

Shopping City and the Library						
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
conservation sites	- Local Nature Reserves; - Green Chain/Corridors; and - Key Biodiversity Action Plan (BAP) species present.					the biodiversity of the area and wildlife links.
To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan.						
To interlink and enhance habitats and wildlife corridors.						
To provide opportunities for people to access wildlife and diverse open green spaces.						
To establish new habitats and spaces to support the wider green infrastructure.						
To protect and enhance the Borough's landscape, townscape and cultural heritage resources.						
To promote townscape character and quality.	- Listed Buildings; - Conservation areas and Restricted Conservation Areas; and - Historic Parks.	+	✓	✓	✓	Refurbishing the run-down library building, creating better and more active frontages to streets and alley ways, removing street clutter, improving street quality and maintenance and greening the public realm will assist in improving the overall townscape of the town centre. This will have a likely positive impact that could be achievable in the short term. A longer term impact of higher significance to improving the townscape is presented in Option 3.
To encourage sensitive design in development.						
To conserve historic buildings and sites.						
To conserve historic landscape/townscape value.						
To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and gardens, and other culturally important features and areas, and their settings.						
To protect and enhance the character and appearance of townscape/landscape						
To maintain and strengthen local distinctiveness and sense of place						
To improve quality of the public realm, creating places that work well, are maintained and managed and are attractive to users.						
To protect and enhance the quality of water features and resources.						
To preserve ground and surface water quality.	- Local water courses and water quality;	?	✓	✓	x	There is no mention of adopting sustainable drainage principles in new pavement and road design and materials. This could have a likely impact on the surface water quality and care should be taken in terms of the materials and design of hard and soft landscaping.
To conserve water resources.						
To enhance river corridors						
To reduce land contamination.						
To encourage the development and remediation of brownfield land where appropriate.	- Historical Land use;	+	-	✓	x	The strategy for Shopping City and the Library includes reconfiguration or redevelopment of brownfield sites which would have a likely impact that would be permanent.
To encourage economic inclusion.						

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To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes. To limit and adapt to climate change.		- Employment and unemployment rates:	+	Short Term	Long Term	x	Redevelopment of the library would provide opportunity to incorporate training and education programmes and facilities for the local community. This would have a likely significant positive impact.
				✓	-		
To reduce CO2 emissions. To reduce and manage flood risk. To encourage 'green design' solutions. To encourage the inclusion of SUDS in new development To protect and improve air quality.		- Distribution of areas at risk of fluvial flooding; - CO ₂ emissions.	+	Short Term	Long Term	x	Proposals to green the public realm will have a likely positive impact on adapting the town centre to climate change. Although option 3 encourages complete redevelopment of the existing buildings in the area, which could negatively impact on the use of resources, it does present opportunity to adopt a higher level of 'green design' solutions in new development.
				✓	✓		
To promote travel plans. To adhere to Air Quality Management Targets, and where possible to enhance environments currently experiencing higher levels of pollution, e.g. High Road.		- Distribution/Number of Air Quality Management Areas (AQMAs); - Predicted Annual Mean Nitrogen Dioxide Levels; and - Predicted Daily Mean PM ₁₀ Objectives; - Industries with emissions to air, listed under the Environment Agency Pollution Inventory.	+	Short Term	Long Term	x	Proposed improvements to pedestrian environment will help to encourage sustainable modes of transport. There would be a cumulative impact with greening the public realm, particularly in option 3. These priorities would have a likely positive impact on improving air quality.
				✓	✓		
To increase energy efficiency and require the use of renewable energy sources. To increase energy efficiency for proposed and existing developments, where practicable. To increase the use of renewable energy. To reduce the use of energy. To ensure the sustainable management of natural resources.		- Energy Efficiency; - Renewable energy projects underway in the Borough	+	Short Term	Long Term	x	Although option 3 encourages complete redevelopment of the existing buildings in the area, which could negatively impact on the use of resources, it does present opportunity to adopt a higher level of energy efficiency in new development.
				✓	✓		
To reduce the consumption of raw materials (particularly those from finite or unsustainable sources). To encourage the re-use of goods To reduce the production of waste. To support the principals of sustainable design where practicable To increase the proportion of waste recycling and composting across all sectors. To promote the use of more sustainable modes of transport.		No indicators specific to Wood Green.	?	Short Term	Long Term	x	Option 3 would result in complete redevelopment, which would lead to increased use of natural resources for new development. The reconfiguration of the existing buildings would have more of a significant impact on this sustainability objective. However, new development does present opportunity for incorporation of sustainable design principles within the new development.
				✓	✓		
To increase accessibility both in terms of getting into and around the town centre. To improve the amenity and connectivity of walking and cycling routes.		- Car ownership; - Journey to work by mode;	+	Short Term	Long Term	x	Proposed improvements to pedestrian environment, including safer routes through better lighting, active frontages and improved environmental quality would help to encourage walking within the town centre. Option 3 provides a more significant positive impact than the other two options due to greater improvements to the east-west routes into the town centre.
				✓	✓		

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To encourage active travel (walking and cycling) and the use of public transport.						
To reduce the use of the private car.						

