

Old Town Masterplan Supplementary Planning Document (SPD) Sustainability Appraisal

October 2014

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1. Summary

Old Town Masterplan Supplementary Planning Document (SPD)

The Old Town Masterplan Supplementary SPD is one of suite of co-ordinated technical masterplans that have been developed to guide the future development of the Croydon Metropolitan Centre. The overarching objectives of this masterplan are to:-

- Identify and set parameters and guidance for development of opportunity sites within Old Town
- Provide a high quality public realm framework
- Place Old Town's Heritage assets and their setting at the heart of regeneration plans
- Provide a clear movement network with well-defined routes to, from and around Old Town
- Set out a robust delivery plan

Sustainability Appraisal Report

The Planning and Compulsory Purchase Act 2004 requires the completion of a Sustainability Appraisal (SA) for all development plan documents (which includes SPDs). All SAs must also meet the requirements of the EU Strategic Environmental Assessment (SEA) directive. The purpose of the SA and SEA is to ensure that the principles of sustainable development are applied to planning policies, allocations and guidance and to provide a framework for decision making. The main difference between the SA and the SEA is that while the latter only takes into account the impacts of a plan or programme on the environment, the former also takes into account economic and social impacts.

The Sustainability Appraisal comprises a number of stages as set out in table 1.1. Stage A has been completed with the preparation and consultation on the scope and context for the appraisal. This report completes Stage C with the preparation of the Sustainability Appraisal Report for consultation (Stage C).

Table 1.1 – Stages of Sustainability Appraisal

Stage	Strategic Environmental Assessment	Sustainability Appraisal
A	Setting the context and objectives, establishing the baseline and deciding on the scope	Setting the context and objectives, establishing the baseline, deciding on the scope and conducting scoping report consultation.
B	Developing and refining alternatives and assessing effects	Developing and refining options and assessing effects
C	Preparing the Environmental Report	Preparing the Sustainability Appraisal Report
D	Consulting on the draft plan or programme and the Environmental Report	Consulting on the preferred options of the DPD and SA Report
E	Monitoring the significant effects of implementing the plan or programme on the environment	Monitoring the significant effects of implementing the DPD

Appraisal Methodology

The Sustainability Appraisal Scoping Report: Draft Old Town Masterplan SPD (completed at Stage A) sets out a framework by which the sustainability impacts of the masterplan proposals can be assessed. The framework looks at impacts across the three dimensions of sustainable development:-

- Environmental : e.g. emissions, waste, flooding etc.
- Social: e.g. inequality, access to community resources and housing etc.
- Economic: e.g. business and employment rates in different sectors etc.

This Sustainability Appraisal adopted the same framework and methodology developed for the Sustainability Appraisal Scoping Report Draft Old Town Masterplan SPD for the “Croydon local plan: detailed policies and proposals” (CLP2)¹. CLP2 provides greater planning policy detail to the Strategic Policies and 16 Places outlined in the Croydon Local Plan: Strategic Policies (CLP1). CLP1 and CLP2 together provide the borough-wide, non-site specific guidance on managing environmental impacts and performance. For example, the target performance for energy and water use in new developments, conversions and refurbishments are set out in these documents.

The Old Town Masterplan SPD provides a set of site specific proposals underpinned by the following set of strategic objectives:-

- **An attractive place to live** : providing new homes integrated sensitively into existing neighbourhoods
- **High quality public realm**
- **A place for business** : supporting existing businesses, new businesses and start-ups
- **Heritage character & destinations** : enhancing and investing in Old Town’s historic streets, spaces and buildings
- **Better connected** : improving pedestrian and cycle routes, improving access to public transport

Many of the sustainability issues addressed by the appraisal framework developed for CLP2 were therefore not expected to be relevant to the proposals of the Old Town Masterplan SPD. However, it was considered the best approach to adopt this same framework as it:-

- Addresses the widest range of sustainability impacts and therefore provides a full appraisal of the Old Town Masterplan SPD without making any initial assumptions that certain impacts will be irrelevant
- Provides a consistent approach through the appraisal of the LDF suite of documents.

The Old Town Masterplan SPD describes as set of 27 site-specific “Components”. Each Component proposes a number of interventions for a specific location to deliver improvements within the context of the strategic objectives set out above. All 27 Components were

¹ CLP2 Sustainability Appraisal Scoping Report is available at the following site
<http://www.croydon.gov.uk/planningandregeneration/framework/localplan/clpproposals>

assessed against the criteria set out in the sustainability appraisal framework and allocated a score according to whether the Component would have a negative or positive impact on each criteria if implemented.

Appraisal Results

The overall conclusion of the Appraisal is that there is strong integration of sustainable development principles within the Old Town Masterplan SPD proposals.

Positive impacts Out of the total set of 41 sustainability criteria, there were positive impact scores in 15. These positive impacts were all closely related to the Strategic Objectives of the Old Town Masterplan SPD.

Neutral impacts There were neutral impacts for 24 of the sustainability criteria. These were almost all in sustainability impact areas for which Old Town Masterplan SPD makes no proposals (either directly or indirectly). These impact areas would instead be affected by the borough wide, strategic proposals within CLP1 and CLP2 (for example environmental performance standards of new developments).

Negative impacts There were no net negative impact scores across the 41 sustainability criteria. There were only two instances where proposals within the Masterplan Components were allocated minor negative impact scores.

Monitoring framework

A set of sustainability indicators based on the Appraisal Framework have been proposed to monitor the impacts of implementation of the Old Town Masterplan SPD. This indicator set excluded those sustainability criteria that were scored as “neutral impact” through the Appraisal process. This is because these criteria will not be impacted by implementation of the Old Town Masterplan SPD proposals. However, these criteria will be impacted through implementation of the strategic proposals within CLP1 and CLP2 – and will therefore be covered through the respective monitoring frameworks for these plans.

2. Introduction

Croydon's Community Strategy 2010-2015 sets out the community's shared vision and priorities for the future of the borough. The strategy sets out the following set of key priorities for "developing and maintaining Croydon as an attractive place in which to live, work, visit and socialise."²

- A sustainable city
- A connected city
- A caring city
- A learning city
- An enterprising city
- A creative city

The Local Development Framework (LDF) is the Council's collection of planning policy documents outlining the spatial strategy for the local area which will help deliver the Community Strategy. The Croydon Local Plan is the document that provides the basis for all other LDF documents and to which all LDF documents should conform.

The Croydon Local Plan, other Development Plan Documents (DPD) and the London Plan make up the new plan for the borough, replacing in part the existing Unitary Development Plan (Adopted July 2006). A set of place specific Masterplans have also been developed and will be adopted as Supplementary Planning Documents (SPD). The Old Town Masterplan SPD is being developed to meet the following overarching objectives:-

- Identify and set parameters and guidance for development of opportunity sites within Old Town
- Provide a high quality public realm framework
- Place Old Town's Heritage assets and their setting at the heart of regeneration plans
- Provide a clear movement network with well-defined routes to, from and around Old Town
- Set out a robust delivery plan

2.1. Sustainability Appraisal Report

The Planning and Compulsory Purchase Act 2004 requires the completion of a Sustainability Appraisal (SA) for all DPDs. All SAs must also meet the requirements of the EU Strategic Environmental Assessment (SEA) directive. The purpose of the SA and SEA is to ensure that the principles of sustainable development are applied to planning policies, allocations and guidance and to provide a framework for

² <http://www.croydon.gov.uk/community/advice/cstrategy/cs1015>

decision making. The main difference between the SA and the SEA is that while the latter only takes into account the impacts of a plan or programme on the environment, the former also takes into account economic and social impacts.

