

# **APPENDIX A PROPOSED CHANGES TO THE AYLESBURY AAP SUBMISSION**

## **Background**

1. The AAP has been examined by an independent inspector and the council has received a binding report. His overall conclusion is that the AAP is sound and therefore there are no significant issues that need to be addressed.
2. Prior to the examination in public the council provided the inspector with a list of proposed changes to the AAP to provide updates due to changes during the consultation period. The most significant of these were that we alter the proportions of private and affordable housing in phases 1 and 4 to reflect funding proposals agreed with the HCA and also to amend the public sector funding requirement calculations. These proposals were agreed by IDM in May 2009. The inspector agreed with the council that these changes would improve the document and has confirmed that they should be incorporated into the final AAP.
3. We proposed these changes as they enabled us to keep the mix of affordable and private housing the same for the entire area. We increased the affordable housing in phase 1 to gain HCA funding to unlock development to make it viable. The reduction in private housing has been increased by the same amount in phase 4.
4. In addition to those changes proposed by the council, the inspector has recommended a very small number of additional changes. These are very minor in character.
5. The schedule of suggested changes with our response to the fact check is set out below.
6. This is followed by a set of appendices with the detail of the proposed changes and updates described above.

**Inspector report and fact check of the examination into the Aylesbury Area Action Plan DPD Schedule of suggested changes.**

The changes below are expressed with strikethrough for deletions and underlining for additions of text

The first column distinguishes the three types of change. 'CS' relates to changes intended to achieve consistency with the Core Strategy Preferred Options document, 'C1 to C10' are those specifically set out in the Report and 'E' denotes alterations for editing and clarification purposes, largely as suggested by the Council.

The page and paragraph numbering refer to the submission DPD, and do not take account of the addition or deletion of text.

<b>Type of Change</b>	<b>Page</b>	<b>Paragraph/ policy/ figure</b>	<b>Proposed change</b>	<b>All changes made to meet suggested changes by the council unless set out below</b>
CS	Through-out document		Rename "masterplan area" as "action area core", throughout the document	
E	12	1.2.1	The Aylesbury Estate was constructed between 1966 and 1977 ( <u>the location of the Aylesbury AAP area is shown in Figure 2</u> ).	
CS	27	BH2	<del>The masterplan area is designated as a Public Transport Accessibility Zone (PTAZ) as shown on the Proposals Map (see Figure 7).</del>  <u>The footprint of the Aylesbury estate is designated as action area core on the Proposals Map (see Figure 7).</u>	
CS	28	3.2.4	As regards public transport accessibility, the proposed average density will be in compliance with the London Plan density matrix (GLA 2008, Table 3A.2) for an urban setting with existing and future improved Public Transport Accessibility	

			Levels (PTALs) ranging from 2-6. Increasing the number of homes and investing in schools, employment space, shops and community facilities will help to support future improvements in bus services (see policy TP2). <del>The Walworth Road Public Transport Accessibility Zone (PTAZ), which is designated in the Southwark Plan, has therefore been extended to cover the AAP area.</del> <u>In view of this context, higher densities are appropriate in the action area core.</u> Such an approach is supported by the London Plan (GLA, 2008, para 3.21).	
CS	28	3.2.5	Developments in the <u>PTAZ action area core</u> which exceed 700 habitable rooms per hectare will be expected to provide an exemplary standard of design with an excellent standard of living accommodation, in line with <del>policy 4.1 of the Southwark Plan</del> <u>the Core Strategy Preferred Options.</u>	
CS	29	Figure 7	Proposed <del>masterplan</del> <u>action area core</u>	
CS	29	Figure 7	Existing PTAZ – delete from Figure	
CS	29	Figure 7	Proposed PTAZ extension - delete from Figure	
CS	29	Figure 7	Amend the boundary of the AAP area as set out in the attached plan (Table of Changes Appendix A).	
C1	31	Policy BH3	<p>BH3 Tenure mix  <u>50% of new homes in the action area core will be affordable and 50% will be private.</u></p> <p>We will require the following mix of tenures on <u>each proposals site</u> <del>all proposals sites</del> within the <u>action area core</u> <del>masterplan</del> area:</p> <p><u>Proposals site AAAP1 (Phase 1)</u></p> <ul style="list-style-type: none"> <li>• <u>41% Private</u></li> <li>• <u>59% Affordable</u></li> </ul> <p><u>Proposals sites AAAP2 and AAAP3 (Phases 2 and 3)</u></p> <ul style="list-style-type: none"> <li>• <u>50% Private</u></li> </ul>	

