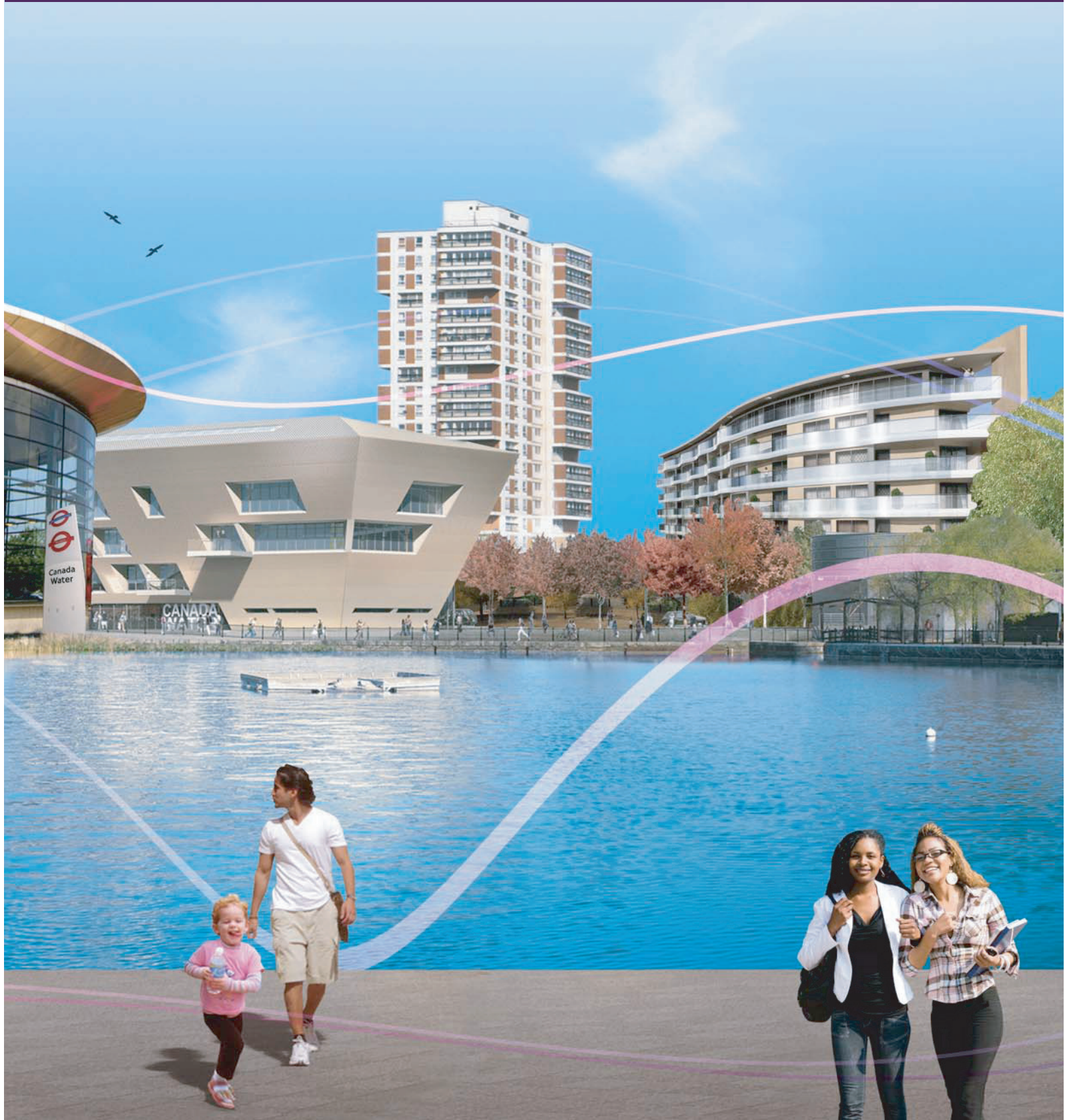


Canada Water Area Action Plan

Table of proposed changes (CD CW13)

March 2010



Canada Water Area Action Plan: Table of changes proposed to the Publication/Submission version of the AAP

Table of changes reference	Page	Paragraph/policy/figure	Erata (E) Change (CH)	Proposed change (deleted text is struck-through and new text is underlined)	Reason for change
TOC1	11	1.5.1a	CH	Insert new paragraph to read: <u>Our evidence and other documents which support the AAP can be found on our website:</u> <u>http://www.southwark.gov.uk/yourservices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework</u>	To clarify where the evidence base can be found and in response to representation no. 21.
TOC2	16	2.2.1	CH	The conversion of the east London line to the overground network will create better links between north and east London, Croyden and Clapham Junction. With a tube station, an overground station two tube stations and a bus station, the town centre has good access to public transport facilities.	This is a point of factual clarification made in response to representation no. 156.
TOC3	17	2.3.1	CH	To the south, Lewisham's <u>draft</u> core strategy has allocated.....	This amendment is proposed to clarify the status of Lewisham's core strategy and responds to representation No. 1 made by the Port of London Authority.
TOC4	17		CH	There are several pockets in the AAP area, particularly in Rotherhithe ward in which health and education deprivation levels are higher than the Southwark and UK average. <u>There is an opportunity to improve local healthcare facilities and improve the health and wellbeing of residents by encouraging healthy lifestyles.</u>	Change made in response to representation no. 162.
TOC5	22	Vision	CH	Amend the second paragraph as follows: ... which will be accommodated in generally mixed use development. <u>The action area will provide at least 875*** affordable housing units.</u> Office development will provide....	Change made to make the vision consistent with visions in the core strategy for other areas.
TOC6	22	Vision	CH	At beginning of the fourth paragraph insert the following text:	Change made in response to core strategy

				<u>There could be tall buildings on some sites in the core area where this helps stimulate regeneration and creates a distinctive place.</u> Outside the town centre and core area of the AAP, development will be less dense...	representation no 221.
TOC7	22	Figure 4	CH	Remove the ferry symbol which denotes the pier upstream of Rotherhithe tunnel; add St Mary's conservation area.	This is a factual correction and responds to representation No. 3 made by the Port of London Authority. The addition of the conservation area is to make the document consistent with the diagrams in the core strategy.
TOC8	34	Figure 7		Add link from Surrey Canal to Greenland Dock (see appendix 5)	This link would with the North Lewisham Links plan and is proposed in response to representations No.s 57, 93 and 97. This was consulted on at issues and options and was supported.
TOC9	36	4.3.8	E	Phase 2, due to open in 2013, will provide a direct service to Peckham and Clapham Junction and provide access to <u>16</u> 48 trains per hour through Surrey Quays station.	This is a factual clarification which responds to representation no. 157.
TOC10	38	4.3.17	CH	As a first phase of the improvements, we will use funding available through our Local Implementation Plan to enable a straight-across movement from Plough Way to Lower Road Rotherhithe New Road.	This corrects a print error. The correction is consistent with the second paragraph in Policy 8 and also Figure 8
TOC11	51	Figure 9	E	Amend key by inserting dark blue strip (to match the colouring of the	This corrects a print error.

