

New Southwark Plan

Site Allocations:

Methodology Paper



1 Background

- 1.1 This paper explains how site allocations were prepared for the New Southwark Plan (NSP) preferred option consultation. The NSP explains the strategy for the regeneration of Southwark and will contain area visions, setting out aspirations for places and borough-wide strategic policies. The NSP will also include detailed borough-wide development management policies alongside detailed site-specific development management policies, known as site allocations. Site allocations contain specific requirements for the land uses and the indicative development capacities of those sites.
- 1.2 The NSP will guide regeneration in Southwark in pursuit of the aims of the Council Plan to deliver the Fairer Future vision. As such it seeks to improve neighbourhoods and create opportunities for the future. In part this will be achieved by shaping development proposals on specific sites through site allocations.
- 1.3 The plan will be consistent with the National Planning Policy Framework (NPPF) and the London Plan. It must therefore make land available to house a growing population, encourage economic growth, enhance Southwark's town centres and London's Central Activities Zone (CAZ) and ensure that adequate social infrastructure is provided. The plan must also ensure that all this development is sustainable and makes effective use of previously developed land.
- 1.4 The Issues and Options version of the NSP was consulted on from October 2014 to March 2015 and included a schedule of potential sites for allocation. These included sites identified in existing planning documents, such as Area Action Plans (AAPs) and Supplementary Planning Documents (SPDs). They did not specify development capacity or land uses. Between October 2015 and February 2016 the council consulted on the preferred option draft of the NSP strategic and development management policies. The second part of the preferred option consists of area visions and site allocations and these will be consulted on from February to April 2017.
- 1.5 This paper explains the methodology behind the selection of sites for this preferred option and development of site allocation policies. It also outlines further site-based work that will be pursued to help progress the NSP towards submission to the secretary of state, examination and adoption by the council.

2 Site selection

- 2.1 Potential allocation sites were drawn from a number of sources:
- London Strategic Housing Land Availability Assessment (SHLAA) 2013
 - Borough planning documents: adopted AAP¹s, SPDs, Southwark Plan 2007
 - Representations received at previous NSP consultation stages and in response to the ongoing call for sites
 - Identification by officers in the course of planning and regeneration duties
- 2.2 Sites were then sifted for their development potential. As the vast majority of potential sites are on previously developed land they were considered to be potentially suitable to contribute to Southwark's regeneration and their inclusion was a matter of opportunity. Criteria were therefore focused on selecting those sites where comprehensive redevelopment could be achieved:
- Size: generally larger than 0.25 ha unless the site presents a particular opportunity for intensification
 - Context: prevailing urban form and relationship with neighbouring buildings would not unduly constrain site
 - Opportunity to intensify: potential for an increase in floorspace
 - Opportunity to contribute to area regeneration: where officers agreed they could achieve positive regeneration outcomes (this criterion was given greater weight than site size)
- 2.3 See Appendix 1 for a list of sites which were considered and omitted following this initial assessment. Omission from the proposed allocations does not preclude development on any site. Planning applications for such windfall proposals would be assessed under other local plan policies.

3 Developing site allocations

Integrated impact assessment

- 3.1 The Integrated Impact Assessment (IIA) report for the NSP Area Visions and Site Allocations preferred option explains how options for the approach to site allocations were appraised. The assessment incorporates sustainability appraisal, strategic environmental assessment, health impact assessment and equalities impact assessment. The option chosen takes a proactive approach to place making and place shaping, integrating sites with their context and steering growth to deliver the regeneration strategy.

Guidance

- 3.2 Each allocation contains guidance for development proposals within the site, including a vision, diagram and design and accessibility guidance. In order to produce this guidance the context of each site was investigated in terms of

¹ Sites proposed in the draft Old Kent Road AAP were not considered as that plan is being progressed separately alongside the NSP

character, built form, planning designations, non-designated assets of heritage or other value, planning history and examples of nearby development. Information was assembled from the NSP evidence base, discussion with internal stakeholders and wider external input from previous stages of public consultation.