In undertaking the Sustainability Appraisal Scoping Report: Old Town Masterplan SPD, Croydon Council has followed the latest and most appropriate guidance and best practice provided by the Planning Advisory Service. These guidance documents outline a number of stages that must be completed to comply with EU Legislation. Table 2.1 sets out the five stages for completing the Sustainability Appraisal.

Stage	Sustainability Appraisal
A	Setting the context and objectives, establishing the baseline and deciding on the scope
A1	Identify other relevant plans, programmes and sustainability objectives.
A2	Collect relevant baseline information and characterise the area.
A3	Identify sustainability issues and problems
A4	Develop the Sustainability Appraisal Framework including objectives, indicators and targets.
A5	Consult on the Scope of the Sustainability Appraisal
B	Developing and refining options and assessing effects
B1	Test the plan objectives against the Sustainability Appraisal framework.
B2	Develop the plan options
B3	Predict the effects of the plan, including plan options
B4	Evaluate the effects of the plan
B5	Consider ways to mitigate adverse effects and maximise beneficial ones
B6	Propose measures to monitor the significant effects of implementing the plan
C	Prepare the Sustainability Appraisal Report
D	Consult on the plan and Sustainability Appraisal Report
E	Monitoring the significant effects of implementing the plan

Table 2.1 : Stages of the SA

Stages A, B, C and D have been completed for the draft Old Town Masterplan SPD and accompanying Sustainability Appraisal (dated December 2013). Public consultation on these documents ran from Monday 10th February until Monday 24th March 2014. Following this consultation period an updated draft Old Town Masterplan SPD (dated 26th September 2014) has been produced. This report presents the Sustainability Appraisal of this updated version of the SPD.

2.2. Consultation

Consultation on this Sustainability Appraisal Report was carried out alongside the draft Old Town Masterplan Supplementary Planning Document. It was conducted in accordance with the Council's Statement of Community Involvement (March 2012)³ which sets out how and when the community will be consulted on new planning documents. Consultation took place between February 10 – March 24 2014. Built into the appraisal process were several opportunities to engage stakeholders and experts at key stages which should ensure that the SA will be sufficiently comprehensive.

The Government has designated the Environment Agency, Natural England and English Heritage as the statutory agencies with environmental responsibilities in England and requires that they be consulted by plan making authorities on the content of the Sustainability Appraisal Report. These organisations were consulted on the Draft Old Town Masterplan Sustainability Appraisal alongside the Old Town Masterplan draft Supplementary Planning Document.

Other relevant bodies with a sustainability remit or local interest, and additional parties who requested to be informed of progress on the Croydon Local Plan and other borough-wide matters during on-going collation of the Council's LDF Consultee database were also consulted on the Draft Old Town Masterplan Sustainability Appraisal. The consultation process was advertised through the local press, letters to every address within the Old Town Masterplan study area, site notices and on the Council's website. Two drop-in events were held so that residents had the opportunity to speak to Council officers about the Old Town Masterplan. Consultees were asked if they had any comments on the recommendations and proposals set out in the draft Old Town Masterplan SPD.

Two-hundred and ninety comments were received on the Old Town Masterplan. One comment was received on the Draft Old Town Masterplan Sustainability Appraisal. Where suggestions for changes from consultees were evidence based and in line with national, London plan and local planning policy and guidance, the final draft of the Old Town masterplan has been amended. Please see the consultation log to review the comments and Croydon Council responses to them at www.croydon.gov.uk/oldtown.

The masterplan is being recommended for adoption at Full Council 1 December 2014.

³ <http://www.croydon.gov.uk/planningandregeneration/framework/localplan/sci>

2.3. Croydon's vision and the Local Development Framework

Croydon's Local Development Framework includes a number of Development Plan Documents and SPD which together with the National Planning Policy Framework and the London Plan provides the statutory framework governing development in the borough. The policy context and overall priorities for the LDF is provided by the borough's vision and its Community Strategy.

The goals of the Sustainable Community Strategy are that Croydon will become:

- A sustainable city
- A connected city
- A caring city
- A learning city
- An enterprising city
- A creative city

The relationship of the Community Strategy and Croydon's vision to the LDF is set out in Figure 2.1.

The documents that make up the LDF are set out below:

- Croydon Local Plan – Strategic Policies (CLP 1)
- Croydon Local Plan – Detailed Policies and Proposals (CLP 2)
- All UDP Saved Policies
- SW London Waste Plan DPD
- Masterplans, SPDs and SPGs

Supporting the borough's LDF is the Infrastructure Delivery Plan, the Community Infrastructure Levy (CIL) and Mayor's Croydon Opportunity Area Planning Framework.

The Old Town Masterplan SPD will set out a place specific framework for development of the Old Town area.

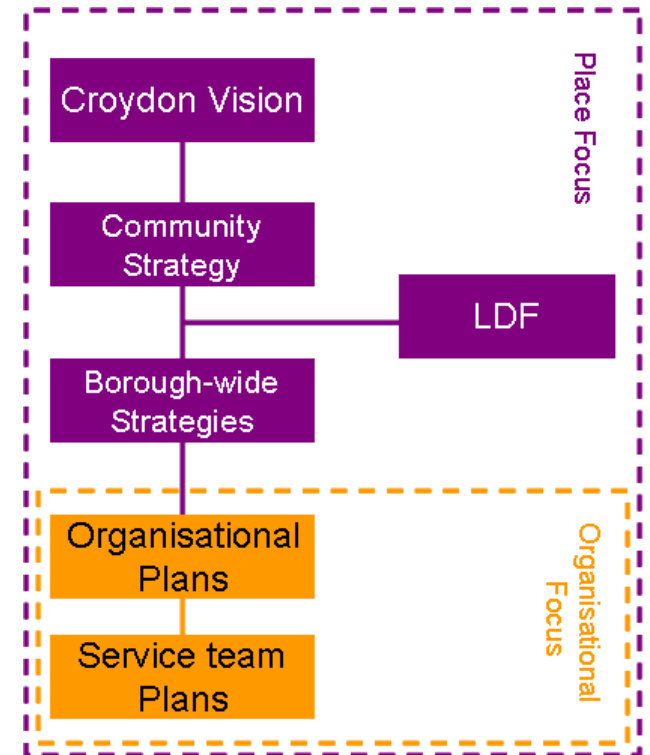


Figure 2.1 : Croydon's Community Strategy and LDF

3. Appraisal methodology

3.1 Objectives & statutory requirements

As stated in section 2.1 Sustainability Appraisal (SA) of plans or programmes is a legal requirement. The objective of an SA is to ensure that the principles of sustainable development are integrated into plans and programmes. The legal requirements set out a formal set of tasks that must be completed to demonstrate that sustainable development has been addressed in a systematic way. Table 2.1 sets out the stages of the SA process. Stage A has been completed with the production of the Sustainability Appraisal Scoping Report: Draft Old Town Masterplan which was issued for consultation between 5th August 2013 and 11th September 2013.