				shopping centre site, Site B, the Decathlon site, Site E and part of the Leisure Park) with adjacent text reading 5-8 storeys.	<p>The correction is consistent with the first paragraph in AAP policy 17 and also the building heights consulted on in Figure 8 in the Preferred Options Report. The correction is also consistent with versions of the document which were considered by the council's planning committee and executive, prior to council assembly.</p> <p>This also responds to representation number 226.</p>
TOC12	51	Figure 9	CH	<p>Amend key by deleting the heights shown in metres:</p> <p>Tall building around 10-15 storeys (30-45m) 3-5 storeys (9-15m) 4-6 storeys (12-18m) 4-8 storeys (12-24m)</p>	<p>This corrects a print error. The correction is consistent with the version of the document which was reported to the council's planning committee and executive prior to council assembly.</p> <p>This change will provide some flexibility by enabling some variations in heights to add interest, while ensuring that heights are broadly within the range set out.</p>

TOC13	53	4.5.15	CH	There are also some benefits to having tall buildings (over 30m high). They can act as landmarks and would help make the area easier to navigate around by marking the town centre and key locations such as the new plaza and the tube stations. They can add variety to the character of an area and help make the skyline more interesting. However, the core area is sensitive to tall buildings because of a protected view of St. Paul's Cathedral and Tower Bridge from Greenwich Park. This means that buildings on the shopping centre site should not be more than 30 metres high (roughly 10 storeys) <u>and that any tall buildings in the area should meet the requirements of the London Plan and London View Management Framework</u>	This change has been made as a point of clarification and in response to representations no. 147 and 141. The deletion of the word "tube" is a factual clarification made in response to representation no. 156.
TOC14	56	4.5.21	CH	It is important to create new open spaces in the town centre and core area to help support the growing population. They can help provide relief in what is a built-up area, encourage physical activity and help wellbeing , recreation and enjoyment. <u>Contact with the natural environment has also been shown to improve mental wellbeing and reduce stress.</u>	Change made in response to representation no. 232.
TOC15	56	4.5.22a	CH	<u>Greening the urban environment is also important in terms of mitigating climate change, improving air quality, providing shade and reducing the 'urban heat island' effect.</u>	Change made in response to representation no. 233.
TOC16	58	4.5.25a	CH	<u>Adequate, safe and accessible play space will make an important contribution to the welfare of children and families. It will also have a favourable effect on children's health through raising their levels of physical activity; providing contact with other children, and helping to combat the early onset of conditions such as obesity, depression and diabetes.</u>	Change made in response to representation no. 171.
TOC17	59	Figure 12	CH	Amend Figure 12 as shown in appendix 3 of this document.	This is a small adjustment to the proposals map to ensure that all of the proposals site is within the SDHA.
TOC18	69	4.7.2	E	Our 2009 Employment land Review forecasts the need to provide between 36,000 <u>25,000</u> sqm and 47,000 <u>30,000</u> sqm of new office space in Southwark by 2026 to meet the needs....	This is a factual correction which reflects the evidence in out

					Employment Land Review.
TOC19	76	5.2.3	E	Rotherhithe tube station will reopen in 2010. To capitalise on the benefits the reopened station will bring, we are working with TfL to improve access from Albion Street to the station and also up to the river.	This is a point of factual clarification made in response to representation no. 156.
TOC20	85	6.4.20	CH	The police have advised that they wish to provide a new Safer Neighbourhood Team base and front counter services at Canada Water, necessary to deliver a more effective locally based police service. This would make the existing police station surplus to requirements. The MPA are currently negotiating with Conrad Phoenix to occupy new space on the Decathlon site.	This paragraph has been updated to reflect current circumstances and in response to representation No. 44.
TOC21	86	6.5.2	CH	Our current s106 Planning Obligations supplementary planning documents provides a set of standard charges which we make on all new large developments. It includes charges for school places, health facilities, employment support and training, strategic transport infrastructure, open spaces, play facilities, sports facilities, <u>community facilities and public realm.</u>	This paragraph has been amended to reflect the approach of our s106 Planning Obligations SPD and in response to representation No. 45.
TOC22	86	6.5.2a	CH	Insert new paragraph to read: <u>We are prioritising improvements to the road network because our evidence base demonstrates that improvements to the network are critical to helping accommodate growth at Canada Water. In addition to enabling more effective traffic management, these improvements will benefit pedestrian and cyclists, as well as public transport users. They will also help deliver more homes, including more affordable homes.</u>	This change clarifies our reasons for prioritising improvements to the road network. It also responds to representation nos. 133, 134, 143, 148 and 23.
TOC23	87	6.6.2	CH	Where possible these are the same as those already used within our Annual Monitoring Report (<u>which we use to monitor the core strategy and other LDF documents</u>) and Corporate Plan.	This is a point of clarification which responds to representation no. 26.
TOC24	88	6.7.4	E	TfL are in agreement that investment in the network will be required to deliver growth. We meet regularly with TfL <u>and we</u> are confident that <u>by</u> using the model we will be <u>able</u> to agree improvements to the network.	To complete missing text

TOC25	91	7.1.10	E	The AAP area has three tube stations, as well as a bus station and is served by a number of bus routes.	This is a point of factual clarification made in response to representation no. 156.
TOC26	98	7.2	E	With two tube stations and a bus station, the town centre has good access to public transport facilities.	This is a point of factual clarification made in response to representation no. 156.
TOC27	99	Opportunities column	E	<p><u>families.</u></p> <p><u>The library under construction at Canada Water will improve civic facilities in the town centre and help give the area a new heart.</u></p> <p><u>The Canada Water basin has the potential to be a fantastic destination at the heart of the town centre.</u></p> <p><u>The need for new retail space and capacity to “claw back” expenditure from other areas will help stimulate interest in transforming the town centre.</u></p> <p><u>The large surface car parks and shed style developments in the town centre have potential for redevelopment.</u></p> <p><u>Redevelopment of town centre sites creates the opportunity to plan the way energy is provided and cut CO2 emissions.</u></p> <p><u>With sports facilities in the docks, Southwark Park, the Seven Islands Leisure Centre and plans to give the new secondary school a sports focus will help promote and encourage further sports activities in the AAP area.</u></p> <p><u>River transport is a valuable resource which could be better used.</u></p>	To complete missing text. This responds to representation no. 30. This text was presented and consulted on at preferred options stage.
TOC28	99	Threats column	E	<p><u>facilities in the shopping centre are likely to decline in coming years.</u></p> <p><u>The new population will need access to community facilities such as</u></p>	To complete missing text. This responds to representation no. 30.