- 3.3 As the key opportunities and constraints for each site were thus clarified, the potential to help deliver emerging area visions was also explored. This identified the elements of an area's character for development to strengthen, cycle networks and green links to connect to, economic clusters to grow and places where streets could be enlivened by greater levels of activity.
- 3.4 The guidance in the site allocations draws all of these considerations together, taking into account the capacity and anticipated land uses. The principle opportunities to improve connectivity, provide active frontages or create open space are identified indicatively on maps to show the approximate location where they would be most successfully implemented. Active frontages refers to the design and use of development, principally on the ground floor, where it would enliven the street. This could involve retail uses but suitably designed offices or community facilities may also allow activity to spill out on to the street.

Capacity

- 3.5 The appraisal of site capacity was design-led taking into account the emerging guidance and land use proposals. It involved setting out broad parameters for the size of buildings based on notional massing and then translating this into a floorspace estimate. The process was iterative, with each site appraised separately by multiple officers before discussing all of the sites and agreeing the final parameters.
- 3.6 The notional schemes include the combined floorspace of all the buildings on a site after redevelopment, whether or not that would involve retaining some buildings. Average heights by number of storeys were determined based on prevailing building heights and opportunities to go above these as suggested by extant planning policy, guidance, urban design studies or planning permissions. Alternative building footprint sketches were produced on scale maps with regard to possible land uses and building height to test the potential built coverage.

- 3.7 An indicative floorspace figure was calculated using a simple formula for the net internal area:

$$\text{Site area} * \text{percentage built footprint} * \text{average number of storeys} * 85\% = \text{indicative floorspace}$$

Alongside the indicative floorspace, desk-based estimates were made of the existing floorspace by land use for each site. This allowed the potential uplift to be derived and the floorspace to be retained or re-provided within certain uses.

- 3.8 The resulting site capacities are indicative as they have not undergone further detailed testing, but nevertheless represent the likely scale of development that could be acceptable. As the number of storeys is based on a suitable average for each site they do not preclude the inclusion of taller buildings on part of a site. Neither do they infer that a tall building would further increase the capacity

necessarily as proportionate open space and an acceptable relationship with the rest of a development would be necessary.

Land use

- 3.9 The NSP must accommodate objectively assessed development needs for Southwark, including the contribution the borough should make to meeting London-wide needs. In order for site allocations to address these needs, improve service delivery and deliver regeneration discussions were held with relevant council services and with NHS Southwark Clinical Commissioning Group (CCG) to understand what is needed where. The bulk of development needs are for housing and employment space (including town centre uses) and the NSP must balance the delivery of both. The site allocations designate required land uses with reference to the Use Class Order.

Employment and town centre services

- 3.10 The Southwark Employment Land Study 2016 indicates that 460,000 sqm of net additional B1 employment floorspace is needed, principally large office space in the CAZ as well as a range of business spaces in the CAZ hinterland. The Southwark Retail Study 2015 estimates there is scope for about 7,500 sqm gross of Class A1 convenience goods floorspace, 33,900 sqm gross of Class A1 comparison goods floorspace and 9,300 sqm gross of Class A3/A4/A5 floorspace as well as new town centre leisure and cultural facilities. The site allocations address these needs in aggregate as employment generating uses. They also set more specific requirements, for offices for instance, within the broader category.
- 3.11 Southwark has a good track record for bringing forward mixed use redevelopment supported through AAPs and SPDs and this approach is proposed in the NSP. Many allocation sites also contain existing employment floorspace. In suitable locations therefore site allocations seek the re-provision of the existing quantum of employment generating space as a minimum or 50% of the total floorspace. Within employment uses, site guidance is used to identify opportunities for town centre uses where they could improve streets and strengthen centres with active frontages. In some instances re-provision of specific existing uses is required.

Housing

- 3.12 The London Plan 2016 sets an annual minimum target of 2,736 new homes, which the NSP should seek to augment. As housing generally commands the highest development value in Southwark it is anticipated this will be maximised within a development proposal's remaining floorspace after other land uses are provided. Housing is therefore established as an acceptable use on most sites. As well as maximising the provision of new homes, this will help to ensure that all sites have the potential to generate an increase in land value to incentivise redevelopment.