The Sustainability Appraisal Scoping Report: Draft Old Town Masterplan sets out the context and framework for assessing the Old Town Masterplan SPD. The report:-

- Identifies other relevant plans, programmes and sustainability objectives.
- Collects relevant baseline information
- Identifies sustainability issues and problems
- Develops the sustainability appraisal framework including objectives, indicators and targets.
- Consults on the scope of the sustainability appraisal

The SA report (this report) then sets out the results of testing the plan or programme against the sustainability appraisal framework. As highlighted in Section 2.1, the SA report must meet the requirements of the SEA Directive which sets out a minimum set of contents for the Environmental Report. These requirements are set out in Table 3.1, along with where these requirements are addressed within this report.

The Sustainability Appraisal Scoping Report: Draft Old Town Masterplan is available to download at the following link:

<http://www.croydon.gov.uk/planningandregeneration/framework/localplan/masterplans/masterplan-improvements/oldtown-mplan>

Table 3.1 – SA Report & SEA mandatory requirements

Statutory SEA requirements	Section of this report
An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Section 2, Section 4.1
The relevant aspects of the current state of the environment and likely evolution thereof without implementation of the plan or programme.	Section 4.3
The environmental characteristics of areas likely to be significantly affected.	Section 4.3
Any existing environmental problems which are relevant to the plan or programme including, in particular,	Section 4.3

Statutory SEA requirements	Section of this report
those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and Habitats Directive.	
The environmental protection objectives, established at international, Community of Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 4.1, Section 4.3
The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as – biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the inter-relationship between these issues.	Section 5
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Section 5
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.	Section 5
A description of the measures envisaged concerning monitoring.	Section 6
A non-technical summary of the information provided in the Environmental Report, as described above.	Section 1

3.2 Appraisal methodology

Sustainability objectives were identified during the production of the Sustainability Appraisal Scoping Report: Draft Old Town Masterplan SPD. This report adopted the same framework and methodology adopted in the development of the Sustainability Appraisal Scoping Report: Draft Old Town Masterplan SPD for the “Croydon local plan: detailed policies and proposals” (CLP2)⁴. CLP2 provides greater planning policy detail to the Strategic Policies and 16 Places outlined in the Croydon Local Plan: Strategic Policies (CLP1). CLP1 and CLP2 together provide the generic borough-wide guidance on managing environmental impacts and performance. For example, the target performance for energy and water use in new developments, conversions and refurbishments are set out in these documents. These targets are not site specific and apply across the borough. CLP2 also provides guidance relating to specific sites across the borough.

The Old Town Masterplan SPD provides a set of site specific proposals underpinned by the following set of strategic objectives:-

- **An attractive place to live** : providing new homes integrated sensitively into existing neighbourhoods

⁴ CLP2 Sustainability Appraisal Scoping Report is available at the following site
<http://www.croydon.gov.uk/planningandregeneration/framework/localplan/clpproposals>

- **High quality public realm**
- **A place for business** : supporting existing businesses, new businesses and start-ups
- **Heritage character & destinations** : enhancing and investing in Old Town’s historic streets, spaces and buildings
- **Better connected** : improving pedestrian and cycle routes, improving access to public transport

Many of the sustainability issues addressed by the appraisal framework developed for CLP2 will therefore not be relevant to the proposals of the Old Town Masterplan SPD. However, it was considered the best approach to adopt this same framework as it:-

- Addresses the widest range of sustainability impacts and therefore provides a full appraisal of the Old Town Masterplan SPD without making initial assumptions that certain impacts will be irrelevant
- Provides a consistent approach through the appraisal of the LDF suite of documents.

3.1.1. What was subject to appraisal

Having set out the strategic objectives, the Old Town Masterplan SPD describes as set of 27 site-specific “Components”. Each Component proposes a number of interventions for a specific location to deliver improvements within the context of the strategic objectives set out above. All 27 Components were assessed against the criteria set out in the sustainability appraisal framework and allocated a score according to whether the Component would have a negative or positive impact on each criteria if implemented.

3.1.2. Data availability

A specific issue in preparing this sustainability appraisal is that the majority of available data sets for sustainability related indicators are only available at a borough-wide level. The Sustainability Appraisal Scoping Report: Draft Old Town Masterplan SPD highlights this issue and adopts the best available data for each relevant indicator. Where data is available at ward level or at Super Output Areas (SOA) the specific data has been selected for the areas that are the most contiguous with the Old Town Masterplan boundary.

4. Sustainability objectives, baseline & framework

This section references information that was set out in the Sustainability Appraisal Scoping Report: Old Town Masterplan SPD (Scoping Report). Rather than duplicate information within this document, references are provided where the relevant information is set out in the Scoping Report.

The Scoping Report can be downloaded from the Old Town Masterplan web page

<http://www.croydon.gov.uk/planningandregeneration/framework/localplan/masterplans/masterplan-improvements/oldtown-mplan>

Alternatively, the report may be directly downloaded via the following link

<http://www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/oldtown/oldtwonscope.pdf>

4.1. Review of relevant plans & programmes

The Scoping Report reviewed all existing plans and programmes relevant to sustainable development at European, national, regional and local levels.

The key objectives of these plans and programmes are summarised in Section 2 “Policy Context” (pages 9 – 12) of the Scoping Report. The full review of all plans and programmes is set out in Appendix A “Policy and plan context” (pages 61 – 107) of the Scoping Report.

4.2. Sustainability objectives

Sustainability objectives and themes were identified based on the review of programmes and plans outline in Section 4.1, and on the key objectives of Croydon Council’s Sustainable Community Strategy. Each sustainability objective has been grouped under the relevant theme, and each theme has been assigned to one of the key objectives of the Sustainable Community Strategy:

- An enterprising city
- A connected city
- A sustainable city
- A caring city
- A learning city
- A creative city

While some objectives could be grouped under more than one Community Strategy heading, each objective has been assigned to a single heading for simplicity and to avoid duplication. The Sustainability objectives are summarised in Table 4.1.

Table 4.1 : Sustainability objectives

Community Strategy Heading	Sustainability theme	Sustainability Objectives
An enterprising city	Economic development and employment	Regenerate Croydon as a vital and diverse economic centre
		Encourage business opportunities in high areas of unemployment, such as the northern and south eastern wards of the Borough
A connected city	Transport	Promote public transport and improve conditions for all transportation users
		Reduce greenhouse gas emissions
		Promote the use of renewable energy
		Facilitate modal shift away from the private car
A sustainable city	Energy consumption	Reduce greenhouse gas emissions
		Increase the uptake of energy efficiency measures
		Promote the use of renewable energy
		Adaptation and resilience to climate change by minimising risk of over heating through design
	Biodiversity, flora and fauna	Conserve and enhance biodiversity and the quality of the environment, including incorporating features into development such as green roofs and an appropriate range of outdoor spaces in developments
		Increase quality and range of wildlife habitats in the borough
		Increase tree cover
	Water Use	Encourage more efficient use of water
		Adaptation and resilience to climate change and increased populations
	Drainage, flooding and water quality	Reduce pollution to water
		Reduce flood risk in vulnerable communities
		Steer vulnerable development away from areas affected by flooding
		Adaptation and resilience to climate change
	Air quality	Reduce emissions of pollutants to air
		Reduce greenhouse gas emissions
	Waste	Promote waste minimisation, recycling and composting
		Reduce greenhouse gas emissions from waste
Increase amount of energy generated from waste		
Noise	Reduce noise pollution, including reducing the adverse impacts of noise from traffic, freight, servicing, construction and demolition	