			<ul style="list-style-type: none"> <li>• <u>50% Affordable</u></li> </ul> <p><u>Proposals site AAAP4 (Phase 4)</u></p> <ul style="list-style-type: none"> <li>• <u>58% Private</u></li> <li>• <u>42% Affordable</u></li> </ul> <p><u>Of the affordable housing provided, 75% should be social rented and 25% should be intermediate</u></p> <ul style="list-style-type: none"> <li>• <del>50% private</del></li> <li>• <del>50% affordable, of which 75% should be social rented and 25% should be intermediate</del></li> </ul>	
C2	32	3.3.8	<p>The testing we carried out on the masterplan demonstrated that <del>a 50/50</del> <u>the splits</u> between affordable and private housing <u>set out in policy BH3</u> will be physically possible <del>in all</del> <u>development blocks</u>. Therefore, <del>a</del> <u>All</u> <u>developments blocks</u> should seek to provide the tenure mix <u>which is appropriate for the proposals site in which the block is located</u>, as set out in policy BH3, unless it can be demonstrated that this is not possible through an openbook financial appraisal. <u>A greater proportion of affordable units will be provided in the first phase in order to improve the deliverability of the scheme. This will be balanced by the provision of fewer affordable units in phase 4 to deliver the aim of achieving 50/50 split between affordable and private homes across the action area core.</u> However, <del>i</del> <u>n</u> order to provide some flexibility, the policy seeks to ensure that the correct mix is provided across each phase as a whole, rather than per development block. We will monitor developments to ensure that the correct proportions are provided within each phase (see section 8).</p>	
E	43	4.3.1	Add title "Reasons" above paragraph 4.3.1	
E	43	4.3.1	Policies PL2 and PL3 are designed to create an easy to	

			understand, lively and interesting neighbourhood with safer, well overlooked streets and open spaces and a variety of buildings and blocks types to give more interest and character.	
C8	52	Policy PL8	We will transform Burgess Park so that it becomes a more attractive and better-used open space serving local people and south-east London. Improvements will encourage and celebrate sporting activities, healthy living, education, biodiversity and cultural diversity and will be designed to <u>facilitate open space activities which will support and enhance the regeneration of the Aylesbury area.</u> We will seek the provision of flexible outdoor spaces, particularly in Burgess Park, so that stage events and festivals can be held.	We should accept this change as a point of clarity.
E	52	4.5.6	We will also make it easier to move around the park by reducing the barriers to movement caused by Albany Road, Wells Way, Trafalgar Avenue, St. George's Way and other roads. These will become calmed routes, with high <u>quality and wide pedestrian and cycling crossings.</u>	
C4	53	5.3.3	Existing public transport accessibility levels (PTALs) are higher in the AAP areas closer to Walworth Road and Old Kent Road and are lower in the centre of the area. Simply redesigning the block layout in the <del>masterplan area</del> <u>Action area core</u> will raise PTALs as the <del>masterplan</del> layout brings homes closer to bus stops (existing and estimated <del>masterplan</del> <u>Action area core</u> PTALs are set out in Appendix 8).	
			<u>However, it will be necessary to raise PTALs further and improvements to the frequency of the existing bus services which run through the Action area core as well as new routes to Peckham and Elephant and Castle will be sought in Phase 4 in co-operation with TfL and with developer funding.</u>	We should accept this change as a point of clarity.
E	57 and 111	Figures 15 and A6.2	Delete new Church Road as an access street.	
E	70	7.2.1	The first phase of development, Phase 1a, <u>started on site in April 2009.</u> <del>starts on site shortly.</del>	

C5	73	7.4.2	Fourth sentence: Delete <del>£1.8 billion and £299m</del> ; Insert <u>£1.2 billion and £169m</u> .	
E	73	7.4.3	We are in discussions with the Homes and Communities Agency (HCA) (formerly Housing Corporation and English Partnerships) about the funding <u>for</u> the delivery of new replacement affordable rented and intermediate accommodation in phase 1.	
E	73	7.4.3	In addition, we have <del>submitted a bid to the</del> <u>secured £2m from the</u> GLA under the Priority Parks scheme <del>for £2m</del> to support improvements to Burgess Park. We have a commitment of £4m NDC match funding.	
E	74	Table 1 – Aylesbury Resource Centre	Add “Southwark Council” in column 3 and “Capital programme” in column 4.	
C9	78	Table 3 – PL2	<del>Development should conform with the design guidance in Appendix 6.</del>	
E	78	Table 4 – TP3	Parking provision should not exceed 0.4 spaces per home <u>averaged over the action area core as a whole.</u>	
E	86	A2.1.1	PPS1: Delivering Sustainable <del>d</del> Development	
E	86	A2.1.6	On issues in areas in which the AAP has no policies, for example on the use of metropolitan open land and the need to incorporate green roofs and sustainable urban drainage systems, policies which are in the London Plan and Southwark Plan <del>on these issues</del> will apply.	
E	88	Appendix 2	See revised appendix 2 (Table of Changes Appendix B).	
E	92	A3.1.2	All of the background work described in Part 1 of this document has been taken into account in preparing the AAP. Together with the extensive consultation a series of objectives have been developed. These are outlined in <del>the following section</del> <u>appendix</u>	