- 3.13 The level of housing expected from development was estimated from the capacity remaining after other land use requirements. The floorspace was converted into an indicative number of residential units based on minimum space requirements for a policy compliant notional housing mix:

Studio	1 bed	2 bed	3 bed
5%	35%	40%	20%

Social infrastructure

- 3.14 For social infrastructure the need for specific facilities was established, namely health centres and schools. The 2016 Primary and Secondary School Place Planning Strategy Update notes projected future shortfalls in primary and secondary school places. NHS Southwark CCG have been working with partners to project primary and community health service needs and plan to meet them with three new integrated health hubs in specific areas - East Dulwich, Old Kent Road and Elephant and Castle - as well as a smaller facility at Canada Water.
- 3.15 A substantial expansion in school places and one of the new health hubs have already been proposed in the Old Kent Road AAP. Sites were assessed for their location and capacity to accommodate the remaining facilities and these are allocated.
- 3.16 A more general projected need for extra care housing and nursing care was also identified. For extra care it was considered that sites away from the CAZ and within walking distance of local amenities would be suitable to support delivery by specialist market housing providers. For nursing care further information is needed to specify the necessary facilities.

Public open space

- 3.17 The Southwark Open Space Strategy 2013 states that the council will seek to negotiate provision of new public open space on appropriate development sites. It was considered that sites of sufficient size should accommodate public open space to serve new users generated by development. In many locations this will also address neighbourhood deficiencies in the quantity and accessibility of open space. These spaces are allocated where 15% of the site area would provide at least a 1,000 sqm small open space or pocket park.
- 3.18 Existing designated open spaces in Southwark were reviewed and, while there were some spaces smaller than 1,000 sqm, this was considered a reasonable size to provide public benefits through access to nature and recreation. Recent developments in Southwark have been able to provide approximately 15% open space and this will be viability tested for the site allocations. In some locations public open space may be better delivered in an alternative form to a discreet square or park and the final layout should be design-led. The locations shown on site diagrams are indicative.

4 Further work

- 4.1 The preferred option is not the final version of the NSP and further work will be carried out to refine the site allocations, alongside a review of the other proposed policies, in order to prepare the submission version of the plan. This will be consulted on before submission to the secretary of state for independent examination by a planning inspector. A key test for allocation sites will be whether they meet the NPPF definitions for being either deliverable or developable, which is a matter of their suitability, availability and achievability.

Integrated Impact Assessment

- 4.2 IIA will continue to be carried out at each stage of the plan's preparation. The IIA of the preferred option NSP Area Visions and Site Allocations document makes several recommendations for further investigation of sustainability issues – for example surface water flood risk management. These will be given due consideration in the preparation of the submission version to help ensure that any adverse development impacts are adequately mitigated in an achievable way. IIA will be used to ensure that the final plan contributes to improvements in environmental, social and economic conditions and public health and gives due regard to equalities.

Consultation

- 4.3 Consultation on the preferred option gives the opportunity for any stakeholders to interrogate the plan's preparation, including the methodology for site allocations set out in this paper. If any representations suggest that changes to the approach or its assumptions are necessary, this will be explored by officers. The consultation also allows for site specific observations to be made by representors, for instance on the suitability or achievability of site proposals or how they could better contribute to regeneration goals.
- 4.4 The consultation period will also be used to contact landowners to understand their intentions or aspirations regarding redevelopment of sites. This will be used to judge when sites are likely to come forward and what level of development they will be able to achieve within the plan period. Building on the good track record of the council's planning and regeneration functions, officers will work with site promoters to overcome barriers to delivery and maximise growth where it is sustainable.

Viability

- 4.5 Viability has been considered in the development of site allocations, ensuring they can achieve a likely uplift in floorspace with a mix of land uses which could feasibly generate sufficient returns on investment.
- 4.6 In order to further confirm the achievability of planned development, viability testing will be carried out in advance of the submission version of the plan. This will appraise notional development schemes on allocation sites or a representative typology of such schemes. The testing will take into account existing land uses, the new uses proposed and the costs of development including those imposed by the NSP overall. This will ensure that sufficient sites are deliverable and that the plan creates favourable economic conditions to achieve its aims.