Community Strategy Heading	Sustainability theme	Sustainability Objectives
	Conservation of the built environment	Maintain and enhance the historic environment
		Bring forward investment in the historic environment for regeneration, reuse and adaptation
Use heritage assets to provide educational opportunities and combat social exclusion		
	Materials	Promote and increase use of building materials that have a low environmental impact
A caring city	Human health and wellbeing	Improve mental and physical wellbeing
		Provide better support for carers and those with long term conditions
		Facilitate fair and equal access for all members of the community, including health care, education and training, jobs, community and cultural facilities
		Ensure a better living environment with enriched urban spaces, places for people that are safe, active and promote healthy communities and are adaptable to changing needs
	Crime and Safety	Reduce anti-social behaviour and opportunities for crime and fear of crime
	Social inclusion and equality	Create community identity and sense of place
		Promote adaptable, durable and inclusive developments
	Housing	Everyone should have the opportunity to live in a decent home
		Improve housing conditions and reduce homelessness
		Plan to meet the housing requirements of the whole community, and provide greater choice and an appropriate mix in the size, type and location of housing
Promote adaptable, durable and inclusive developments		
A learning city	Archaeological heritage	Maintain and enhance the historic environment
	Education, skills and training	Facilitate fair and equal access for all members of the community to education and training
		Improve educational and training facilities within the Borough
		Increase in places for children's education
A creative city	Culture, Sport & Recreation	Promote growth of creative industries and development of centralised hub to support creative businesses
		Support temporary use of vacant buildings and sites for creative/cultural activity
		Ensure that all communities have access to leisure and recreation facilities

4.3. Baseline information & trends

Baseline information was compiled for the Old Town Masterplan area using the approach outlined in Section 3.1.1. The data was organised into the thematic areas set out in Table 4.1. Baseline information is set out within the Sustainability Appraisal Scoping Report: Old Town Masterplan SPD, Section 4 “Baseline information and trends” (pages 16 – 45)

4.4. Appraisal framework

As highlighted in Section 3.2, the sustainability appraisal framework used to assess the Old Town Masterplan SPD is the same framework used to assess the CLP2 policies and proposals. While it was anticipated that the assessment scores for the SPD Components would be neutral for many of the framework criteria, it was judged that this broader range of test would be preferable for the reasons set out in Section 3.2. Table 4.1 sets out the appraisal framework against which each Component has been assessed.

Table 4.1 – Sustainability appraisal framework

An Enterprising City	
1. Support measures which improve the economic viability of the Croydon Metropolitan Centre and district centres	Will it help increase economic activity in the CMC and district centres?
2. Support temporary use of vacant office and retail space to attract economic activity to the CMC and district centres.	Will it help increase use of vacant office and retail space in the CMC and district centres?
A Connected City	
3. Reduce greenhouse gas emissions from transport	Will it help reduce greenhouse gas emissions from transport
4. Improve accessibility to public transport	Will it help increase accessibility to public transport
5. Improve road safety	Will it help increase road safety?
A Sustainable City	
6. Reduce energy consumption and CO ₂ emissions from new and existing buildings	Will it reduce greenhouse gas emissions and energy consumption?
	Will it reduce fuel poverty?
	Will it facilitate the uptake of energy efficiency measures and low carbon technologies?
7. Ensure that buildings are less likely to overheat	Will it reduce the risk of buildings overheating?
8. Reduce potable water consumption	Will it help to reduce potable water consumption?
9. Protect and enhance biodiversity in the borough	Will it maintain and protect the borough's diverse habitats?
	Will it enhance biodiversity by seeking to encourage habitat creation through development patterns?
	Will it help manage the boroughs trees effectively and ensure they are afforded adequate protection
10. Reduce flood risk	Will it reduce flood risk?
	Has site flood risk been considered?
11. Reduce emissions of NO _x and particulates from road use	Will it help reduce NO _x and particulate emissions from road use?
12. Reduce emissions of NO _x and particulates from buildings	Will it help reduce NO _x and particulate emissions from buildings?
13. Increase recycling and composting and reduce waste going to landfill	Will it help reduce waste going to landfill?
	Will it help increase recycling and composting?
14. Protect priority areas from increases in noise from road and rail	Will it help reduce the impact of noise from road and rail on priority areas?

Table 4.1 – Continued

A Sustainable City	
15. Increase the protection given to enable the preservation and enhancement of heritage assets (designated and non-designated)	Will it allow for better preservation and enhancement of designated heritage assets?
	Will it allow for better preservation and enhancement of non- designated heritage assets?
	Will it encourage development that will be better integrated with the historic environment?
16. Increase the level of protection given to enable the preservation and enhancement of the setting of heritage assets	Will it allow the setting of heritage assets to be better protected?
17. Encourage investment in the historic environment for regeneration, reuse and adaptation	Will it encourage investment in the historic environment?
18. Consider ways in which Croydon's wider historic environment and built and cultural heritage can be better protected and recognised.	Will it promote the recognition and protection of the wider, undesignated, historic environment?
19. Encourage the use of materials with a lower environmental impact	Will it reduce the environmental impact of materials in construction processes and buildings?
A Caring City	
20. Reduce health inequalities across the borough. Ensure that all communities have access to leisure, recreation and health facilities that can support healthier lifestyles.	Will it help increase access to leisure, recreation and health facilities?
21. Improve opportunities for walking and cycling	Will it increase opportunities for walking and cycling?
22. Ensure development and urban design 'designs out' crime and anti-social behaviour	Will it help reduce the potential for crime and anti-social behaviour
23. Ensure development of community facilities match the changing demographics of Croydon.	Can facilities be adapted to meet the requirements of Croydon's population?
24. Ensure that demand for new housing across all tenures is met	Will it help increase housing provision across different tenures
25. Ensure that new housing meets the needs of Croydon's changing population	Will it help ensure that housing is sufficiently flexible for the needs of Croydon's population?
A Learning City	
26. Increase the level of protection given to archaeological heritage	Will it allow for an increased level of protection given to archaeological heritage?
	Will require an applicant to undertake any necessary desk or field based evaluation as recommended by English Heritage sufficiently early on in the planning process?
27. To consult the Greater London Archaeological Advisory Service (GLAAS) where appropriate and utilise the Greater London Historic Environment Record (GLHER)	Will it encourage consultation of the GLAAS and the GLHER?
28. Improve access to educational and learning facilities. Reduce education/training inequalities across the borough.	Will it improve access to educational and learning facilities?
29. Support the growth of further and higher education to improve skills.	Will it help increase the provision of further and higher education in the borough
30. Support the development of skills training in the workplace, at home and in community facilities.	Will it help increase opportunities for skills training?
A Creative City	
31. Promote growth of creative industries and development of centralised hub to support creative businesses.	Will it help increase opportunities for creative industries in the borough?
32. Support temporary use of vacant buildings and sites for creative/cultural activity	Will it help increase use of vacant buildings for creative/cultural activity in the borough?

5. Assessment of Issues and Options

Table 5.1 sets out the Components of the Old Town Masterplan SPD which have been assessed against the sustainability criteria set out in the appraisal framework.