				<u>schools and health.</u>	This text was presented and consulted on at preferred options stage. The last sentence was added in response to a comment at preferred options stage from Southwark PCT.
TOC29	100	7.3.4	CH	The Canada Water AAP needs to be consistent with the core strategy and both documents are being prepared on the same timescale. <u>The AAP needs to be read in conjunction with core strategy and Southwark Plan policies, which also apply to the AAP area. Where the AAP provides a detailed policy which applies only to the AAP area eg. residential parking standards or the tall buildings policy, this will take precedence over the Southwark Plan policy.</u>	This is a point of clarification and response to representation no. 32.
TOC30	110	Figure 17	E	Delete proposal site 30P (Site D) from the figure	Site 30P (Site D) will not be “saved” and therefore it is not necessary to include it as a site to be deleted.
TOC31	110	Figure 17	E	Delete proposal site 47P (Watersports Centre) from the figure	Site 47P (Watersports Centre) will not be “saved” and therefore it is not necessary to include it as a site to be deleted.
TOC32	111	Figure 18	E	Amend the boundary of proposals site CW AAP 3 as per boundary shown in appendix 2.	The boundary amendment would bring the designation into line with the site area in the consented scheme on the site. We published the corrected boundary in January 2010 on our website and put hard

					copies in libraries.
TOC33	112	Figure 19	E	Amend the boundary of proposals site CW AAP 20 as per boundary shown in appendix 6.	This is a factual correction. It aligns the boundary with the of the farm. We published the corrected boundary in January 2010 on our website and put hard copies in libraries.
TOC34	115	Objectives S1 and S2	E	<p>S1: To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network; which <u>This will enhance</u> the setting of Canada Water basin; and which has create a range of shops, restaurants, community and leisure facilities within mixed use developments.</p> <p>S2: To ensure that <u>people who live and work on the wider peninsula</u> has have access to convenient local facilities to meet <u>their</u> day-to-day needs.</p>	This will make the wording of the objective consistent with the wording set out in sections 3 and 4 of the AAP.
TOC35	116	Objectives T1, T2 and T3	E	<p>T1: To use a range of measures, including public transport improvements, green travel plans, road improvements and a <u>restrictions</u> on car parking to ease the impact of new development on the transport network and services.</p> <p>T2: To make the area more accessible, particularly by sustainable types of transport including walking, cycling and travelling by public transport.</p> <p><u>T3: To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities.</u></p>	This will make the wording of the objective consistent with the wording set out in sections 3 and 4 of the AAP.
TOC36	117	Objectives L1 and L2	E	<p>L1: To <u>promote healthy lifestyles and</u> make the area known for its excellent <u>sports,</u> leisure and entertainment facilities.</p> <p>L2: To promote arts, culture and tourism in the area.</p>	This will make the wording of the objective consistent with the wording set out in sections 3 and 4 of the AAP.

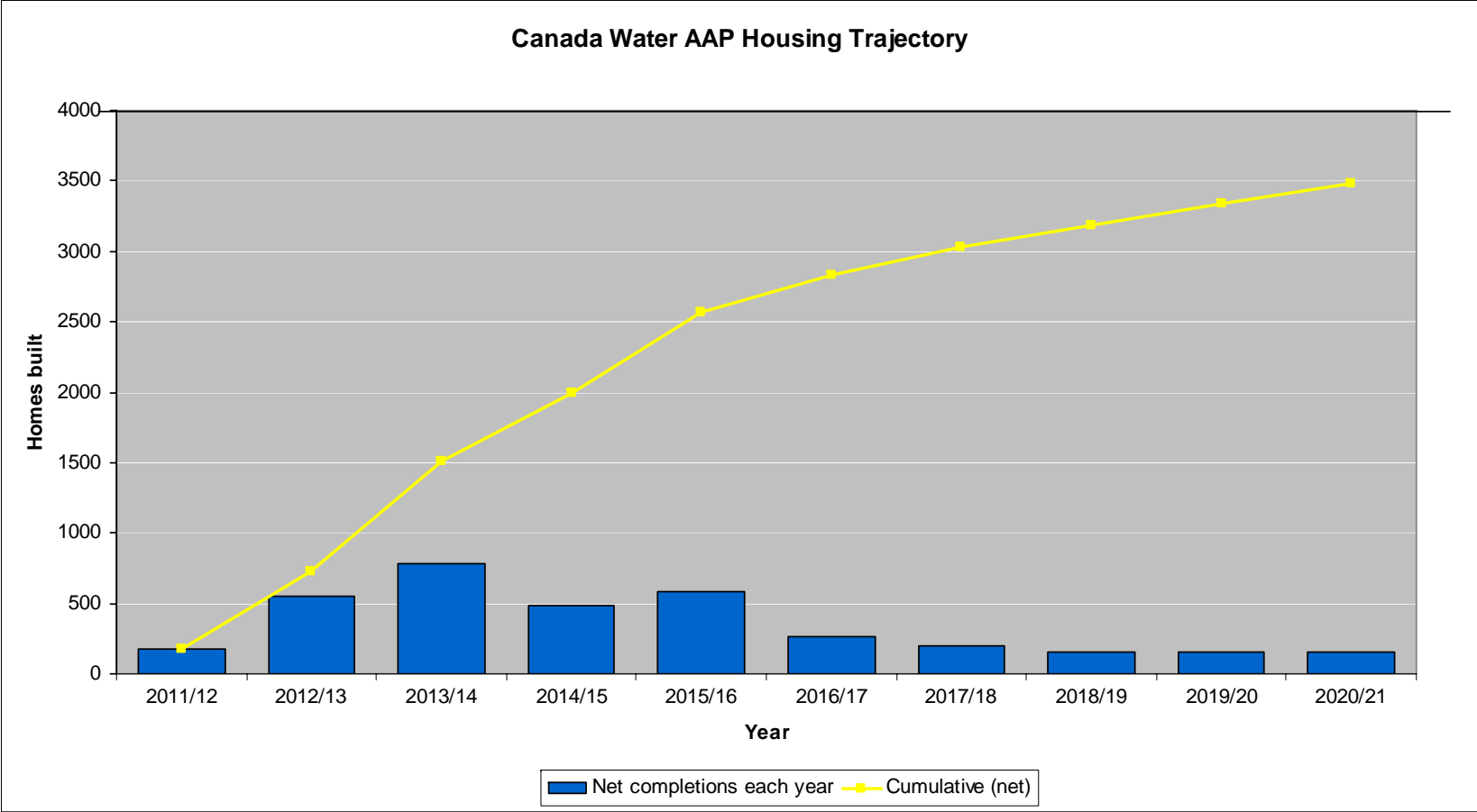
TOC37	118	Objectives P1, P3, P4 and P5	E	<p>P1: To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character, with <u>There should be no gated communities and which enhance</u> the area's green spaces and heritage <u>should be enhanced</u>, especially the River Thames, the docks and the parks to create a distinctive sense of place.</p> <p>P.3: To link the docks and parks in a network of open spaces which have a variety of functions, including informal recreation and children's play facilities, provision for sports facilities and nature conservation. To make the River Thames and its river front more accessible.</p> <p><u>P4: To make the River Thames and its river front more accessible.</u></p> <p>P-4-5: To reduce the impact of development on the environment and help tackle climate change, <u>air quality</u>, <u>pollution</u>, and waste and flood risk.</p>	<p>This will make the wording of the objective consistent with the wording set out in sections 3 and 4 of the AAP.</p>
TOC38	120	Omission	CH	<p>Insert the Housing Trajectory (see appendix 1) after the table on page 120.</p>	<p>The text on p. 120 makes reference to the housing trajectory. For the purposes of clarity, it would be beneficial to include it in the AAP. This also responds to representation no. 22.</p> <p>The housing trajectory was published in January 2010 in the Canada Water Housing background paper.</p>
TOC39	120	Objectives H1 and H2	E	<p>H1: To create a mixed community <u>by providing more housing choices and better homes of a high quality</u>. <u>There should be more affordable housing and different housing sizes including larger</u></p>	<p>This will make the wording of the objective consistent with the</p>