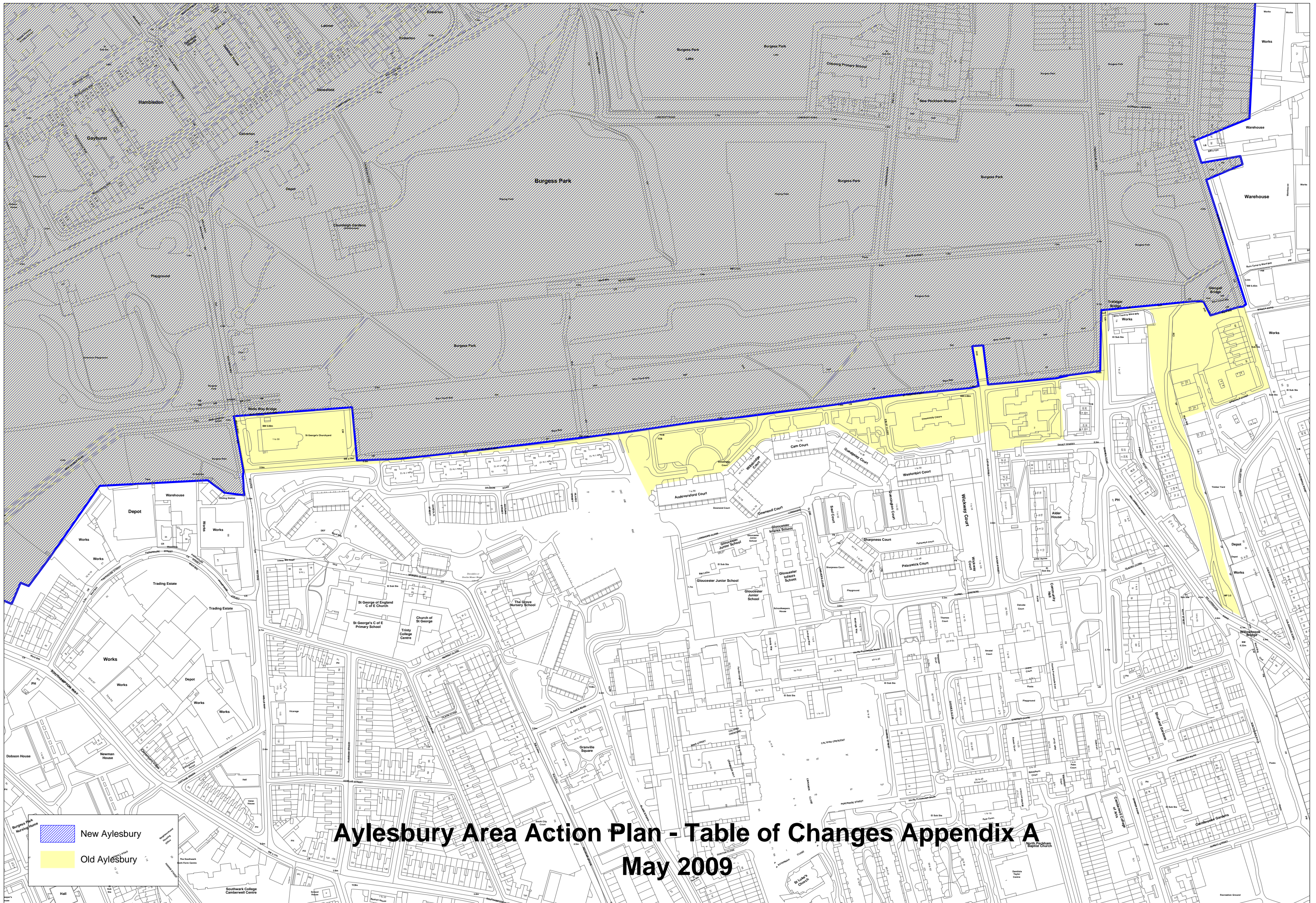
			<u>4</u> as place-making, delivery and sustainable development objectives.																																																	
E	97	A4.1.4	The appraisal checks the preferred options for developing the AAP area against the set of sustainable development objectives set out <u>above</u> <u>below</u> .																																																	
E	99	Appendix 5	See amended appendix 5 (Table of Changes appendix C).																																																	
E	110	A6.5.2	Design streets so that pedestrians and cyclists feel safe.																																																	
E	134	A6.6.11	Section A6.5.1																																																	
E	142	A6.6.30	The location of balconies must however be balanced with the need to provide daylight to lower levels flats and to the street.																																																	
C3	159	Table A7.1	<table border="1"> <thead> <tr> <th>Phase</th> <th>Phase 1</th> <th>Phase 2</th> <th>Phase 3</th> <th>Phase 4</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Site reference</td> <td>1a, 1b, 1ci, 1cii, 7, 10</td> <td>4a, 4b, 5</td> <td>6, 8, 9</td> <td>2a, 2b, 3a, 3b, 11, 12, 13, 14</td> <td></td> </tr> <tr> <td>No. private units</td> <td><del>722</del> 582</td> <td>322</td> <td>224</td> <td><del>846</del> 986</td> <td>2,114</td> </tr> <tr> <td>No. social for rent units</td> <td><del>522</del> 592</td> <td>241</td> <td>169</td> <td><del>635</del> 565</td> <td>1,568</td> </tr> <tr> <td>No. of intermediate units</td> <td><del>175</del> 245</td> <td>81</td> <td>57</td> <td><del>214</del> 144</td> <td>527</td> </tr> <tr> <td>Total units</td> <td>1,419</td> <td>645</td> <td>450</td> <td>1,695</td> <td>4,209</td> </tr> <tr> <td></td> <td>34%</td> <td>15%</td> <td>11%</td> <td>40%</td> <td>100%</td> </tr> <tr> <td><b>Redevelopment Phase</b></td> <td><b>2011</b> - <b>2016</b></td> <td><b>2013</b> - <b>2018</b></td> <td><b>2017-2020</b></td> <td><b>2020</b> - <b>2027</b></td> <td></td> </tr> </tbody> </table>	Phase	Phase 1	Phase 2	Phase 3	Phase 4	Total	Site reference	1a, 1b, 1ci, 1cii, 7, 10	4a, 4b, 5	6, 8, 9	2a, 2b, 3a, 3b, 11, 12, 13, 14		No. private units	<del>722</del> 582	322	224	<del>846</del> 986	2,114	No. social for rent units	<del>522</del> 592	241	169	<del>635</del> 565	1,568	No. of intermediate units	<del>175</del> 245	81	57	<del>214</del> 144	527	Total units	1,419	645	450	1,695	4,209		34%	15%	11%	40%	100%	<b>Redevelopment Phase</b>	<b>2011</b> - <b>2016</b>	<b>2013</b> - <b>2018</b>	<b>2017-2020</b>	<b>2020</b> - <b>2027</b>		
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C6	161	A7.1.24	The model calculates the full lifetime cost of the capital programme at around <del>£1.8</del> <u>1.2</u> billion and has identified a total funding shortfall of around <del>£299m</del> <u>£169m</u> (see table 7A.2 for details). This does not take into account any social housing grant which might be available.																							
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E	162	7.1.31	The council has <del>submitted a bid to</del> secured <u>£2m</u> from the GLA under the Priority Parks scheme <del>for £2m</del> to support improvements to Burgess Park. We have a commitment of £4m NDC match funding.																							

