support the retail function of the West End and Knightsbridge International Centre’s Primary Shopping Frontages.
Encourage complementary low impact entertainment uses to aid regeneration, along the Church Street/Edgware Road District Centre, and Harrow Road District Centre.

Rating: Social + Environmental = Economic +

Commentary
Complementary low impact entertainment uses are likely to have only a negligible impact upon crime and anti-social behaviour and in many instances positively contribute to a safer and inclusive environment. Any negative environmental impacts (for example on noise) may be addressed by conditions on hours of operation and servicing. It is likely to have a positive impact on economic growth within the entertainment sector, and could increase activity in other surrounding uses.

Option 47-A
Do not designate areas to encourage complementary low impact entertainment uses

Rating: Social = Environmental ++ Economic -

Commentary
Due to the nature of complementary low impact entertainment uses, the non-designation of areas for such uses is unlikely to greatly impact upon social objectives. This option is likely to have positive impact on the reduction of noise and waste generation, but will not positively contribute to economic diversity and growth.
Option 47-B
Increase new entertainment uses (A3 or A1/A3 Use Classes) where there are increases in retail floorspace

Rating: Social + Environmental - Economic ++

Commentary
Accompanying increases to retail stock with increases in entertainment uses would provide additional opportunities for economic growth and employment. However, such increases are likely to be accompanied by increased levels of waste and noise. The impact (both positive and negative) of low impact entertainment uses against social objectives, including health and well-being is unproven.

Option 47-C
Do not designate for low impact entertainment uses within Special Policy Areas or Stress Areas

Rating: Social + Environmental ++++ Economic -

Commentary
The option of non-designation of low impact entertainment uses within Special Policy Areas or Stress Areas has the highest environmental score of all low impact entertainment use options. Despite the nature of low impact entertainment uses, it is likely that this will enable further protection of the historic environment, and enhance the public realm, in addition to the positive impact on the reduction of noise and waste generation. This option is likely to have a marginally positive impact upon not increasing crime levels, although crime levels from low impact entertainment uses is likely to be negligible.

Option 47-D
Do not have specific areas for low impact entertainment areas as there is a potential for them to be located throughout Westminster based on a site-by-site and use-by-use basis

Rating: Social ++ Environmental + Economic +

Commentary
It is likely that assessing on a site-by-site and use-by-use basis would enable the location through Westminster of only those uses that would have a positive affect on social, environmental and economic factors, although this would depend upon the exact wording of any potential policy.
Option 47-E  
Encourage canal side and canal craft night time activities to add vibrancy to the canals  

Rating: Social - Environmental = Economic ++

Commentary  
Canal side and canal craft night time activities may impact negatively upon crime, and residential amenity. Whilst canal side and canal craft night time activities have potential to contribute to the public realm and contribute to open spaces within Westminster, there could also be negative impact upon environments that support biodiversity from increased waste and noise. It is likely that canal side and craft entertainment uses would positively contribute to economic diversity.

Option 48  
To implement a policy approach of no more entertainment uses in areas or parts of areas where entertainment uses have come to predominate or adversely affect amenity or the character of an area.

Rating: Social ++ Environmental ++ Economic =

Commentary  
The impact of a ‘no more’ entertainment uses on basis is likely to depend greatly on the wording of any potential policy and the criteria used to judge each individual entertainment use. It is likely to have a positive impact upon environmental objectives, including the reduction of waste and noise, and enable the enhancement of the street environment. Impact upon social and economic objectives is less clear-cut, though a more restrictive approach to entertainment uses is likely to have a positive social impact in areas where entertainment uses predominate. The improvement in the amenity of the local environment is likely to improve economic viability and increase the quality of entertainment uses, by reducing the impact upon other commercial uses.

Option 48-A  
Designate areas where entertainment uses will not be granted permission where entertainment uses have come to predominate, as shown on Map AO 48-A (in the Preferred Options document).

Rating: Social ++ Environmental +++ Economic =
Commentary
Restricting entertainment uses in areas that are saturated is likely to contribute to a reduction in anti-social behaviour and improve the street environment through a reduction in the generation of noise and waste. Whilst there may be some initial disbenefits from controlling the expansion of certain night-time activities, the improvement in the amenity of the local environment is likely to improve economic viability and increase the quality of entertainment uses, by reducing the impact upon other commercial uses.