Appendix 1

The following schedule lists the sites considered and omitted from the NSP preferred option, excluding those in adopted AAPs which have not been amended and will remain designated on Southwark's policies map:

Site code (options version)	Site name	Reason for omission
3P	Land adjacent to Cannon Street Railway Bridge	Saved Southwark Plan site: There is no longer an aspiration to open up the un-used railway land for public access and build a foot-bridge on Cannon Street bridge.
4P	London Bridge	Saved Southwark Plan site: Redevelopment of the station is scheduled for completion in January 2018, before likely NSP adoption.
14P	St James' School	Saved Southwark Plan site: Existing allocation requires that the school be re-provided alongside any residential uplift. This can be achieved under other NSP policies.
15P	Neckinger Estate	Saved Southwark Plan site: No comprehensive estate regeneration is currently programmed.
26P	Land between 1 and 45 Alscot Road	Saved Southwark Plan site: Small site where acceptable redevelopment could be achieved under other NSP policies. Existing allocation requires 17-40 new homes.
44P	Land to the south west of Stewart House, bounded by Leroy and Aberdour Street	Saved Southwark Plan site: Small site where acceptable redevelopment could be achieved under other NSP policies. Existing allocation requires 20 new homes.
49P (E&C 35)	Manor Place Depot	Saved Southwark Plan site: Site has planning permission and should be substantially constructed or nearing completion by the adoption of the NSP.
51P (E&C 31)	Nursery Row car parks at Stead, Wadding and Brandon St	Saved Southwark Plan site: Site has planning permission, is under construction and should be complete by adoption of the NSP.
54P	Welsford St garages/parking area south of Thorburn Sq	Saved Southwark Plan site: Small site where acceptable redevelopment could be achieved under other NSP policies. Existing allocation requires 48 new homes.
56P	Old Kent Road Gas Works site	Saved Southwark Plan site: Site being progressed through the Old Kent Road AAP.
59P	272-304 Camberwell Rd	Saved Southwark Plan site: Site has planning permission, is under construction and should be complete by adoption of the NSP.
61P	Oliver Goldsmith Extension	Saved Southwark Plan site: Small site where acceptable redevelopment could be achieved under other NSP policies.
NSP1	River Court and Doggetts Coat and Badge Public House	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP2	South Bank Tower	A significant uplift in floorspace is not anticipated due to the existing intensity of development and proximity to the South Bank Tower.
NSP3	Rennie Court	Site contains a relatively recent residential building unlikely to be redeveloped within the NSP period.

Site code (options version)	Site name	Reason for omission
NSP4	1 Blackfriars Road, Beethem Tower - Sainsbury's HQ	Site has planning permission, is under construction and should be complete by adoption of the NSP.
NSP8	45 Colombo Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP13	Site bounded by Bear Lane, Dolben Street, Chancel Street and Treveris Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP15	209-215 Blackfriars Road	Small site without the clear opportunity for major intensification. The site contains buildings of townscape or historic merit at high density and is unlikely to be redeveloped.
NSP16	202-208 Blackfriars Road	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP17	Site bounded by Gambia Street, Dolben Street and Great Suffolk Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP20	200 Union Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP21	Southwark College, The Cut	Site has planning permission, is under construction and should be complete by adoption of the NSP.
NSP22	235-241 Union Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP23	225 Union Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP24	90-92 Blackfriars Road	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP25	Friden House, 96-101 Blackfriars Road	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP26	21-31 Webber Street and 3-7 & 19-21 Valentines Place	Site has planning permission, is under construction and should be complete by adoption of the NSP.
NSP27	109-115 Blackfriars Road	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP30	61 Webber Street	Ex-industrial area with buildings of townscape merit with high level of implemented conversions or recent development.
NSP31	63 Webber Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.