E	166	A.8.1.1	The following plans show <u>indicative public transport accessibility levels across the Aylesbury AAP area both as they are now (Figure A8.1) and as they might be following the redevelopment of the estate (Figure A.1a). The increases in PTALs shown in Figure A8.1a are due to the fact that following redevelopment, blocks in the action area core will be smaller and routes to bus stops will be more direct.</u>	
E	166	A.8.1.2	<del>It should be noted, however, that the plan showing the proposed PTAL is indicative only. Improvements to bus services will bring further improvements to PTALs. PTALs in the action area core taking into account both the masterplan layout and bus service improvements are shown in Figure A8.2. (Nb. The plan is based on the improvement of service frequencies for existing transport routes through the area and does not consider the introduction of new routes or the modification of existing routes.) This plan demonstrates that improvements to bus services will result in higher levels of public transport accessibility. This accessibility will be further increased with the introduction of new routes as proposed within the AAP.</del>	
E	167	New figure (The new figure can be seen in the Transport and Movement Strategy Figure 3).	Insert new figure as follows: <u>A8.1a Indicative proposed public transport accessibility, taking into account the masterplan layout</u>	

E	167	Figure A8.2	Figure A8.2: Indicative proposed public transport accessibility, taking into account the masterplan layout and bus service improvements	
E	170	Glossary	Annual Monitoring Report This is produced every year as part of the local development framework. It sets out how well our planning policies are performing based on a range of different indicators.	
E	171	Glossary	Community Infrastructure Levy The Community Infrastructure Levy (CIL) is a government proposal which will enable local authorities to make a charge for most types of new development in their area. CIL charges will be calculated using a formula and will be based on the size of a development. Funds raised by the CIL can be spent on infrastructure, such as public transport improvements, schools, parks etc. needed to support the development of the area	
E	174	Glossary	Public Transport Accessibility Zone (PTAZ) Areas within urban or suburban zones, which have better public transport, significant potential for new development and investment, and a mixed use character including significant retail development (Southwark Plan 2007, Appendix 18)	
E	174	Glossary	Planning brief Planning briefs are prepared by a local authority as a guide for developers interested in buying and developing a site. They may contain more detailed information about the number of homes which can fit on a site, the design of homes, levels of car parking etc. They are not used to help assess planning applications, unless they are adopted as supplementary planning documents.	