Option 48-B
Do not implement a policy approach of ‘no more’ entertainment uses in areas or parts of areas where entertainment uses have come to predominate

Rating: Social -- Environmental --- Economic =

Commentary
This option is likely to have the most negative impact of the five options considered as part of Option 48. Not preventing new entertainment uses in saturated areas is likely to continue any adverse impact upon antisocial behaviour, crime, noise and waste generation, and would not enhance the street environment. It is likely that these impacts would counter any economic growth that may be achieved through greater number of entertainment uses.

Option 48-C
Policy approach of ‘no more’ entertainment uses in Covent Garden

Rating: Social ++ Environmental +++ Economic =

Commentary
Restricting entertainment uses is likely to have a positive impact upon crime, anti-social behaviour and the street environment and reduce the generation of noise and waste within Covent Garden. The economic impact is neutral - whilst there may be some initial economic disadvantages from controlling the expansion of certain night-time activities, the improvement in the amenity of the local environment will improve economic viability by increasing the quality of entertainment uses and reducing the adverse impact upon other commercial uses.
Option 48-D
Policy approach of ‘no more’ entertainment uses in St James’s

Rating: Social ++ Environmental +++ Economic =

Commentary
Restricting entertainment uses is likely to have a positive impact upon crime, anti-social behaviour and the street environment and reduce the generation of noise and waste, although this will depend upon the current levels of anti-social behaviour, crime and noise within St James’s. The economic impact is neutral - whilst there may be some initial economic disadvantages from controlling the expansion of certain night-time activities, the improvement in the amenity of the local environment will improve economic viability through reducing the impact upon other commercial uses.

Option 49
To implement a policy approach of no more sex-related uses in Westminster. Sex-related uses will only be considered in very exceptional circumstances, and only within the Soho Sex-Related Uses Area as shown on Map PO 49 (in the Preferred Options document), and will be subject to strict criteria and stringent conditions.

Rating: Social = Environmental = Economic +

Commentary
Restricting sex-related uses to a designated area is likely to have a mixed impact on Westminster’s social environment. On the one hand, containing such uses will help to stop them spreading throughout the borough, potentially affecting residential amenity elsewhere. On the other, it could have a detrimental impact on residents living within Soho – maintaining the existing concentration of sex-uses, and not allowing it to disperse. Environmentally, this option may limit the wider impact of noise and disturbance that could be caused by this industry. Economically, this option may protect specific employment opportunities, and could support sustainable economic growth within the sex-related uses industry.
### Ratings of Options against Sustainability Objectives

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 40</th>
<th>Option 41</th>
<th>Option 42</th>
<th>Option 43</th>
<th>Option 44</th>
<th>Option 45</th>
<th>Option 46-A</th>
<th>Option 46-B</th>
<th>Option 46-C</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=/+</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=/-</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>+</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=/-</td>
<td>=/+</td>
<td>=/+</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=/+</td>
<td>=/+</td>
<td>=/+</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>
### Table 1 of 2

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 40</th>
<th>Option 41</th>
<th>Option 42</th>
<th>Option 43</th>
<th>Option 44</th>
<th>Option 45</th>
<th>Option 46-A</th>
<th>Option 46-B</th>
<th>Option 46-C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Social</td>
<td>++</td>
<td>++</td>
<td>++</td>
<td>+++</td>
<td>=</td>
<td>++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
</tr>
<tr>
<td>Overall Environmental</td>
<td>++</td>
<td>+</td>
<td>=</td>
<td>+++</td>
<td>+</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
<td>+++</td>
</tr>
<tr>
<td>Overall Economic</td>
<td>++</td>
<td>++</td>
<td>++</td>
<td>++</td>
<td>++</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
</tbody>
</table>