				<p>homes for families. through the provision of high quality homes with a range of tenure and sizes, and particularly larger homes which are suitable for families.</p> <p>H2: To focus higher densities in the <u>action area core where there are town centre activities and areas with good access to public transport, and in the town centre.</u></p>	wording set out in sections 3 and 4 of the AAP.																		
TOC40	121	Objectives c1 and C2	E	<p><u>C1: To provide more and improved educational, health and community facilities which meet the needs of the growing population.</u></p> <p>C<u>2</u>4: To provide more local employment opportunities.</p>	This will make the wording of the objective consistent with the wording set out in sections 3 and 4 of the AAP.																		
TOC41	122	Objective D3	E	D3: To monitor and review the delivery of AAP policies annually to inform phasing of future development and <u>delivery of infrastructure.</u>	This will make the wording of the objective consistent with the wording set out in sections 3 and 4 of the AAP.																		
TOC42	129	Table A7.1	E	<table border="1"> <tr> <td>Ship Inn</td> <td>171,920</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Route from YHA to Jubilee Line</td> <td>50,110</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Signage strategy and improvements on Thames Path</td> <td>70,801</td> <td></td> <td></td> <td>27,500</td> <td></td> </tr> </table>	Ship Inn	171,920					Route from YHA to Jubilee Line	50,110					Signage strategy and improvements on Thames Path	70,801			27,500		To complete missing text.
Ship Inn	171,920																						
Route from YHA to Jubilee Line	50,110																						
Signage strategy and improvements on Thames Path	70,801			27,500																			
TOC43	131	CW AAP 1	E	See Section 5 6 on Delivering the AAP and Table A6.1 in appendix 6.	This is a factual correction that responds to representation no.31.																		
TOC44	133	CW AAP 4	E	See Section 5 6 on Delivering the AAP and Table A6.1 in appendix	This is a factual																		

				6.	correction that responds to representation no.31.
TOC45	137	7.8.9	E	This site designation and accompanying plans show how the guidance set out in section 3 4 applies to these sites.	This is a factual correction that responds to representation no.31.
TOC46	137	7.8.10	E	This would help integrate retail on the shopping centre site with Lower Road and provide improved connections to the tube stations.	This is a point of factual clarification made in response to representation no. 156.
TOC47	150	CW AAP 13	E	See Section 5 6 on Delivering the AAP and Table A6.1 in appendix 6.	This is a factual correction that responds to representation no.31.
TOC48	150	CW AAP 15	E	Rotherhithe Police Station and Landale House	This is a factual correction in the address. It is consistent with the site area shown on the proposed changes to the proposals map (which does not include Landale House).
TOC49	152	CW AAP 17	E	See Section 5 6 on Delivering the AAP and Table A6.1 in appendix 6.	This is a factual correction that responds to representation no.31.
TOC50	Omission	Omission	CH	Add a plan shown in appendix 4 to the inside of the front cover of the AAP.	A plan of the proposals sites at the beginning of the document would help readers understand site references in the remainder of the document. This responds to representation no. 28.
TOC51	Omission	Omission	CH	Add Glossary shown in appendix 7 into a new AAP appendix (AAP appendix 9).	To provide clarity for people not familiar with the planning system.