E	175	Glossary	<u>S106 Planning Obligation</u> <u>These are also called planning gain or section 106 contributions. Applicants for major developments are usually required to provide payments to offset the impact of their scheme and make it acceptable. This may include improved transport, environment, employment, housing or recreation facilities. They could also be built as part of a development rather than provided as a payment.</u>	
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# Aylesbury Area Action Plan - Table of Changes Appendix A

May 2009

 New Aylesbury

 Old Aylesbury

## Aylesbury Area Action Plan Table of Changes Appendix B

### Appendix 2: Planning policy

- A2.1.1 The AAP is consistent with national planning policies set out in Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). National policies such as PPS1: Delivering Sustainable development, PPS3: Housing are considered particularly relevant for the AAP and it is consistent with these and other government policies.
- A2.1.2 The AAP is in general conformity with the London Plan (Table A2.1) and will contribute towards achieving the Mayor's six objectives for the future of London (GLA, 2008 pg 6-11). It particularly contributes to achieving the London Plan's housing policies by creating a high quality neighbourhood that will include a mix of tenures, housing types and size. The AAP has had regard to all the relevant London Plan policies including Policy 3D.11 Open Space Provision in DPDs, Policy 3C.19 Local Transport and Public Realm Enhancements, Policy 3C.20 Improving conditions for buses and Policy 3C.21: Improving conditions for walking.
- A2.1.3 The Aylesbury AAP is one of a number of LDF documents Southwark is preparing. Other documents include the Core Strategy and AAPs for Peckham and Nunhead, and Canada Water. The Core Strategy will be used for deciding what sort of development should take place within Southwark, when, where and how it will happen. We have consulted on the issues and options and the preferred option. ~~We will be are consulting on the preferred option between May and July 09.~~ This AAP is being prepared before the Core Strategy because we need a planning framework to facilitate redevelopment of the estate. This will also allow us to maintain the momentum from starting work in the south-west corner of the estate (phase 1a). The AAP accords with the vision and objectives of the Core Strategy. The Core Strategy ~~Issues and Options~~ Publications/submission ~~sets out two broad options for the future of the borough. The first is focused on development in growth areas and the second is housing led growth throughout the borough. Both of these options support the regeneration of the Aylesbury Estate~~ focuses development in growth areas, which includes the Aylesbury Action Area and our intention to produce an Area Action Plan for Aylesbury is clearly set out in the report.
- A.2.1.4 The preparation of Southwark's LDF over the next few years will take into account the transition between the previous system of unitary development plans and the new system. Southwark adopted a new unitary development plan in July 2007 - The Southwark Plan - which has been "saved" until 2010. In 2010, we may apply to extend some of the policies in the Southwark Plan for a further period.
- A2.1.5 The AAP is broadly consistent with policies in the Southwark Plan and the Core Strategy Publications/submission (Table A2.1). Because the AAP is specific to the estate and surrounding area, it provides an area specific interpretation of policies in the Southwark Plan and the Core Strategy Publications/submission. Where there is a difference between policies in the Southwark Plan and the AAP, because the AAP has been adopted more recently, it takes precedence over the Southwark Plan.

- A2.1.6 The AAP only contains policies which are specific to the AAP area and does not repeat policies in existing documents such as the London Plan and the Southwark Plan. On issues in areas in which the AAP has no policies, for example on the use of metropolitan open land and the need to incorporate green roofs and sustainable urban drainage systems, policies which are in the London Plan ~~and~~, Southwark Plan and the Core Strategy on these issues will apply.
- A2.1.7 The AAP also takes into account Southwark 2016, our Sustainable Community Strategy, other council strategies including the Housing Strategy and plans for nearby areas including the Elephant and Castle and Peckham.
- A2.1.8 We also have a number of supplementary planning documents (SPDs) which provide further guidance on policies in the Southwark Plan and this AAP. These SPDs include Residential Design, Sustainable Design and Construction and s106 Planning Obligations. Because the AAP is area specific and comprises a development plan, where there is a conflict between the guidance contained in SPDs and AAP policy, for example on minimum floor areas, the AAP will take precedence.
- A2.1.9 Table A2.1 below sets out the relationship between policies in the AAP, the London Plan, the Southwark Plan, the Core Strategy Publications/submission and Southwark's SPDs.