Site code (options version)	Site name	Reason for omission
NSP33	96 Webber Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP34	94 Webber Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP36	Erlang and Hill House	Site has planning permission, is under construction and should be complete by adoption of the NSP.
NSP37	Erlang House car park	Site has planning permission, is under construction and should be complete by adoption of the NSP.
NSP39	Passmore Edwards Library, 112 Borough Road	Small site without the clear opportunity for major intensification. The site contains buildings of townscape or historic merit and is unlikely to accommodate significant redevelopment.
NSP43	28-30 Great Suffolk Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP44	44-50 Lancaster Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP45	52-56 Lancaster Street	Small site with planning permission, likely to be substantially constructed or complete by the start of the NSP period.
NSP46	65 Glasshill Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP53	Eileen House, Newington Causeway	Site has planning permission, is under construction and should be complete by adoption of the NSP.
NSP54	Former London Park Hotel	Site has planning permission, is under construction and should be complete by adoption of the NSP.
NSP56	Surdaw House	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP57	Heygate Estate	Site is under construction. Although it will be built out during the NSP period a clear masterplan is already in place through the planning permission.
NSP58	Castle Day Centre	Site has planning permission for redevelopment to provide a church and is likely to be complete or substantially constructed by the start of the NSP period.
NSP59	Day Nursery and 20 Steedman Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP60	2-8 Steedman Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP61	T. Clarke building (Stanhope House)	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.

Site code (options version)	Site name	Reason for omission
NSP62	Newington Industrial Estate	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NPS64	John Smith House	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP65	Police Forensics Lab and Hotel, Amelia Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP66	Sorting Office and 31 Amelia Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP68	78-82 Brandon Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP69	Dante Place	The site is occupied by a relatively recent housing development which is unlikely to be redeveloped within the NSP period.
NSP70	90-96 Brandon Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP71	York House	The central part of the site has planning permission for redevelopment and is under construction. The remaining land parcels are fragmented and unlikely to accommodate major intensification.
NSP72	237 and rear of 221-223 Walworth Road	Site has planning permission and is likely to be complete or substantially constructed by the start of the NSP period.
NSP73	83 New Kent Road	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP75	Caxton House, Borough Road	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP76	Herne Hill Velodrome	Site is designated Metropolitan Open Land and is unlikely to be redeveloped.
NSP77	Lordship Lane Police station	Site is under construction and is likely to be complete by the start of the NSP period.
NSP78	191-207 Southampton Way	Site is under construction and is likely to be complete by the start of the NSP period.
NSP79	175-179 Long Lane	Site has planning permission and is likely to be substantially constructed or complete by the start of the NSP period
NSP80	Antonine Heights	Many of the buildings within the site boundary are relatively recent private housing developments, with the remainder of the site fragmented where acceptable redevelopment could be achieved under other NSP policies.
NSP81	Grange Walk	Site includes several terraced houses and blocks of flats which are unlikely to be redeveloped. The remainder of the site is fragmented where acceptable redevelopment could be achieved under other NSP policies.

Site code (options version)	Site name	Reason for omission
NSP82	Land East of Abbotswood Road and Talbot Road East Dulwich London	Site is a heavily vegetated green corridor designated as Borough Open Land and a Site of Importance for Nature Conservation. It is unlikely to be redeveloped.
NSP83	Stitches Marquee Hire	Site is very small with no significant development opportunities.
NSP84	St Giles House and Surgery	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP85	The Old Forge and stables	Site being progressed through the Old Kent Road AAP.
NSP87	5 Mandela Way	Site being progressed through the Old Kent Road AAP.
NSP88	Camberwell College of Arts	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP89	Vanguard Court, Rear of 36-38	Site consists of a cobbled private road of factory buildings of heritage or townscape merit, already converted for use as artist studios. It is unlikely to be redeveloped.
NSP92	Greenhive House	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP94	25 Mandela Way	Site being progressed through the Old Kent Road AAP.
NSP95	Marshall House and garages	Site being progressed through the Old Kent Road AAP.
NSP96	Staples and adjacent buildings, Old Kent Road	Site being progressed through the Old Kent Road AAP.
NSP97	Southernwood Retail Park	Site being progressed through the Old Kent Road AAP.
NSP98	Depot, 37-39 Peckham road	Site is under construction and is likely to be complete by the start of the NSP period.
NSP100	Rear of 39-71 Bermondsey Street	The site is a fragmented mixture of small buildings likely to be in multiple ownership and unlikely to come forward as a whole. Redevelopment could be achieved under other NSP policies.
NSP101	Winchester Square	The site is a fragmented mixture of buildings likely to be in multiple ownership and unlikely to come forward as a whole. Redevelopment could be achieved under other NSP policies.
NSP104	127-137 Great Suffolk Street	Intensification of the site is limited by buildings of townscape or heritage merit and recent conversions to business use. Redevelopment could be achieved under other NSP policies.
NSP105	Harris & Dixon (Shipbrokers) Ltd	The site is a fragmented mixture of buildings likely to be in multiple ownership and unlikely to come forward as a whole. Redevelopment could be achieved under other NSP policies.