APPENDIX 1

CANADA WATER AAP HOUSING TRAJECTORY



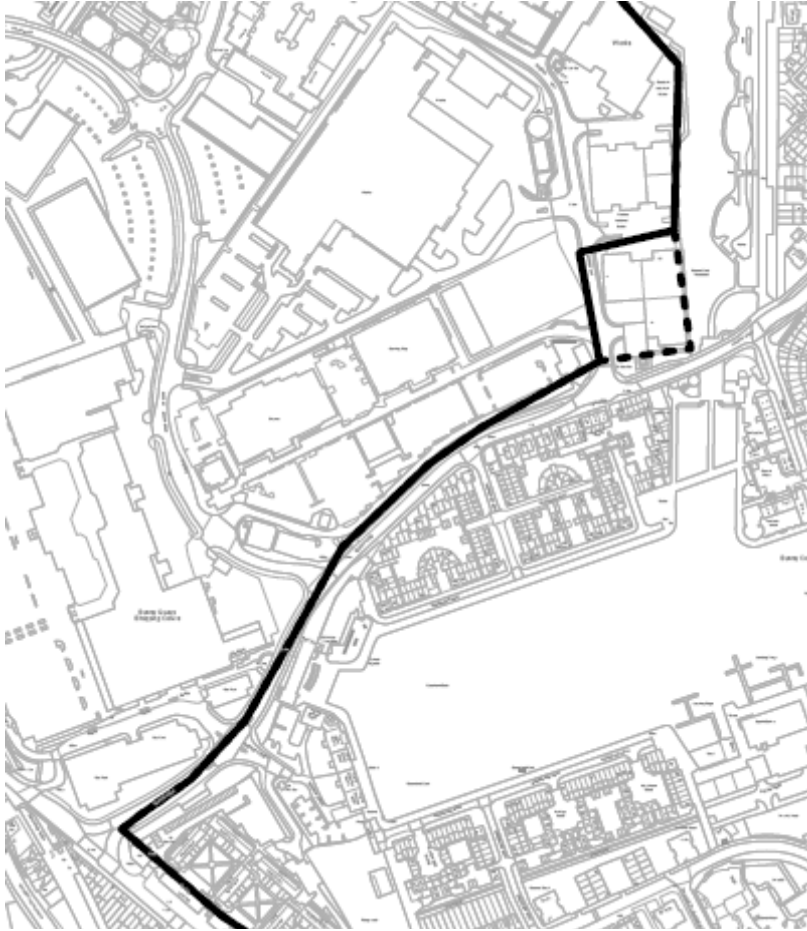
APPENDIX 2

PROPOSALS SITE CW AAP3



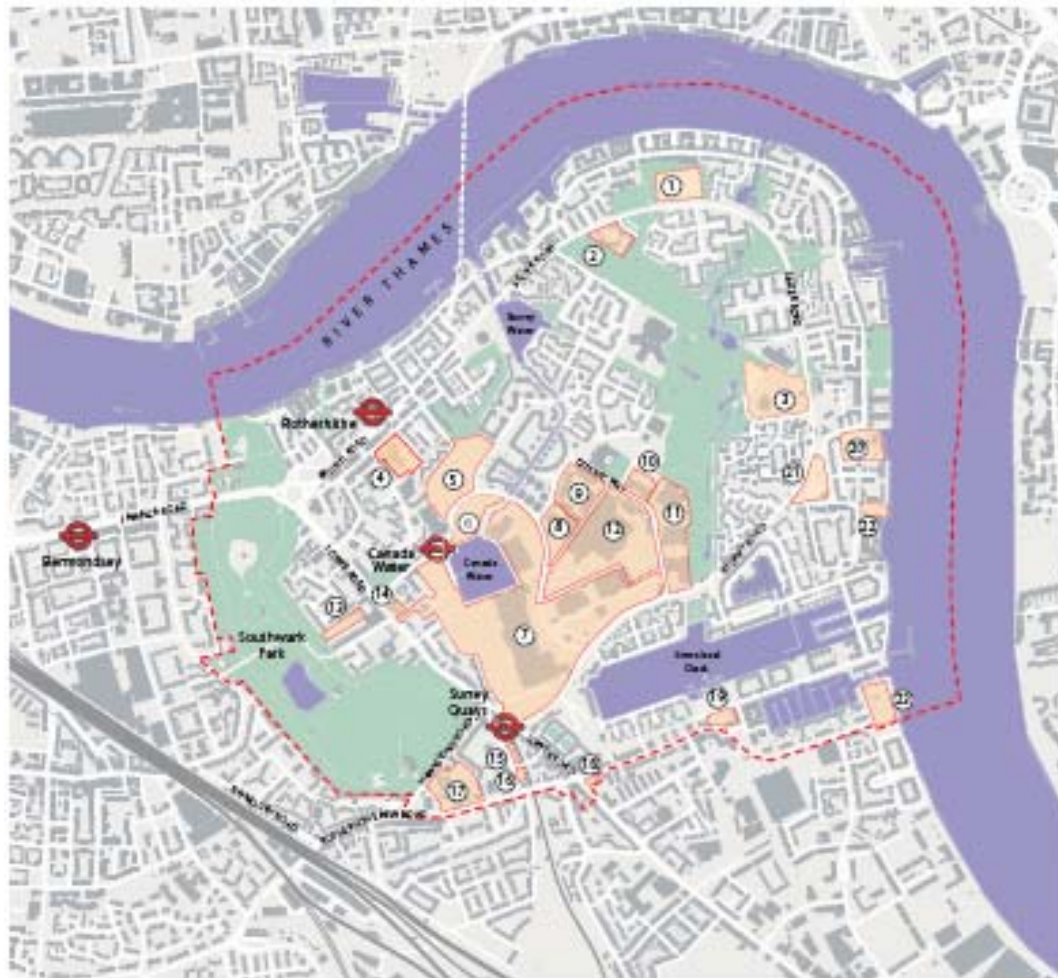
APPENDIX 3

STRATEGIC DISTRICT HEATING AREA



APPENDIX 4

PLAN OF PROPOSALS SITES FOR INSIDE FRONT COVER



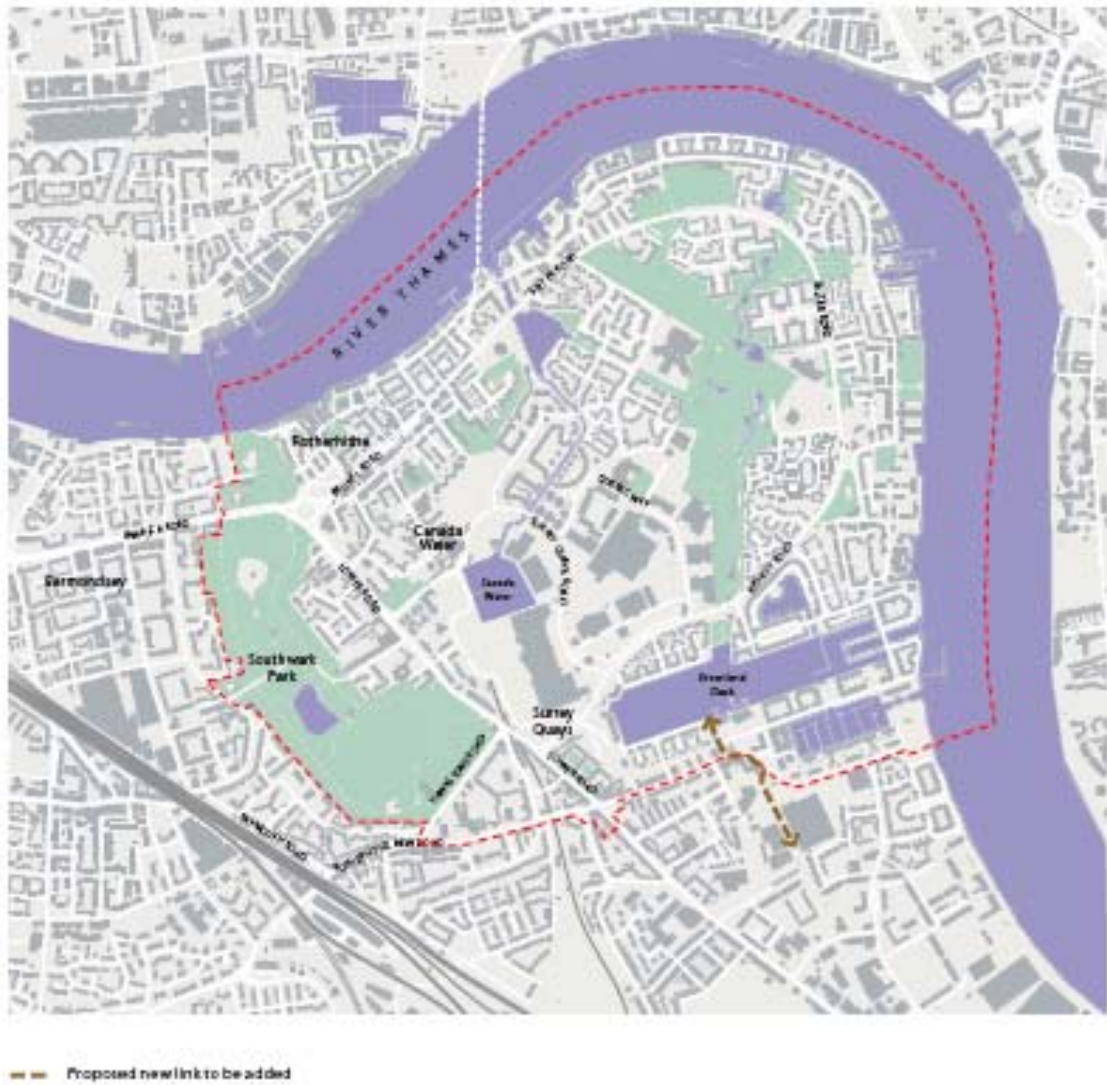
- Proposal Sites
- Wider AAP Area

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. St Pauls Sports Ground (CWAAP 1) 2. Land adjacent to Surrey Docks Stadium (CW AAP 2) 3. Downtown (CW AAP 3) 4. Albion Primary School (CW AAP 4) 5. Site A (CWAAP 5) 6. Site B (CWAAP 6) 7. Decathlon site, Surrey Quay Leisure Park, Surrey Quays Shopping Centre and overflow carpark (CWAAP 7) 8. Site E (CWAAP 8) 9. Mulberry Business Park (CWAAP 9) 10. 24-28 Quebec Way (CWAAP 10) 11. Quebec Industrial Estate (CWAAP 11) | <ol style="list-style-type: none"> 12. Hammersmith Quays (CWAAP 12) 13. Fish Farm (CWAAP 13) 14. Rotherhithe Police Station (CWAAP 14) 15. 23 Rotherhithe Old Road (CWAAP 15) 16. 41-35 Rotherhithe Old Road (CWAAP 16) 17. Rotherhithe Primary School (CWAAP 17) 18. 247-251 Lower Road (CWAAP 18) 19. Tavern Quay (East and West) (CWAAP 19) 20. Surrey Docks Farm (CWAAP 20) 21. Dockland Settlement (CWAAP 21) 22. Odessa Street Youth Club (CWAAP 22) 23. St. George's Wharf (CWAAP 23) |
|---|--|