### Table 2 of 2

<table>
<thead>
<tr>
<th>Sustainability Objectives</th>
<th>Option 47</th>
<th>Option 47-A</th>
<th>Option 47-B</th>
<th>Option 47-C</th>
<th>Option 47-D</th>
<th>Option 47-E</th>
<th>Option 48</th>
<th>Option 48-A</th>
<th>Option 48-B</th>
<th>Option 48-C</th>
<th>Option 48-D</th>
<th>Option 49</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td></td>
</tr>
<tr>
<td>2. To reduce the fear of crime and actual crime</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td></td>
</tr>
<tr>
<td>3. To ensure the provision of appropriate housing types to meet homeless, affordable, intermediate, over crowding and family unit demands</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td></td>
</tr>
<tr>
<td>4. To promote health and well being</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td></td>
</tr>
<tr>
<td>5. To reduce greenhouse gas emissions and support climate change adaptation</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td></td>
</tr>
<tr>
<td>6. To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td></td>
</tr>
<tr>
<td>7. To minimise flood risk, promote sustainable urban drainage and protect surface and ground water quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td></td>
</tr>
<tr>
<td>8. To protect, enhance and create environments that encourages and supports biodiversity</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td></td>
</tr>
<tr>
<td>9. To improve air quality</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td></td>
</tr>
<tr>
<td>10. To reduce the impact of noise</td>
<td>-</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>=</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td></td>
</tr>
<tr>
<td>Sustainability Objectives</td>
<td>Option 47</td>
<td>Option 47-A</td>
<td>Option 47-B</td>
<td>Option 47-C</td>
<td>Option 47-D</td>
<td>Option 47-E</td>
<td>Option 48</td>
<td>Option 48-A</td>
<td>Option 48-B</td>
<td>Option 48-C</td>
<td>Option 48-D</td>
<td>Option 49</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------------------</td>
<td>-----------</td>
<td>-------------</td>
<td>-------------</td>
<td>-------------</td>
<td>-------------</td>
<td>-------------</td>
<td>-----------</td>
<td>-------------</td>
<td>-------------</td>
<td>-------------</td>
<td>-------------</td>
<td>-----------</td>
</tr>
<tr>
<td>11. To reduce the need to travel and use of private motorised vehicular transport as well as encouraging walking, cycling and the use of public transport</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>12. To reduce waste production and increase recycling and recovery of all waste</td>
<td>-</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>=</td>
<td>-</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>13. To protect and enhance the historic environment and architectural, archaeological and cultural heritage</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>14. To enhance the public realm and street environment</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>15. To protect, enhance and seek opportunities to increase open space throughout the borough</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>16. To ensure equality of opportunity and improve opportunities for education, training and employment</td>
<td>+/-</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
</tr>
<tr>
<td>17. To maintain economic diversity increase local opportunity and support sustainable economic growth</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>-</td>
<td>+</td>
<td>+</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>=</td>
<td>= +</td>
</tr>
</tbody>
</table>

**Overall Social**

- + = + + ++ - ++ ++ -- ++ ++ =

**Overall Environmental**

- = ++ - +++ + = ++ +++ --- +++ +++ =

**Overall Economic**

- + - ++ - + ++ = = = = = = +
Translation Information

If you would like this document translated into another language or if you would like this information in another format please write to the address below giving your name, address, first language and the name of the document you are interested in.

Albanian
Nëse e doni këtë dokument të përkthyer në gjuhë tjetër apo e doni këtë informacion në një tjetër format, ju lutemi të shkruani tek adresa e mëposhtme duke dhënë emrin, adresën, gjuhën amtare dhe titullin e dokumentit për të cilin jeni të interesuar.

Arabic
إذا رغبت بترجمة هذه الوثيقة الى لغة أخرى أو إذا رغبت في الحصول على هذه المعلومات بشكل آخر الرجاء الكتابة لنا على العنوان المدرج أدناه ذاكرا اسمك وعنوانك ولغتك الأم واسم الوثيقة التي ترغب ترجمتها.

Bengali
এই ডকুমেন্ট বা দলিলটি যদি অন্য কোন ভাষায় পেতে চান অথবা এই তথ্যগুলি যদি অন্য কোন ফর্ম্যাট বা আকারে পেতে চান তবে অনুগ্রহ করে আপনার নাম, ঠিকানা, প্রথম ভাষা এবং যে ডকুমেন্ট বা দলিলটি পেতে আগেই তার নাম উল্লেখ করে নিচের ঠিকানায় লিখুন।

Chinese
如果你想将此文档翻译成另一种语言，或者你想要将此信息以另一种表达形式呈现，请写信给以下地址，提供你的姓名、住址、母语以及你感兴趣文件的名称。

Polish
W razie potrzeby uzyskania tłumaczenia tego dokumentu na inny język lub uzyskania niniejszych informacji w innym formacie proszę napisać pod poniższy adres podając: imię i nazwisko, adres, język ojczysty oraz nazwę dokumentu, którym jest się zainteresowanym.

Portuguese
Caso gostaria que este documento fosse traduzido em outra língua ou caso gostaria de receber informação em formato diferente, por favor, escreva para o endereço abaixo dando o seu nome e endereço, sua primeira língua e o nome do documento no qual você está interessado.

This and other Local Development Framework documents are or will be made available in large copy print, audio cassette, Braille or languages other than English. If you require the document in one of these formats please contact:

Mohammed Uddin
Westminster Language Service,
4th Floor, City Hall, 64 Victoria Street, London SW1 6QP
Tel: 020 7641 1472 or 020 7641 2011
Email: muddin@westminster.gov.uk