			<b>Southwark Core Strategy Publications/submission</b>	<b>Southwark Supplementary Planning Documents</b>
MP1: The Masterplan	2A.7 Areas for Regeneration	SP1-SP20: All the strategic policies apply  Section 7: Local Policy Areas. <u>The AAP introduces a vision for Aylesbury, there was no vision in the Southwark Plan.</u>	<u>Section 4 sets out the vision for Aylesbury.</u>	
MP2: Proposals sites		SP20: Development sites uses, Southwark Plan Proposals Map. <u>The AAP adds further proposals sites to those in the Southwark Plan</u>	<u>The Core Strategy Publications /submission proposals map includes the sites allocated in the AAP.</u>	
BH1: Number of homes	3A.1 Increasing London's supply of housing, 3A.2 Borough Housing Targets, 3A.3 Maximising the potential of sites	SP14: Sustainable buildings, SP17: Housing.	<u>Strategic Policy 5: Providing new homes.</u>	
BH2: Density and distribution of homes	Policy 3A.3: Maximising the potential of sites	SP14: Sustainable buildings, Policy 4.1: Density of residential development. <u>The core action area is designated an area in which densities in excess of 700 hr/ha may be permitted. This is consistent with the Core Strategy.</u>	<u>Strategic Policy 5: Providing new homes.</u>	Sustainability Assessment SPD, Residential Design Standards SPD
BH3: Tenure mix	3A.4 Efficient use of stock	SP17: Housing, Policy 4.4: Affordable housing. <u>The AAP amends policy 4.4 to require more affordable housing for the AAP area and to require more social rented housing within the affordable housing.</u>	<u>Strategic Policy 6: Homes for people on different incomes. The tenure split for the AAP area is set out in the Core Strategy.</u>	Sustainability Assessment SPD, Affordable Housing SPD

			<b>Southwark Core Strategy Publications/submission</b>	<b>Southwark Supplementary Planning Documents</b>
BH4: Size of homes	3A.5 Housing stock, 3A.6 Quality of new housing provision	SP17: Housing, Policy 4.3: Mix of dwellings. <u>The AAP amends policy 4.3 to require more family housing and fewer studios.</u>	<u>Strategic Policy 7: Family housing.</u>	Sustainability Assessment SPD
BH5: Type of homes	3A.17 Addressing the needs of London's diverse population, 3A.9 Affordable Housing targets, 3A.15 Loss of housing and affordable housing, 3A.7 Large Residential Sites	SP17: Housing Policy 4.3: Mix of dwellings. <u>The AAP amends policy 4.3 to set out the different types of housing.</u>	<u>Strategic Policy 7: Family housing</u>	Sustainability Assessment SPD, Residential Design Standards SPD
BH6: Sustainable design and construction	4A.3 Sustainable design and construction	SP10: Development Impacts, SP12: Pollution  Policy 3.4: Energy efficiency. Policy 3.5: Renewable energy. <u>The AAP amends policy 3.5 to require 20% renewable energy for the AAP area.</u>	<u>Strategic Policy 13: High environmental standards</u>	Sustainability Assessment SPD, Draft Sustainable Design and Construction SPD
BH7: Energy	4A.4 Energy assessment, 4A.6 Decentralised Energy: Heating, Cooling and Power, 4A.7 Renewable Energy	SP10: Development impacts, SP12: Pollution, Policy 3.4: Energy efficiency, Policy 3.5: Renewable Energy. <u>The AAP amends policy 3.4 to require Code for Sustainable Homes level 4.</u>	<u>Strategic Policy 13: High environmental standards</u>	Sustainability Assessment SPD, Draft Sustainable Design and Construction SPD
PL1: Street layout	Policy 3C.18 Allocation of street space , 3C.19 Local transport and public realm enhancements	SP13: Design and heritage, Policy 3.13: Urban design. <u>The AAP provides more detail on design principles and layout.</u>	<u>Strategic Policy 12: Design and conservation</u>	Sustainability Assessment SPD, Design and Access Statements SPD
PL2: Building block layout and types	3B.2 Mixed Use development	SP13: Design and heritage, Policy 3.12: Quality in design, Policy 3.13: Urban	<u>Strategic Policy 12: Design and conservation</u>	Sustainability Assessment SPD, Design and Access Statements SPD, Residential