APPENDIX 5

AMENDMENT TO FIGURE 7

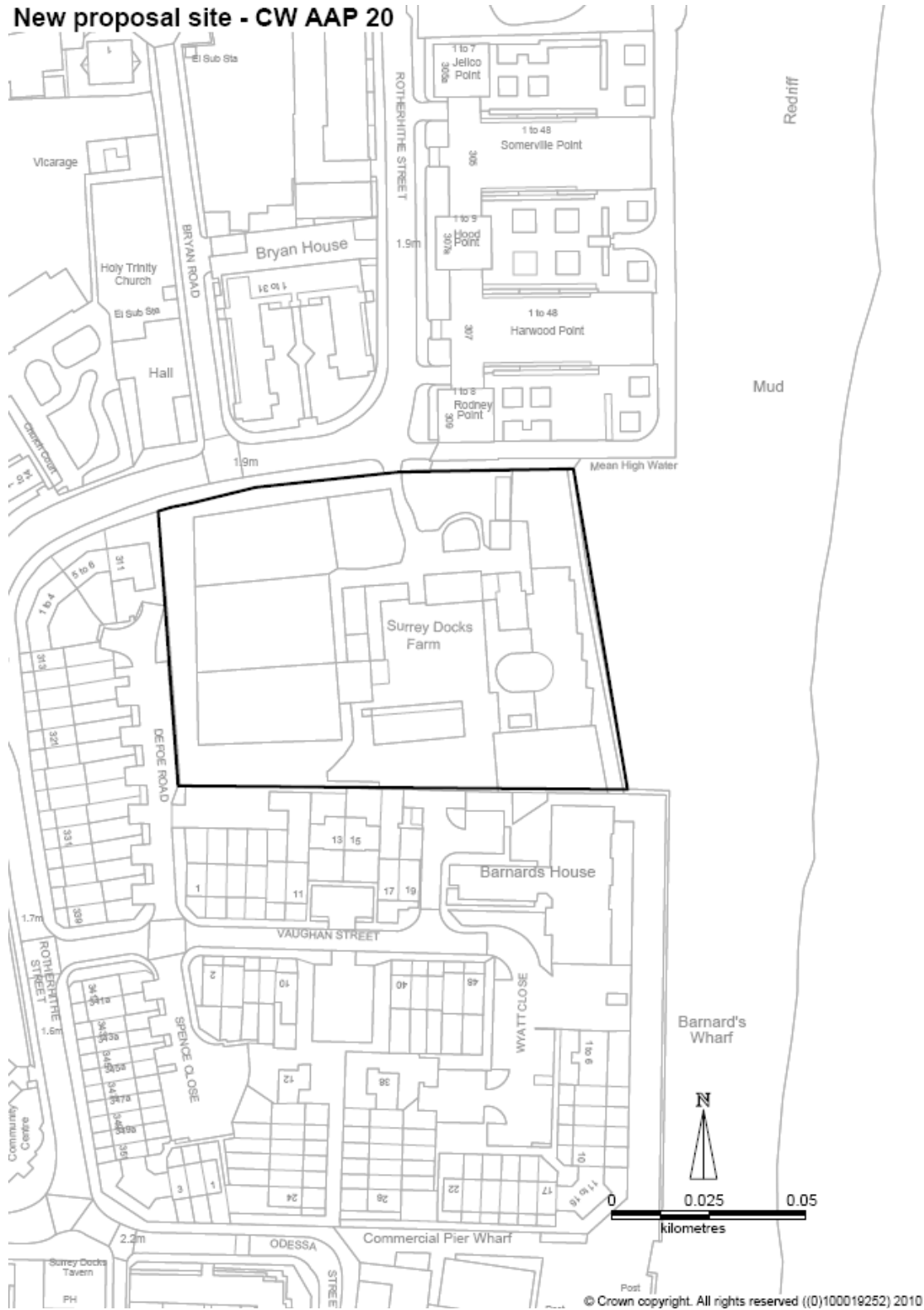
Proposed link Between Greenland Dock and Surrey Canal



APPENDIX 6

PROPOSAL SITE CW APP 20

New proposal site - CW AAP 20



APPENDIX 7

GLOSSARY

Accessibility the ability of people to move round an area and to reach places and facilities, including pensioners and disabled people, those with young children and those encumbered with luggage or shopping.

Action Area An area expected to undergo significant changes in the coming years. These include Peckham and Nunhead, Canada Water, Camberwell and Aylesbury. We are preparing area action plans for these areas to make sure that development happens in the most beneficial way.

Active Street Frontages Making frontages 'active' adds interest, life and vitality to the public realm. Active frontage should consist of the following:

- Frequent doors and windows, with few blank walls
- Articulated facades with bays and porches
- Lively internal uses visible from the outside, or spilling onto the street

Active uses A use such as a shop, cafe, creche, bank etc that generates activity through visiting customers and would normally have a shopfront

Affordable housing There are two types of housing:

1. Private (or market) housing is available to either buy or rent privately on the open market
2. Affordable housing, as set out in London Plan policy 3A.8, meets the needs of households whose incomes are not enough to allow them to buy or rent decent and appropriate housing in their borough.

There are two types of affordable housing:

1. Social Rented Housing is housing that is available to rent either from the council, a housing association (known as Registered Social Landlords or other affordable housing providers). Access to social housing is based on housing need.
2. Intermediate affordable housing is housing at prices and rents above those of social rented but below private housing prices or rents. It can include part buy/part rent, key worker housing and intermediate rent housing.

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.

Archaeological Priority Zones These are areas identified in the Southwark Plan and the Core Strategy where there is potential for significant archaeological remains. Planning applications within these areas must be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

Area Action Plans A development plan document that provides a planning framework for an area of significant change or conservation

Biodiversity The diversity or variety of plants and animals and other living things in a particular area or region. It includes landscape diversity, eco-system diversity, species diversity, habitat diversity and genetic diversity.

Borough Open Land Borough open land is open space of local importance and is designated in the Southwark Plan. Borough Open Land must meet all of the following criteria:

- An area of local importance to Southwark;
- A clearly distinguishable public open space;
- Land that contains features or landscapes of historic, recreational or nature conservation value at a borough level;
- It must not be Metropolitan Open Land.

Building Research Establishment Assessment Method (BREEAM) Measures the environmental performance of commercial buildings by assessing water, waste, energy and travel usage.

“CHP” or Combined Heat and Power CHP describes plant that is designed to produce both heat and electricity from a single heat source.