High Road		Overall Score		Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
SA Objectives and Criteria		Key Indicators / Targets (Where appropriate)		Short Term	Long Term		
SOCIAL							
To reduce crime, disorder and fear of crime.							
To encourage safety by design.	Recorded crime rates (burglary, theft, criminal damage and violence)		++	✓	✓	✓	Public realm improvements, encouragement of use of open spaces and provision of active frontages would all have a likely significant impact on reducing crime and fear of crime in the town centre. For the BHS site, option 2 and 3 would have a more significant impact than options 1 in that it proposes more active frontages and new residential on the upper floors to create activity and natural surveillance at night.
To reduce levels of crime.	Recorded instances of Anti-social behaviour						
To reduce levels of anti-social behaviour.	Drug related crime						
To reduce alcohol and drug misuse.	Provision and uptake of drug and alcohol treatment programmes						
	Number and Distribution of wards with SOAs in bottom 25% for crime deprivation.						
To improve levels of educational attainment for all age groups and all sectors of society.							
To increase levels of participation and attainment in education for all members of society	Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and		0	-	-	-	N/A
To improve the provision of, and access to, education and training facilities.	Percentage of resident population aged 16-74 with no qualifications.						
To improve physical and mental health for all and reduce health inequalities.							
To improve access to health and social care services.	Percentage residential population in good health compared with national/regional averages;		0	-	-	-	N/A
To prolong life expectancy.	Rates of under-18s conceptions;						
To improve access to public open space and leisure facilities.	Population with a long-term limiting illness; and						
To promote healthy lifestyles.	Index of Multiple Deprivation for health deprivation and disability.						
To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.							
To reduce homelessness.	Ranking of ward within the Index of Multiple Deprivation;		++	-	✓	-	The potential development sites within the High Road all present opportunity to introduce a range of dwellings into the town centre. These sites would result in likely significant and permanent impact. It is noted that a more comprehensive development of the BHS site (options 2 and 3) would have an impact of higher significance than simply refurbishing the exterior of the building (option 1).
To increase the availability of affordable housing.	Number and Distribution of wards with SOAs in bottom 25% and 10% most deprived; and						
To improve the condition of Local Authority housing stock.	Number and Distribution of wards with SOAs in bottom 25% most deprived for living environment.						
To improve the diversity of the housing stock.	Local Housing Market, tenure and average house prices;						
	Overcrowding;						
	Proportion of vacant housing;						
	Housing Demand; and						
	Key Regeneration Areas.						
To protect and enhance community spirit and cohesion.							
To promote a sense of cultural identity, belonging and well-being	Population transience and ethnicity		0	-	-	-	N/A
To develop opportunities for community involvement.							

High Road						
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To support strong relationships between people from different backgrounds and communities to promote the 'global community' and ethnic diversity of Wood Green.						
ECONOMIC						
To encourage sustainable economic growth and business development						
To retain existing local employment and create local employment opportunities.	- Employment and unemployment rates;	+	✓	✓	x	By improving the quality of shopfronts and the general public realm, along with rejuvenating the BHS store and other retail uses, will help to encourage investment in the town centre. This will have a likely positive impact on economic growth.
To encourage the creation of local employment.						
To diversify employment opportunities.						
To encourage economic growth.						
To ensure that new jobs created benefit the local population and contribute to a reduction in unemployment in Wood Green.						
To develop the skills and training needed to establish and maintain a healthy labour pool.						
To improve lifelong learning opportunities and work related training.	- Employment and unemployment rates; - Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green.	- Employment and unemployment rates;	+	✓	-	x	The improvement of pedestrian environments and routes will help to improve physical accessibility to local jobs. Improving bus stops would also help to improve accessibility to jobs in the wider area. This is likely to have an impact but would only be significant if coupled with the provision of more local jobs.
To improve physical accessibility to local and Londonwide jobs.						
To encourage home working schemes.						
To improve the vitality and vibrancy of Wood Green town centre.						
To enhance the town's image.	- Vacant floorspace.	++	✓	✓	✓	Improvements to shop frontages and redevelopment of key sites will help regenerate the area and encourage retail and active ground floor uses with residential above will also contribute to the improvement of the vibrancy and vitality of the town centre. These priorities for High Road area will have a likely and highly significant positive impact.
To develop and market the town as a place to live, work and do business.						
To support the preservation or appropriate development of high quality built and natural environments within the town.						
ENVIRONMENT						
To protect and enhance biodiversity.						
To protect and seek opportunities to enhance designated nature	- Distribution of designated sites; - Ecologically valuable sites;	+	✓	✓	x	Increasing greenery along the High Road would have a likely positive impact on the biodiversity of the area and wildlife links.