Table 5.1 – Old Town Components

OT1	Church Street & Crown Hill	OT10	Reeves Corner	OT19	Church Hall site
OT2	Surrey Street Market	OT11	Ann's Place car park (west)	OT20	St John's Memorial Garden
OT3	Frith Road, Keeley Road & Priddy's Yard	OT12	Drummond Road	OT21	Roman Way
OT4	Exchange Square	OT13	Number 1 Church Road	OT22	Bridge into Wandle Park
OT5	Surrey Street Pumping Station	OT14	Reeves Corner Tree Group	OT23	St John's Road and Rectory Grove
OT6	Ryland House	OT15	Former Mission Chapel	OT24	Old Palace Road
OT7	Q Park Car Park	OT16	Cairo New Road	OT25	Church Road
OT8	Yards	OT17	Former School on Tamworth Road	OT26	Howley Road Sports Pitch
OT9	The Arcade	OT18	Minster Green	OT27	Wandle Road Car-Park, Bus Stand and Flyover Undercroft

5.1. Assessing sustainability impacts

For each sustainability criteria, the Components were assessed according to the perceived impact that they would have on that criteria and awarded a score as follows:-

- 3 Significant negative impact
- 1 Minor negative impact
- 0 Neutral impact
- 1 Minor positive impact
- 2 Significant positive impact

In order to highlight any key sustainability issues, net scores are then calculated for each:-

- Component – across each of the sustainability criteria scores, and
- Sustainability criteria – across each of the Component scores

Any significant negative impact on any sustainability criteria has also been assessed where this might otherwise be masked by being balanced by other positive scores. Table 5.2 shows the results of the sustainability appraisal.

Table 5.2 – Sustainability appraisal results

OLD TOWN MASTER PLAN		Old Town Component number (OT)																											Impact score	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27		
An Enterprising City																														
1. Support measures which improve the economic viability of the Croydon Metropolitan Centre and district centres	Will it help increase economic activity in the CMC and district centres?	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	5
2. Support temporary use of vacant office and retail space to attract economic activity to the CMC and district centres.	Will it help increase use of vacant office and retail space in the CMC and district centres?	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
A Connected City																														
3. Reduce greenhouse gas emissions from transport	Will it help reduce greenhouse gas emissions from transport	1	0	1	0	0	0	-1	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	1	1	1	-1	0	0	6
4. Improve accessibility to public transport	Will it help increase accessibility to public transport	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5. Improve road safety	Will it help increase road safety?	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	4
A Sustainable City																														
6. Reduce energy consumption and CO ₂ emissions from new and existing buildings	Will it reduce greenhouse gas emissions and energy consumption?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
	Will it reduce fuel poverty?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Will it facilitate the uptake of energy efficiency measures and low carbon technologies?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. Ensure that buildings are less likely to overheat	Will it reduce the risk of buildings overheating?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. Reduce potable water consumption	Will it help to reduce potable water consumption?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. Protect and enhance biodiversity in the borough	Will it maintain and protect the borough's diverse habitats?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Will it enhance biodiversity by seeking to encourage habitat creation through development patterns?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Will it help manage the boroughs trees effectively and ensure they are afforded adequate protection	1	0	0	0	0	0	0	0	0	0	0	0	-1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
10. Reduce flood risk	Will it reduce flood risk?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Has site flood risk been considered?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Reduce emissions of NOx and particulates from road use	Will it help reduce NOx and particulate emissions from road use?	1	0	1	0	0	0	-1	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	1	1	1	-1	0	0	6
12. Reduce emissions of NOx and particulates from buildings	Will it help reduce NOx and particulate emissions from buildings?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
13. Increase recycling and composting and reduce waste going to landfill	Will it help reduce waste going to landfill?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Will it help increase recycling and composting?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14. Protect priority areas from increases in noise from road and rail	Will it help reduce the impact of noise from road and rail on priority areas?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. Increase the protection given to enable the preservation and enhancement of heritage assets (designated and non-designated)	Will it allow for better preservation and enhancement of designated heritage assets?	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	1	0	0	0	0	0	0	0	8
	Will it allow for better preservation and enhancement of non-designated heritage assets?	0	1	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	Will it encourage development that will be better integrated with the historic environment?	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	5
16. Increase the level of protection given to enable the preservation and enhancement of the setting of heritage assets	Will it allow the setting of heritage assets to be better protected?	0	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	1	3	1	1	1	1	0	1	1	1	0	0	14

Table 5.2 – continued

OLD TOWN MASTER PLAN		Old Town Component number (OT)																											Impact score	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27		
17. Encourage investment in the historic environment for regeneration, reuse and adaptation	Will it encourage investment in the historic environment?	0	0	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
18. Consider ways in which Croydon's wider historic environment and built and cultural heritage can be better protected and recognised.	Will it promote the recognition and protection of the wider, undesignated, historic environment?	1	1	1	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	6	
19. Encourage the use of materials with a lower environmental impact	Will it reduce the environmental impact of materials in construction processes and buildings?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A Caring City																														
20. Reduce health inequalities across the borough. Ensure that all communities have access to leisure, recreation and health facilities that can support healthier lifestyles.	Will it help increase access to leisure, recreation and health facilities?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	1	0	0	0	1	0	5	
21. Improve opportunities for walking and cycling	Will it increase opportunities for walking and cycling?	1	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0	1	7	
22. Ensure development and urban design 'designs out' crime and anti-social behaviour	Will it help reduce the potential for crime and anti-social behaviour	0	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4	
23. Ensure development of community facilities match the changing demographics of Croydon.	Can facilities be adapted to meet the requirements of Croydon's population?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
24. Ensure that demand for new housing across all tenures is met	Will it help increase housing provision across different tenures	0	0	0	0	0	1	0	0	0	1	3	0	1	0	0	3	0	0	0	0	0	0	1	0	0	0	1	11	
25. Ensure that new housing meets the needs of Croydon's changing population	Will it help ensure that housing is sufficiently flexible for the needs of Croydon's population?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A Learning City																														
26. Increase the level of protection given to archaeological heritage	Will it allow for an increased level of protection given to archaeological heritage?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Will it require an applicant to undertake any necessary desk or field based evaluation as recommended by English Heritage sufficiently early on in the planning process?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
27. To consult the Greater London Archaeological Advisory Service (GLAAS) where appropriate and utilise the Greater London Historic Environment Record (GLHER)	Will it encourage consultation of the GLAAS and the GLHER?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
28. Improve access to educational and learning facilities. Reduce education/training inequalities across the borough.	Will it improve access to educational and learning facilities?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
29. Support the growth of further and higher education to improve skills.	Will it help increase the provision of further and higher education in the borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
30. Support the development of skills training in the workplace, at home and in community facilities.	Will it help increase opportunities for skills training?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A Creative City																														
31. Promote growth of creative industries and development of centralised hub to support creative businesses.	Will it help increase opportunities for creative industries in the borough?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
32. Support temporary use of vacant buildings and sites for creative/cultural activity	Will it help increase use of vacant buildings for creative/cultural activity in the borough?	0	0	0	0	1	0	0	0	0	3	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
Total score		2	2	3	2	4	1	0	1	0	5	3	0	2	0	1	3	2	1	0	1	3	2	1	1	0	1	2		

5.2. Appraisal results

As expected from strategic objectives of the Old Town Masterplan SDP, the impacts in the majority of the environmental sustainability criteria are neutral. For example, while several Components propose potential sites for hosting new housing development, the environmental impacts of any such developments are guided by the non-site specific, borough wide policies relating to sustainable construction set out within CLP1 and CLP2.