Code for Sustainable Homes (CfSH) Code for Sustainable Homes is a new national standard to guide the design and construction of sustainable homes. The Code gives a sustainability rating to development which ranges from 1(*) to 6(*****). The higher the rating the more sustainable a home is. The assessment includes efficiency in energy, water, waste, materials, ecology and surface water run-off.

Community facilities These are defined by the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. The fact box under policy 4 in the Core Strategy gives an overview of what is considered to be a community facility.

- Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).

Comparison goods 'non perishable' goods for retail sale which are often stocked in a wide range of sizes, styles, colours and qualities, including furniture, carpets, televisions etc.

Compulsory purchase powers - Powers available to enable the Council to compulsorily acquire property and land for specific purposes.

Conservation Areas An area of special architectural or historic interest whose character or appearance is protected. They have to be formally designated under the provisions of the Planning (Listed Buildings and Conservation areas) Act 1990.

Context The setting of a site or area, including factors such as traffic, activities and land used as well as landscape and built form.

Convenience goods Items sold in supermarkets, grocers, newsagents, confectioners, tobacconists, off-licences or other shops which tend to be purchased regularly

Core Strategy A development plan document. Sets out the key elements of the planning framework for an area, comprising a spatial strategy, core policies and a monitoring and implementation framework with clear objectives for achieving

delivery. All other development plan documents should be in conformity with core strategy.

Creative and cultural industries The Department for Culture Media and Sport (DCMS) classifies the following industries as part of the CCI sector, “advertising, architecture, the art and antiques market, crafts, design, designer fashion, film and video production, interactive leisure software, music, the performing arts, publishing, software and computer services, and television and radio production”.

Decent Homes standard A decent home is one that satisfies all of the following four criteria:

- it meets the current statutory minimum standard for housing;
- it is in a reasonable standard of repair;
- it has reasonably modern facilities and services; and
- it provides a reasonable degree of thermal comfort.

Density Density is the measure of the amount (intensity) of development. Our development management plan document will set out how to calculate density for different types of development.

Development As defined by Section 55 of the Town and Country Planning Act 1990, development means carrying out building, engineering, mining or other operations in, on, over or under land, or changing the use of buildings or land.

Disabled Persons The Disability Discrimination Act (DDA) 1995 defines a disabled person as someone with a ‘physical or mental impairment which has a substantial and long term adverse effect on his/her ability to carry out normal day-to-day activities’.

Diversity The differences in the values, attitudes, cultural perspective, beliefs, ethnic background, sexuality, skills, knowledge and life experiences of each individual in any group of people. This term refers to differences between people and is used to highlight individual need.

Development Management DPD The Development Management DPD will build on the Core Strategy and will include more detailed policies that will help officers to determine planning applications in the borough.

Development Plan Document (DPD) A spatial planning document prepared by a plan-making authority and subject to independent examination.

District heating system operated by or on behalf of local or statutory authorities. The District Heating System supplies a neighbourhood with heat that is used by the properties served to meet central heating and hot water requirements.

District town centre provides convenience goods and services for local communities and is accessible by public transport, walking and cycling. Typically a district town centre contains 10,000 – 50,000sqm of retail floorspace.

Employment uses Uses falling within Class B1, Class B2 and Class B8 of the Use Classes Order. These include offices, factories and warehouses (See Use Classes Order).

Energy Efficiency Using as little energy as possible and avoiding wasted energy when heating buildings, making electricity, using appliances, transporting and manufacturing goods.

Energy hierarchy The Mayor's approach to reducing carbon dioxide emissions in the built environment. The first step is to reduce energy demand (be lean), the second step is to supply energy efficiently (be clean) and the third step is use renewable energy (be green).

Environment Surrounding area or conditions in which something exists or lives.

Equalities Impact Assessment Planning documents must be assessed to confirm whether they would be likely to have any unfair impacts on groups in the community, such as people of different gender, ethnic group, age, religion, belief, sexual orientation, or disability.

Evidence base The planning policies and proposals in the Local Development Framework are required to be founded on a robust and credible evidence base. A series of technical studies and reports are needed to support the production of the Local Development Framework.

Freehold ownership Absolute ownership of property and land on which it stands.

Green travel plans A travel plan is a package of measures produced by employers to encourage staff to use alternatives to single-occupancy car-use. Such a plan for example, could include: car sharing schemes; a commitment to improve cycling facilities; a dedicated bus service or restricted car parking allocations.

Green Roofs Green roofs comprise a multi-layered system that covers the roof of a building with vegetation cover/landscaping over a drainage layer. They are designed to retain rain and reduce the volume of surface run off. Green roofs can be anything from a thin growing layer such as mosses to plants, shrubs and water features.

Gyratory system a road system that takes a route around a particular area

Habitable Rooms Density standards for housing are measured by habitable rooms per hectare. A habitable room is defined as one that could be used for sleeping, whether it is or not (i.e. bedrooms and living rooms; not kitchens, bathrooms or hallways).

Height The height of a building can be expressed in terms of a maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.

Hierarchy of town centres This is a ranking of town centres based on size. It is used to ensure that the largest developments are directed to major centres that have the infrastructure to accommodate them, rather than smaller district or local centres that serve more local communities.

Heritage The evidence of the past, such as historical sites, buildings and the unspoilt natural environment, considered collectively as the inheritance of present-day society.

Infrastructure This includes transport, health, schools and social services facilities as well as energy and water supply. Major developments should not go ahead without the necessary infrastructure to meet the needs of new residents or workers.

Intermediate Housing Housing which costs more than the maximum social housing rents, but is cheaper than housing on the open market. At the moment this is reserved for households on incomes of less than £57,600 (as at February 2010 to be reviewed annually to reflect changes in lower quartile house prices).

Landmark A building or structure that stands out from its background by virtue of height, size or some other aspect of design

Landscape The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal, and maps or plans.

Layout The way buildings, routes and open spaces are placed in relation to each other.

Lifetime Homes Standards A set of 16 design features that ensure a new house or flat will meet the needs of most people in terms of accessibility.

Local Development Framework (LDF) This contains all the documents and policies adopted by council in order to decide planning applications. It is made up of a range of documents including the Core Strategy, area action plans, supplementary planning documents, annual monitoring report, Statement of Community Involvement and the Local Development Scheme.

Local Development Scheme (LDS) This sets out the council's timetable for preparing planning documents over a three year period. It also explains what each document is.

Local Implementation Plan (LIP) Document that sets out how the council will work with partners over the coming years to coordinate and improve its transport services.

London Plan Sets out planning guidance for London and is prepared by the Greater London Authority.

Major town centre These are the largest town centres which provide shopping and services of importance to people from a wide catchment area. They contain shops and facilities not available in smaller centres.

Massing The combined effect of the height, bulk and silhouette of a building or group of buildings.

Masterplan An outline of the vision for the development of an area indicating the broad principles which should be followed in its development. Written to encourage development and give clear guidance to potential developers, it can include issues such as:

- linkages to surrounding areas
- the uses and type of buildings/spaces
- density of development within the area itself.

A masterplan will also outline the policy framework that schemes should adhere to. Masterplans can be subject to public consultation and with this are likely to have more weight as a material consideration in the determination of the relevant permissions/consent to develop.

