6.2.4 Reducing parking provision and providing well designed streets will combine well with policy COM6 by increasing footfall around shops and encouraging people to walking to shops. This should help strengthen their viability.

6.3 MITIGATION MEASURES

6.3.1 The intensification of development in the area and the significant increase in population has the potential to have a negative impact on flooding, open space, energy use, water use, waste management and community cohesion. Largely these are short term impacts which result from demolition and construction.

6.3.2 As is noted in the previous section, increasing the number of homes in the area has the potential to increase the burden of water and energy resources. For these reasons the implementation of the energy and sustainable design and construction policy are extremely important.

6.3.3 New developments will also need to reduce carbon emissions by 20% using carbon renewable technologies. Currently, the most feasible way of doing this would appear to be by providing biomass CHP in the energy centre. Care needs to be taken however that any biomass plant complies with air quality legislation and targets, particularly as the site lies in an air quality management area (AQMA).

6.3.4 The redevelopment area is located on the floodplain and has the potential to significantly impact on flooding. In order to ensure locating more development in this area does not have a negative impact in the medium and long term on flooding mitigation measures will need to include the provision of SUDs. In order to mitigate the risk from flooding all developments will need to provide a flood risk assessment to demonstrate that future residents will not be put at risk. Suitable measures to avoid this include the provision of early warning systems and raised floor levels.

6.3.5 The redevelopment will inevitably cause disruptions to residents since they will be moved from their current homes to dwellings in other locations on the estate, or potentially off site. This has the potential of breaking up the existing community and reducing social cohesion. In order to mitigate these potential impacts it is necessary to implement careful phasing plans to minimise the number of residents having to move off site, and through maintaining and enhancing existing social infrastructure, as outlined in the AAP policies on social and community infrastructure.

6.3.6 As regards transport, the decision not to take the tram forward has potential negative impacts. In order to compensate for these, it will be necessary to improve other forms of public transport and space has been allocated in the AAP for a public transport corridor. This will require the council to work closely with TfL and also to monitor public transport improvements. Existing public transport accessibility levels are shown in the appendices to the AAP which will help the council do this.

6.3.7 At detailed planning stage, more information on a number of environmental matters will be required. The council will require detailed air quality assessments to be included with planning applications. These must include measures to ensure that dust etc generated during the demolition and construction phase do not negatively impact on air quality. Site waste management plans will require careful monitoring to ensure that London Plan targets with regard to reuse and recycling of aggregates are met. Design and access statements and landscaping strategies must set out how biodiversity will be protected and enhanced by new development.

6.4 UNCERTAINTIES AND RISKS

6.4.1 The results of the sustainability appraisal have largely been based on professional judgement and therefore the predicted effects are not definite. Sustainability Appraisal is not an exact science. Many of the conclusions reached were the result of qualitative (i.e. subjective) judgement, albeit by expert planning professionals.

6.4.2 Moreover, predicting the outcome of any complex mix of social, economic and environmental factors is an inherently difficult task and can only be undertaken on the basis of the finite