Negative impacts

- There were no net negative impact scores across the sustainability criteria.
- There was only one instance of a net negative impact for the Components. OT 7-Q Park Car Park, has scored as a “minor negative impact” on the sustainability criteria “Will it help reduce greenhouse gas emissions from transport”. The score was allocated as OT 7 seeks to improve both pedestrian and vehicle access to the currently underused car park. This may result in an increase in car journeys to the Old Town area.
- There were no individual instances of significant negative impact scores. The minor negative impacts were mostly due to objectives across the Components that seek to improve vehicle access. The only other instance of a minor negative score was OT13 Number 1 Church Road, due to the proposal to remove two mature trees. However, the overall impact score for this Component is positive as it proposes new housing on what is an undeveloped site with poor quality public realm.

Neutral impacts

- Across the complete set of Components, there were net neutral impacts in 23 out of the total 41 sustainability criteria.
- For each of these overall neutral scores, there were neutral impact scores for each individual Component.

Positive impacts

Table 5.3 shows those sustainability criteria for which the Old Town Masterplan SPD achieved net positive impact scores. The Strategic Objectives of the Old Town Masterplan SPD have also been mapped against the sustainability criteria in the table. This shows that there is strong integration of the objectives of sustainable development within the objectives of the Old Town Masterplan SPD as set out across the 27 Components. Two positive impact scores cannot simply be matched against the Strategic Objectives :-

- OT27 – Proposal to consider location of an energy centre to provide low carbon heat to the wider Croydon Metropolitan Centre. This would have a significant positive effect of reducing CO₂ emissions beyond the Old Town Masterplan SPD area.
- OT17 – Longer term objective that the existing Tamworth Road school building could be returned to use as a primary school.

Mitigation proposals

While minor negative impacts have been recorded by the appraisal, no mitigation actions are being recommended. This is because there are only two minor impacts, both of which are compensated by an overall strong positive appraisal across the Components as a whole.

Table 5.3 – Net positive appraisal scores & Old Town Strategic Objectives

Sustainability Criteria		Impact score	Old Town Masterplan Strategic Objectives
An Enterprising City			
1. Support measures which improve the economic viability of the Croydon Metropolitan Centre and district centres	Will it help increase economic activity in the CMC and district centres?	5	A place for business
2. Support temporary use of vacant office and retail space to attract economic activity to the CMC and district centres.	Will it help increase use of vacant office and retail space in the CMC and district centres?	3	
A Connected City			
3. Reduce greenhouse gas emissions from transport	Will it help reduce greenhouse gas emissions from transport	6	Better connected
4. Improve accessibility to public transport	Will it help increase accessibility to public transport	1	
5. Improve road safety	Will it help increase road safety?	4	
A Sustainable City			
6. Reduce energy consumption and CO ₂ emissions from new and existing buildings	Will it reduce greenhouse gas emissions and energy consumption?	3	An attractive place to live
	Will it help manage the boroughs trees effectively and ensure they are afforded adequate protection	1	
11. Reduce emissions of NOx and particulates from road use	Will it help reduce NOx and particulate emissions from road use?	6	Better connected
12. Reduce emissions of NOx and particulates from buildings	Will it help reduce NOx and particulate emissions from buildings?	3	
15. Increase the protection given to enable the preservation and enhancement of heritage assets (designated and non-designated)	Will it allow for better preservation and enhancement of designated heritage assets?	8	Heritage character & destinations
	Will it allow for better preservation and enhancement of non-designated heritage assets?	3	
	Will it encourage development that will be better integrated with the historic environment?	5	
16. Increase the level of protection given to enable the preservation and enhancement of the setting of heritage assets	Will it allow the setting of heritage assets to be better protected?	14	
17. Encourage investment in the historic environment for regeneration, reuse and adaptation	Will it encourage investment in the historic environment?	4	
18. Consider ways in which Croydon's wider historic environment and built and cultural heritage can be better protected and recognised.	Will it promote the recognition and protection of the wider, undesignated, historic environment?	6	
		6	

Table 5.3 – Net positive appraisal scores & Old Town Strategic Objectives (continued)

Sustainability Criteria		Impact score	Old Town Masterplan Strategic Objectives
A Caring City			
20. Reduce health inequalities across the borough. Ensure that all communities have access to leisure, recreation and health facilities that can support healthier lifestyles.	Will it help increase access to leisure, recreation and health facilities?	5	An attractive place to live / High quality public real
21. Improve opportunities for walking and cycling	Will it increase opportunities for walking and cycling?	7	
22. Ensure development and urban design 'designs out' crime and anti-social behaviour	Will it help reduce the potential for crime and anti-social behaviour	4	
24. Ensure that demand for new housing across all tenures is met	Will it help increase housing provision across different tenures	11	
A Learning City			
28. Improve access to educational and learning facilities. Reduce education/training inequalities across the borough.	Will it improve access to educational and learning facilities?	1	
A Creative City			
32. Support temporary use of vacant buildings and sites for creative/cultural activity	Will it help increase use of vacant buildings for creative/cultural activity in the borough?	5	An attractive place to live / A place for business

6. Monitoring Framework

The Sustainability Appraisal Scoping Report: Old Town Masterplan SPD proposed a set of baseline indicators that could be selected for monitoring the sustainability impacts of the Old Town Masterplan SPD. This full indicator set is provided in Appendix A.

This indicator set covers many of the sustainability criteria for which the Components of the Old Town Masterplan SPD were scored as neutral impact under the sustainability appraisal (set out in Section 5). These are predominantly sustainability issues which will be impacted by the borough-wide, non-site specific policies within CLP1 and CLP2 (e.g energy and environmental standards for new development). The proposed set of monitoring indicators have therefore excluded these issues, only retaining those impact areas for which the Sustainability Appraisal resulted in positive or negative impact scores. The proposed set of indicators is set out in Table 6.1

Table 6.1

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
An enterprising city	Economic development and employment	Regenerate Croydon as a vital and diverse economic centre	Percentage of vacant retail and office space in Old Town Masterplan area	Yes – Annual Monitoring Report (AMR). Area specific sample size will need to be statistically significant	2011 is first year of comprehensive measurement, but comparison with previous surveys indicate significant increase in vacancy.
			Percentage of vacant buildings & sites used for temporary enterprises	Currently not monitored	No trend
			Percentage of vacant pitches in Surrey Street market	Yes. Croydon Council Licensing service	