Metropolitan Open Land Strategic open land within the urban area that contributes to the structure and quality of life of Londoners. There is a strict control on building in metropolitan open land (designated in the London Plan) similar to the controls on Green Belts.

Mixed Use A mix of uses within a building, on a site or within a particular area.

Movement People and vehicles going to and passing through buildings, places and spaces.

Nature Conservation Protecting and managing plants and green spaces so that they have the most benefit for biodiversity and protect important species. This includes the creation of wildlife habitats, and letting parts of parks grow naturally.

Open Space Open land that is not built on except for small buildings needed to help the open space function. Most commonly parks and open spaces can include playing fields in schools, cemeteries, rivers and lakes, and public squares. They can be publicly or privately owned and are not always open to the public.

Periphery the edge or outskirts of an urban area

Planning Obligations These are agreements made between a developer and the council to help reduce the harm caused by a development. Planning obligations can be in the form of money provided to the council to fund things like open space improvements and community facilities, or a requirement for something to be provided in a scheme such as affordable housing or business space, an exhibition space or streetscape improvements. By law, obligations must be related to reducing the impacts that the development will have. The law that allows planning obligations to be made is Section 106 of the Town and Country Planning Act which is why they are sometimes called “section 106 agreements”.

Potable water Drinking water.

Planning policy guidance notes / planning policy statements (PPG / PPS) These are written by the Government and set out national policies on various planning topics such as housing, biodiversity, transport, retail and sustainable development. Councils must take their content into account in preparing development plans and deciding planning applications.

Proposals sites Specific development sites designated through planning policies

Protected shopping frontages A frontage of shops where there is a concentration of retail activity. These frontages comprise a cluster of 10 or more retail shops.

Public Realm The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.

Renewable Energy This includes energy sources that use natural resources such as sunlight, wind, rain, tides and geothermal heat, which are naturally replenished. Renewable energy technologies range from solar power, wind power, hydroelectricity/micro hydro, biomass and biofuels for transportation.

Registered Social Landlords [RSLs] social landlords that are registered with the Housing Corporation - most are housing associations, but there are also trusts, co-operatives and companies.

Rotherhithe multi-modal study

Scale The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions which give it its sense of scale and at other times it is the size of elements and the way they are combined.

Sites of Importance for Nature Conservation (SINCS) A sites that provides valuable habitat and opportunities for experiencing nature. These are important in helping local plant and animal species to survive. Sites are classified according to whether they have London-wide, borough-wide and local importance.

Small Business Units Business units with a floorspace under 235 square metres.

Small and Medium Enterprises (SMEs) A small enterprise has fewer than 50 employees and a medium-sized enterprise fewer than 250 employees.

Social Rented (Social Housing) Affordable housing which is affordable by all those in housing need. This is typically provided as rented accommodation that is owned and managed by local authorities or registered social landlords, or provided by other bodies under equivalent rental arrangements agreed with them as a condition of public sector investment grant, and for which guideline target rents are determined through the national rent regime.

Social Infrastructure includes healthcare and social care, safety and security, policing facilities, public realm, play space and open space, inclusive design and local distinctiveness, community engagement access to employment/skills development opportunities and the provision of suitable space for small and medium-sized enterprises.

Stakeholders Person, group, or organisation that has direct or indirect stake in an organisation because it can affect or be affected by the organisation's actions, objectives, and policies.

Statement of Community Involvement This sets out how the council will consult people on the preparation of planning documents and on planning applications.

Strategic Cultural Areas Parts of the borough thought most suitable for new art, cultural, and visitor attraction uses to be created. These areas are shown on the proposals map.

Strategic District Heating Area (SDHA) Area around the core area where development will need to be future proofed and designed for connection to the district heating network.

Strategic Flood Risk Assessment (SFRA) This looks at how Southwark is at risk from flooding, including from the River Thames and drainage overflowing.

Strategic Housing Land Availability Assessment The SHLAA is a major piece of work being carried out by the GLA with the help of the boroughs. It aims to identify potential housing sites that could be brought forward over the next 20 years to enable councils to meet their obligations to increase the housing stock and meet housing need. It covers all sites over 0.25 hectares

Studios and bedsits Homes with only one main room, i.e. no separate bedroom. They are not seen as suitable for meeting general housing needs.

Suburban Area of lower density development, predominately residential and two to three storeys in height and located along or close to transport corridors or town centres.

Supplementary Planning Guidance / Documents (SPG / SPD) These explain how current planning policies in the Southwark Plan, Core Strategy, area action plans, and other local development documents will be applied. They also contain background information applicants may find useful when preparing their planning applications.

Sustainable Urban Drainage Systems (SUDS) Techniques for dealing with problems of flooding and surface water quality. They can consist of a variety of measures to recycle, dispose of and reduce surface water. Infiltration and reduction could be provided by a variety of means including porous paving, oversized pipes, cellular storage tanks, green or brown roofs

Sustainable community strategy long-term planning documents for improving the quality of life and services in a local area.

Sustainable Development As defined by the Bruntland Commission (1987, and quoted in PPG1) as 'Development which meets present needs without compromising the ability of future generations to achieve their needs and aspirations.

Sustainability Balancing social, environmental and economic factors to ensure development provides a good quality of life to everyone in the community and does not prevent future generations from meeting their needs.

Sustainability Appraisal (SA) Local development plan documents need to be prepared with a view to contributing to the achievement of sustainable development. An SA is a systematic and iterative process. The purpose of the SA is to appraise the social, environmental and economic effects of the strategies and policies in a local development plan document from the outset of the preparation process.

Sustainable Transport Alternative modes of transport to the low-occupancy private car, including walking, cycling, public transport, car sharing, water transport and city car clubs.

Tall building Tall buildings are those which are higher than 30 metres (or 25 metres in the Thames Policy Area). 30 metres is approximately the height of a 10 storey block of flats or a 7-10 storey office building. In areas which have a low scale character, any building that is significantly higher than surrounding buildings will be regarded as a tall building even if it is lower than 30 metres.

Thames Policy Area (TPA) An area along the River Thames identified in the local development framework. Special policy requirements apply in this area to make sure new development protects and improves the river and the character and quality of the public realm along the river.

Transport Assessments Major developments need to provide an assessment of the likely increase in traffic or pedestrian/ public transport movements arising from the scheme and what measures will be taken to mitigate any negative effects, e.g. congestion or pollution. A Travel Plan, outlining sustainable transport objectives, targets and initiatives will be expected to be included within all Transport Assessments.

Unitary Development Plans (UDPs) Before the local development framework system was introduced, the UDP was the main local planning document used to decide planning applications. In Southwark the UDP is known as the Southwark Plan.

Urban design The art of making places. Urban design involves the design of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development.'

Urban Zone Areas with predominantly dense development such as for example terraced houses, a mix of different uses, medium buildings footprints and typically buildings of two to four storeys, located within 10 minutes walking distance of a district centre or, along main arterial routes.

Source: The London Plan (GLA, 2008)

Waste Management Facilities Facilities where waste is processed including sorting, composting, recycling, and biological treatment.