			<b>Southwark Core Strategy Publications/submission</b>	<b>Southwark Supplementary Planning Documents</b>
		design, Policy 3.14: Designing out crime. <u>The AAP provides more detail on design principles and layout.</u>		Design Standards SPD
PL3: Building heights	4B.9 Tall buildings - location, 4B.10 Large-scale buildings - design and impact, 4B.12 Heritage conservation	SP13: Design and Heritage, Policy 3.15: Conservation and historic environment, Policy 3.18: Setting of listed buildings, conservation areas and world heritage sites, Policy 3.20: Tall buildings, Policy 3.22: Important local views. <u>The AAP amends policy 3.20 by allowing tall buildings outside the Central Activities Zone.</u>	<u>Strategic Policy 12: Design and conservation.</u>	Sustainability Assessment SPD, Design and Access Statements SPD
PL4: Open space	3D.8 Realising the value of open space and green infrastructure, 3D.11 Open space provision in DPDs, 3D.12 Open space strategies, 3D.14 Biodiversity and nature conservation, 3D.13 Children and young people's play and informal recreation strategies	SP15: Open space and biodiversity, Policy 3.25 Metropolitan open land, Policy 3.26 Borough open land, Policy 3.27 Other open spaces, Policy 3.28 Biodiversity	<u>Strategic Policy 11: Open spaces and wildlife</u>	Sustainability Assessment SPD
PL5: Burgess Park	3D.8 Realising the value of open space and green infrastructure, 3S.10 Metropolitan Open Land	SP15: Open space and biodiversity, Policy 3.25: Metropolitan Open Land	<u>Strategic Policy 11: Open spaces and wildlife</u>	
TP1: Designing streets for all road users/Designing streets as attractive	Policy 3C.18 Allocation of street space, 4B.3 Enhancing the quality of the public realm	SP18: Sustainable transport, Policy 5.3: Walking and cycling. <u>The AAP provides further detail to the Southwark Plan policies.</u>	<u>Strategic Policy 2: Sustainable transport</u>	Sustainability Assessment SPD, Sustainable Transport SPD

			<b>Southwark Core Strategy Publications/submission</b>	<b>Southwark Supplementary Planning Documents</b>
public spaces				
TP2: Public transport	3C.1 Integrating transport and development, 3C.3 Sustainable transport in London, 3C.9 Increasing the capacity, quality and integration of public transport to meet London's needs	SP18: Sustainable transport, Policy 5.4: Public transport improvements. <u>The AAP amends the proposals map through the route for high capacity public transport.</u>	<u>Strategic Policy 2: Sustainable Transport. The route for high capacity public transport is shown on the proposals map.</u>	Sustainability Assessment SPD, Sustainable Transport SPD
TP3: Parking standards	3C.19 Parking Strategy	SP18: Sustainable transport, SP19: Minimising the need to travel, Policy 5.6: Car parking, Policy 5.7 Parking standards for disabled people or the mobility impaired. <u>The AAP amends appendix 15 of the Southwark Plan by requiring different parking standards.</u>	<u>Strategic Policy 2: Sustainable transport.</u>	Sustainability Assessment SPD, Sustainable Transport SPD
COM1: Location of social and community facilities	3A.18 Protection an enhancement of social infrastructure and community facilities	SP6: Accessible services, SP9: Meeting community needs, SP10: Development impacts, Policy 2.2: Provision of new community facilities. <u>The AAP provides more detail than in the Southwark Plan.</u>	<u>Strategic Policy 4: Places to learn and enjoy</u>	
COM2: Opportunities for new business	3B.1 Developing London's economy, 3B.5 Supporting innovation, 3B.5 Creative Industries	SP4: Removing barriers to employment, SP5: Regenerating and creating employment	<u>Strategic Policy 10: Jobs and businesses</u>	Sustainability Assessment SPD
COM3: Health and social care	3A.20 Health objectives	SP6: Accessible services, SP9: Meeting community needs, Policy 2.2:	<u>Strategic Policy 4: Places to learn and enjoy</u>	Sustainability Assessment SPD

			<b>Southwark Core Strategy Publications/submission</b>	<b>Southwark Supplementary Planning Documents</b>
		Provision of new community facilities. <u>The AAP provides more detail to the Southwark Plan policies.</u>		
COM4: Education and learning	3A.24 Education facilities	SP9: Meeting community needs, Policy 2.3: Enhancement of educational establishments. <u>The AAP provides more detail to the Southwark Plan policies.</u>	<u>Strategic Policy 4: Places to learn and enjoy</u>	Sustainability Assessment SPD
COM5: Community space and arts and culture	3D.5 Development and promotion of arts and culture	SP7: Arts, culture and tourism, SP9: Meeting community needs, SP10: Development impacts, Policy 2.2: Provision of new community facilities	<u>Strategic Policy 4: Places to learn and enjoy</u>	Sustainability Assessment SPD
COM6: Shopping/Retail	3D.3 Maintaining and improving retail facilities,	Policy 1.8: Location of developments for retail and other town centre uses. <u>The AAP provides further detail to policy 1.8.</u>	<u>Strategic Policy 3: Shopping, leisure and entertainment</u>	Sustainability Assessment SPD
D1: Phasing	Policy 6A.8 Phasing of development and transport provision	SP20: Development sites uses		
D2: Infrastructure funding	Policy 6A.4 Priorities in Planning obligations, Policy 6A.5 Planning obligations	Policy 2.5: Planning Obligations	<u>Strategic Policy 14: Implementation and delivery</u>	S016 Planning obligations SPD



