

## 6 SELECTING AND EVALUATING THE PUBLICATION DRAFT AAP POLICIES

### 6.1 SELECTION AND EVALUATION

- 6.1.1 This section also evaluates the preferred approach. This evaluation took place at preferred options stage and again at revised preferred options stage. The evaluation has been updated at publication stage to take account of amendments to the options/policies and to ensure that all the draft policies have been fully appraised. The full appraisal and commentary can be found in appendix E.

#### Better homes

- 6.1.2 The revised tenure mix new option was chosen as it minimises the loss of affordable housing and will help develop a mixed and sustainable community. It will also ensure that the rehousing needs of existing tenants are met. This option scored well against the SDOs, in particular SDO 15, Housing, since it will increase housing choice and SDO 15, Social inclusion and community cohesion.
- 6.1.3 The revised size of homes and type of homes option scored well against most relevant indicators in the short, medium and long term and is particularly compatible with SDO 15, Housing. In particular, these new options served to make the area more family friendly. Providing a good mix of dwelling types and sizes will help ensure that the area is diverse and mixed with a good range of housing choices. It will be an area in which people can stay over the course of their life, which will help create a stable community and a cohesive community. There is a natural synergy between these options and the investment which the council is making in schools which are being rebuilt and both will help ensure that the area is one in which families would wish to stay.
- 6.1.4 The revised density option was chosen as it will ensure Aylesbury has a sense of character distinct from Elephant and Castle and the busy public transport corridors of the Walworth and Old Kent Roads. It maximises the numbers of houses which can be provided (the benefits of which are set out in the previous paragraph) and enables development in the lower density areas to respect the character of the adjacent conservation area. This option will increase support of public transport initiatives in the area and promote the use of more sustainable modes of transport. In the medium and long term it is very compatible with the SDOs. A disadvantage of this option is that it potentially puts more residents at risk of flooding, as the site lies in the high risk area of the floodplain.
- 6.1.5 In the short and medium term, the demolition option which was selected raises a number of concerns. Air quality is likely to be affected during the demolition phase while safety and security is also likely to be affected. Natural surveillance may be reduced as buildings come down, and the experience gained from demolishing other estates, such as the Heygate, has shown that the process of rehousing residents and emptying buildings raises significant security issues and needs to be handled very carefully.
- 6.1.6 Demolition and rebuilding may cause a significant amount of stress and anxiety, particularly among those groups who are most vulnerable, such as the elderly.
- 6.1.7 In the short term, demolition of the estate will run counter to objectives to minimise waste arisings. For this reason we initially set out an option to ensure that 95% of all demolition waste is either re-used or recycled, in line with the London Plan target. However, it was considered that a specific AAP policy on demolition waste would overlap existing policies and therefore this target is not specifically referred to in the publication draft. However, the Code for Sustainable Homes (certification under the code is required by AAP policy BH7) requires the provision of site waste management plans which encourage the reuse and recycling of materials. Moreover the 95% target is still set out in Southwark's SPD on Sustainable Design and Construction which will apply to the AAP area.
- 6.1.8 With regard to energy use, in the short term, demolition and rebuild require significant energy consumption. In the long term, the demolition option creates a number of opportunities. The