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
A connected city	Transport	Facilitate modal shift away from the private car	Percentage of journeys by each method of transport – data only available at borough wide level.	Yes – 2009-2011 (average) – Travel in London, Report 4. No data available for specific Old Town area. Propose area specific survey completed post implementation of relevant Components in Old Town Masterplan SPD	The data shows that the proportion of journeys made on foot or by cycle are low compared to the rest of Outer London, although trips made by public transport are higher, which is to be expected given the high standard of public transport links in Croydon. Trips by car are average for Outer London. This suggests that there is substantial scope for increasing the number of journeys made by foot or bicycle.
			No of car club cars in Old Town.	No – but Zipcar website shows locations of cars in Croydon	There are approximately 30 car club cars available in Croydon at the time of writing. Approximately 318,000 trips per day in Croydon are made by car, which suggests that there may be considerable scope for increasing the number of car club spaces in the borough.
A sustainable city	Biodiversity, flora and fauna	Conserve and enhance biodiversity and the quality of the environment	Distribution of designated sites Green Chains/Corridors	Yes – Croydon Local Plan (CLP1) strategy Yes – See Croydon Local Plan (CLP1) strategy	
		Increase tree cover	Tree Preservation Orders in Old Town area	Yes – Croydon list of TPOs	However, TPO schedule is out of date and needs urgent review.
	Conservation in the built environment Increase the level of protection given to enable the preservation and	Listed Buildings – Old Town	24 Listed Buildings	Pumping Station on English Heritage “Buildings at Risk Register”	
		Conservation Areas – Old Town	3 Conservation Areas		

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
		enhancement of both designated and non-designated heritage assets Bring forward investment in the historic environment for regeneration, reuse and adaptation	Locally Listed Buildings – Old Town Investment in historic environment	68 local listed buildings Bespoke monitoring of heritage assets in Old Town Masterplan area. Based on monitoring implementation of the relevant Masterplan Components.	Damage and demolition to locally listed buildings during 2011 riots
	Crime and Safety	Reduce anti-social behaviour and opportunities for crime and fear of crime	Recorded crime rates in Old Town area.	Partial – Metropolitan Police, 2008 – 2013. Data covers the whole of Croydon metropolitan centre so likely to greatly distort figures.	Total numbers of serious violent crime remained stable for Fairfield, while levels fell borough-wide. Drug offences decreased significantly.
	Housing	Plan to meet the changing housing requirements of the whole community, and provide greater choice and an appropriate mix in the size, type and location of housing	Net number of additional homes in Old Town	Yes – annual, AMR	At borough level, currently below regional (GLA) target for new homes (2011/12)
Net number of affordable homes			Yes - annual, AMR	No trend	
Ratio of lower quartile house prices to lower quartile earnings			Yes – Croydon Observatory (CLG)	No trend	

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
A creative city	Culture, Sport & Recreation	Support temporary use of vacant buildings and sites for creative/cultural activity.	Percentage of vacant buildings & sites in Old Town used for creative/cultural uses	Currently not measured	No trend

Appendix A

Table A.1 – Sustainability objectives and indicators

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
An enterprising city	Economic development and employment	Regenerate Croydon as a vital and diverse economic centre	Percentage of vacant retail and office space in Old Town Masterplan area	Yes – Annual Monitoring Report (AMR). Area specific sample size will need to be statistically significant	2011 is first year of comprehensive measurement, but comparison with previous surveys indicate significant increase in vacancy.
			Percentage of vacant buildings & sites used for temporary enterprises	Currently not monitored	No trend
			Percentage of vacant pitches in Surrey Street market	Yes. Croydon Council Licensing service	
A connected city	Transport	Reduce CO ₂ emissions from transport	No. of charging points for electric vehicles in Old Town Masterplan area	Yes – Croydon Asset register	No discernible trend – there are only around 30 electric vehicle charging points currently available in the borough
			Vehicles fuelled by renewable electricity or sustainable biofuels	No	No information currently available.
		Facilitate modal shift away from the private car	Percentage of journeys by each method of transport – data only available at borough wide level.	Yes – 2009-2011 (average) – Travel in London, Report 4. No data available for specific Old Town area	The data shows that the proportion of journeys made on foot or by cycle are low compared to the rest of Outer London, although trips made by public transport are higher, which is to be expected given the high standard of public transport links in Croydon. Trips by car are average for Outer London. This suggests that there is substantial

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
			No of car club cars in Old Town.	No – but Zipcar website shows locations of cars in Croydon	scope for increasing the number of journeys made by foot or bicycle. There are approximately 30 car club cars available in Croydon at the time of writing. Approximately 318,000 trips per day in Croydon are made by car, which suggests that there may be considerable scope for increasing the number of car club spaces in the borough.
A sustainable city	Energy consumption	Reduce greenhouse gas emissions	Percentage change in domestic energy consumption and CO ₂ emissions (per household / capita)	Yes – 2010-2011, Dependent on continued publication of Department of Energy and Climate Change LLSOA data. Non-domestic data not available at LLSOA level	Only data for 2010-11 is currently available, so no meaningful trend. Old Town emissions per household are lower than Croydon average as expected due to density and built form of dwellings.
		Increase the uptake of energy efficiency measures	Installations of energy efficiency measures in Old Town.	Partial availability. Only data from previous regional projects is available (e.g. RE:NEW, Coldbusters, Heatseekers). Data for national Green Deal and ECO schemes will not be available at local level. Where measures require Building Control this could provide local data.	Unknown
		Promote the use of renewable energy	Installations of renewable energy technologies	Not currently recorded. Where measures require planning / Building Control, data could be collected.	No trend, although since 2005 there has been a significant number of installations of renewable and low carbon technologies borough wide as a result of implementation of

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
					policy EP16 of the Croydon Plan
		Adaptation and resilience to climate change by minimising risk of over heating through design	Climate Projections	Yes - Local Climate Impacts Profiles for London Borough of Croydon Report - March 2010. Borough level rather than Old Town area specific	Extreme weather events are likely to become more commonplace as a result of climate change. The following overheating risks from extreme weather events are listed: <ul style="list-style-type: none"> • Health impacts from heat waves • Increased energy consumption
		Reduce fuel poverty	Percentage of households in fuel poverty in Old Town area.	Yes – DECC, 2001 Sub-regional Fuel Poverty statistics. Data published at LLSOA level	Fuel poverty rate in Old Town (LLSOA = “Croydon 024B”) is 9%, lower than borough average of 9.8%. Greater London average rate is 9.2%
	Biodiversity, flora and fauna	Conserve and enhance biodiversity and the quality of the environment	Distribution of designated sites	Yes – Croydon Local Plan (CLP1) strategy	
Green Chains/Corridors			Yes – See Croydon Local Plan (CLP1) strategy		
Increase tree cover		Tree Preservation Orders in Old Town area	Yes – Croydon list of TPOs	However, TPO schedule is out of date and needs urgent review.	
Adaptation and resilience to climate change		Climate Projections	Yes - Local Climate Impacts Profiles for London Borough of Croydon Report - March 2010. Borough level rather than Old Town area specific	Extreme weather events are likely to become more commonplace as a result of climate change. The following risks from extreme weather events are listed: <ul style="list-style-type: none"> • Drought – risk to plant and animal species • Risk of sewage overflow from flooding, leading to contamination 	
	Water Use	Encourage more efficient use of water	Per capita water consumption	Not available at Croydon or Old Town area level (only at supply company	While there is no local data for water consumption, the Mayor’s water strategy indicates that