AAAP P2		645 homes (C3 Use Class)	18	172	253	<del>139</del>	43	20	645	55%	24%	21%	Phase (2013- 2018)	Deleted: 202	
	Indicative development block sub-totals														
		4a (391-471 Wendover; 1-30 Foxcote; 140 Albany Road; 24-36 Ravenstone; and 67-81 Ravenstone)	212 homes (C3 Use Class)	7	68	92	<del>34</del>	9	2	212	67%	33%	0%		Deleted: 45
		4b (241-390 Wendover; 1-30 Winslow; 1-25 Padbury; 1-23 Ravenstone; and 37-66 Ravenstone)	206 homes (C3 Use Class)	4	38	69	<del>61</del>	21	13	206	38%	13%	49%		Deleted: 7 Deleted: 95 Deleted: 7
	5 (37-62 Wendover; 117-156 Wendover; 201-240 Wendover; 126-151 Wolverton; 152-175 Wolverton; and 176-192 Wolverton)	227 homes (C3 Use Class)	7	66	92	<del>44</del>	13	5	227	60%	27%	13%		Deleted: 6 Deleted: 62 Deleted: 6	
AAAP P3		449 homes (C3 Use Class) 300sqm retail/café space (A Use Class) 2,500sqm employment space (B1a Use Class) (Unspecified location) 400sqm of pre-school facilities (D1 Use Class)	8	82	160	<del>129</del>	44	26	449	38%	19%	43%	Phase (2017- 2020)	Deleted: 50 Deleted: 9 Deleted: 200 Deleted: 50	
	Indicative development block sub-totals														
		6 (1-36 Wendover; 73-116 Wendover; 157-200 Wendover; 60-84 Wolverton; 1-14 Brockley House; 105-125 Wolverton; and 85-104 Wolverton)	168 homes (C3 Use Class)	3	33	58	<del>48</del>	16	10	168	41%	13%	46%		Deleted: 169 Deleted: 74 Deleted: 9
		8 (218 A-F East Street)	62 homes (C3 Use Class)	2	16	25	<del>13</del>	4	2	62	53%	29%	18%		Deleted: 9

	9 (1-215 Taplow; 184 A-F East Street; 1-20 Northchurch; 21-40 Northchurch; 41-56 Northchurch; Aylesbury Day Nursery; 57-76 Northchurch; Tykes Corner; and Aylesbury Access Centre)	219 homes (C3 Use Class) 300sqm retail/café space (A Use Class) 2,500sqm employment space (B1a Use Class)	3	33	77	<del>68</del>	24	14	219	31%	21%	48%	Deleted: 106
<b>AAAP P4</b>		<b>1,692 homes (C3 Use Class)</b> <b>400sqm retail/café space (A Use Class)</b> <b>1,000sqm energy centre (Unspecified location)</b> <b>300sqm of pre-school facilities (D1 Use Class)</b>	<del>43</del>	<del>416</del>	<del>627</del>	<del>408</del>	130	68	1,692	52%	18%	13%	Phase (2020-2027) Deleted: 696 Deleted: 2 Deleted: 7 Deleted: 8 Deleted: 607
<b>Indicative development block sub-totals</b>													
	2a (1-35 Gayhurst; 62-79 Gayhurst; 145-162 Gayhurst; and 80-120 Gayhurst)	196 homes (C3 Use Class)	6	54	75	<del>42</del>	13	6	196	57%	21%	22%	Deleted: 5 Deleted: 61
	2b (36-61 Gayhurst; 1-20 Hambledon; 1-18 Gaitskell House; 121-144 Gayhurst; 1-24 Calverton; and 19-31 Gaitskell)	312 homes (C3 Use Class)	10	102	124	<del>56</del>	14	6	312	67%	20%	13%	Deleted: 76
	3a (32-61 Latimer; 114-141 Latimer; 7-35 Emberton; and 198-202A Albany Road)	298 homes (C3 Use Class)	9	88	115	<del>61</del>	17	8	298	61%	20%	20%	Deleted: 9 Deleted: 86
	3b (1-31 Latimer; 86-113 Latimer; 1-6 Emberton; 1-31 Danesfield; 25-31 Calverton; 32-42 Gaitskell House; 43-66 Gaitskell House; and 62-85 Latimer)	321 homes (C3 Use Class)	9	86	122	<del>71</del>	22	11	321	55%	20%	25%	Deleted: 9 Deleted: 2 Deleted: 104
	11 (Amersham Community Centre; 284-299 Missenden; 77-105 Michael Faraday House; and 57-76 Michael Faraday House)	174 homes (C3 Use Class) 400sqm retail/café space (A Use Class) 1000sqm energy centre	4	40	62	<del>45</del>	15	8	174	47%	16%	37%	Deleted: 2 Deleted: 3 Deleted: 68 Deleted: 3