Site code (options version)	Site name	Reason for omission
NSP106	Hatfields	The site is a fragmented mixture of buildings, including relatively recent housing development, likely to be in multiple ownership and unlikely to come forward as a whole. Redevelopment could be achieved under other NSP policies.
NSP111	Scovell Road	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP113	32-42 Southwark Bridge Road	The site is constrained by the Peabody estate to the rear limiting the potential scale of intensification.
NSP114	Great Guildford Business Square	The potential scale of intensification would be limited due to the height and coverage of existing buildings on the site.
NSP115	The Jerwood Space Ltd	Site owners have stated they do not wish to redevelop the site.
NSP116	Kennington Enterprise Centre	Site is constrained by the adjacent school and residential character of its surroundings. A modest intensification of the site could be dealt with under other NSP policies.
NSP117	William Booth Training Centre (Salvation Army)	Site presents little opportunity for intensification at present. Land to the rear of the site could be considered but it is currently in use by William Booth Training Centre with no indication that it would become available.
NSP118	Bishops House day nursery	Site contains a building of townscape or heritage merit and is unlikely to provide significant redevelopment opportunities.
NSP120	Pearson Close	Site contains a relatively recent terrace-style housing development of five to six stories. Further intensification of development is unlikely.
NSP123	Gala Clubs	Due to the existing building a modest uplift in floor space through intensification could be dealt with through other NSP policies.
NSP124	Cottons Centre	Site contains a relatively recent commercial development and is unlikely to be redeveloped in the NSP plan period. Any redevelopment would be unlikely to result in significant intensification due to its location on the riverside.
NSP125	Camberwell Green Job Centre Site	Site has been recently redeveloped.
NSP129	204-260 Walworth Road	Site has limited opportunity for intensification due to the height and coverage of existing buildings.
NSP131	277-329 Walworth Road	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
NSP134	Judith Kerr school 62-68 Half Moon Lane	Site has been proposed as Other Open Space in the NSP with strong public support.
NSP135	6-28 Sylvan Grove	Site being progressed through the Old Kent Road AAP.
N/A	Bricklayer's Arms Distribution Centre	Site being progressed through the Old Kent Road AAP.
N/A	269-273 Rye Lane and 1a Phillip Walk –	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.

Site code (options version)	Site name	Reason for omission
N/A	Site on corner of o'Meara Street and Southwark Street	Small site without the clear opportunity for major intensification, containing flats which are unlikely to be redeveloped.
N/A	105 Sumner Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
N/A	133 Park Street	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
N/A	Sites at the southern end of Borough High Street (Adjoining Trinity Square)	The site area identified is a collection of smaller sites in the same land ownership which does not provide the opportunity for comprehensive redevelopment. Acceptable redevelopment could be achieved under other NSP policies.
N/A	1-13 Southampton Way	Site is designated Metropolitan Open Land and is unlikely to be redeveloped.
N/A	Surdaw House (136-142 New Kent Road)	Small site without the clear opportunity for major intensification where acceptable redevelopment could be achieved under other NSP policies.
N/A	59-61 Rye Hill Park, Nunhead	Site is designated Metropolitan Open Land and is unlikely to be redeveloped.
N/A	65 Greendale Fields (off Wanley Road), London SE5 8JZ	Site is designated Metropolitan Open Land and is unlikely to be redeveloped.