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
				area)	Londoners use more water (167 litres per person per day) than the national average and that only a quarter of homes have a water meter. An increase in population will put more pressure on what is an increasingly limited resource.
		Adaptation and resilience to climate change and increased populations	Climate Projections	Yes - Local Climate Impacts Profiles for London Borough of Croydon Report - March 2010 Borough level rather than Old Town area specific	Extreme weather events are likely to become more commonplace as a result of climate change. The following risks to drinking water supply from extreme weather events are listed: <ul style="list-style-type: none"> • Threat of contamination of groundwater from flooding • Water pipes bursting as a result of hot weather • Drought
	Drainage, flooding and water quality	Reduce pollution to water	Groundwater vulnerability	No local data. Only EA Groundwater vulnerability mapping	No trend
Chemical and biological surface water quality			No local data.	No trend	
Reduce flood risk in vulnerable communities		Area of Old Town at risk of flooding	Yes – Env. Agency Flood Risk Map	No trend	
Steer vulnerable development away from areas affected by flooding		Area of Old Town at risk of flooding	Yes – Env. Agency Flood Risk Map	No trend	
Adaptation and resilience to climate change		Climate Projections	Yes - Local Climate Impacts Profiles for London Borough of Croydon Report -	Extreme weather events are likely to become more commonplace as a result of climate change. The following flood risks from extreme weather events are listed:	

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
				March 2010 Borough level rather than Old Town area specific	<ul style="list-style-type: none"> • Risk of sewage outlets overflowing during flood events • Risk to buildings and people • Reduced capability of emergency services and waste collection during flood events • risk of transport links being blocked
	Air quality	Reduce emissions of pollutants to air	Emissions data for monitoring pollutants	Partial – London Air Quality Network data for Fairfield ward.	Ambient air quality has not been improving at the same rate as emissions. There has been no marked downward trend UK-wide over the period 2000 to 2008 for either NO2 or PM10. In London, pollution levels are considerably higher than the average for elsewhere in the UK, and trends have been static on average, and upwards at some roadside sites.
	Waste	Promote waste minimisation, recycling and composting	Kilograms of household waste collected per head	No – Only borough level data is available. Waste collection routes are arranged in zones which do not match ward boundaries.	At borough level, the amount of household waste per capita is declining steadily and is below the national average. However, this should be seen in the context of an increasing population, which will reduce the overall reduction in waste arisings for the borough.
			Household waste recycling rate	No – Only borough level data is available. Waste collection routes are arranged in zones which do not match ward boundaries.	The amount of waste that is now recycled or composted is now over 33%, up from just over 15% in 2005.

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
		Increase amount of energy generated from waste	Energy recovery	Yes – 2006-2010 - State of the Environment report 2010	The amount of energy generated from waste has increased over the past 5 years and is now at around 3%.
	Noise	Reduce noise pollution, including reducing the adverse impacts of noise from traffic, freight, servicing, construction and demolition	Road noise mapping	Maps –noise management strategy	No discernible trend
			Rail noise mapping	Maps –noise management strategy	No discernible trend
	Conservation in the built environment	Increase the level of protection given to enable the preservation and enhancement of both designated and non-designated heritage assets Consider ways in which Croydon's wider historic environment and built and cultural heritage can be better protected and recognised. Bring forward investment in the historic environment for regeneration, reuse and adaptation	Listed Buildings – Old Town	24 Listed Buildings	Pumping Station on English Heritage "Buildings at Risk Register"
			Conservation Areas – Old Town	3 Conservation Areas	
			Locally Listed Buildings – Old Town	68 local listed buildings	Damage and demolition to locally listed buildings during 2011 riots
			Historic Parks and Gardens – Old Town	One historic park – St. John's Memorial Gardens (Minster)	No trend

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
	Materials	Promote and increase use of building materials that have a low environmental impact	Developments achieving a high proportion of Code for Sustainable Homes or BREEAM materials credits	No local data.	No trends
A caring city	Human health and wellbeing	Improve mental and physical wellbeing	Life expectancy & mortality rates (by cause of death) for Fairfield ward.	Yes –London Health Observatory	Life expectancy is increasing in line with UK and London averages. However, Fairfield ward has higher incidence of cardiovascular disease than Croydon average.
		Provide better support for carers and those with long term conditions	Percentage of vulnerable people achieving independent living	Only available at borough level – 2011-12 – Joint Strategic Needs Assessment	Although there has been an improvement in this indicator in Croydon over the last year, the percentage of vulnerable people achieving independent living is still significantly below the national average.
		Facilitate fair and equal access for all members of the community, including health care, education and training, jobs, community and cultural facilities	Physically active adults	No – only available at borough level – 2011 - Public Health Observatories data	The proportion of physically active adults in Croydon is at 7.66% well below the national average of 11.45%
		Improve housing conditions	Excess winter deaths	No – only available at borough level - 2006-2008, Office of national statistics (ONS)	This data is a snapshot rather than a series. There were 98 excess winter deaths in Croydon during the period 2006-2008. This rate is above the national average. Most of these deaths were caused by cold or cold-related illnesses.
	Crime and	Reduce anti-social	Recorded crime rates	Partial – Metropolitan	Total numbers of serious violent

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	Safety	behaviour and opportunities for crime and fear of crime	in Old Town area.	Police, 2008 – 2013. Data covers the whole of Croydon metropolitan centre so likely to greatly distort figures	crime remained stable for Fairfield, while levels fell borough-wide. Drug offences decreased significantly.
	Social inclusion and equality	Create community identity and sense of place	Percentage of population who believe people from different backgrounds get on well together in their local area;	No – data is only available at borough level, and for 2007/8. CLG have cancelled “Place Survey” that was source of data	No trend
	Housing	Everyone should have the opportunity to live in a decent home	Number of new housing developments designed and constructed to a high and sustainable standard which enhances the quality of the built environment;	Number of homes meeting CSH Level 4	No comprehensive data available
		Plan to meet the changing housing requirements of the whole community, and provide greater choice and an appropriate mix in the size, type and location of housing	Net number of additional homes in Old Town	Yes – annual, AMR	At borough level, currently below regional (GLA) target for new homes (2011/12)
			Net number of affordable homes	Yes - annual, AMR	No trend
			Ratio of lower quartile house prices to lower quartile earnings	Yes – Croydon Observatory (CLG)	No trend
	A learning city	Archaeological heritage	Maintain and enhance the historic environment	Location and number of Scheduled Ancient Monuments in Old Town	One SAM - St John the Baptist's Church gateway, Howley Road
Location of				All of Old Town area is	No trend

Community Strategy Heading	Sustainability theme	Sustainability Objectives	Baseline Indicator	Baseline information availability, range of data and source	Trends in baseline information
			Archaeological Priority Zones	classified as APZ	
	Education, skills and training	Facilitate fair and equal access for all members of the community to education and training	Percentage of 16-18 year olds who are not in education, training or employment (NEET) in Fairfield ward.	Yes – annual, Croydon Observatory (DfE)	Steady decrease in NEET proportion.
		Improve educational and training facilities within the Borough	Percentage of working age population with no qualifications in Fairfield ward	Yes – Croydon Observatory	Fairfield proportion 16% - slightly higher than Croydon, London and national averages.
A creative city	Culture, Sport & Recreation	Promote growth of creative industries and development of centralised hub to support creative businesses.	Number of creative industries in Old Town (indicator to be developed)	Currently not measured	No trend
		Ensure that all communities have access to leisure and recreation facilities	Percentage of adults using libraries, museums or participating in arts events	Only one-off “snapshot” data available at borough level. Unlikely to be able to collect this data.	No trend
		Support temporary use of vacant buildings and sites for creative/cultural activity.	Percentage of vacant buildings & sites in Old Town used for creative/cultural uses	Currently not measured	No trend