Southwark Council

Fairer future
Delivering our promises

New Southwark Plan Proposed Submission version:

Amended Policies 2019

January 2019

Fairer future
Delivering our promises

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Foreword

This New Southwark Plan sets out the policies and plans that will help us deliver wider improvements for our great borough in the years to come. We have welcomed development to our borough, providing much needed affordable homes for our residents, along with jobs – in construction and in the completed schemes.

At the same time as welcoming new developments we are being clear that they must integrate with existing communities and improve places for existing residents and businesses particularly in the areas around where the new development is being built. In achieving this we have a strong commitment to further improving all of Southwark whilst preserving and enhancing the historic nature and identity of our borough.

Looking to the future we must answer the pressing need for housing – of all tenure types– for our residents, we need more affordable homes and in particular new council homes. To meet this need, Southwark has an ambitious target to deliver 11,000 new council homes by 2043 with the first 2,500 to be built by 2022.

This New Southwark Plan sets out that we expect to deliver a significant proportion of these homes through new developments, as well as through estate infill and regeneration. By working with our communities and local residents we will identify opportunities to deliver an increase in social housing.

We have set out in our Council Plan a Fairer Future promise to make Southwark an age-friendly borough and this. New Southwark Plan will help to promote a wider range of different types of homes that help to meet the needs of an aging population. This plan also details an affordable workspace policy, supporting our council plan commitment to deliver 500 affordable workspaces for businesses by 2022.

To unlock further delivery of social housing the plan includes an Aylesbury Area Vision reflecting a strengthened adopted Aylesbury Area Action Plan, the adopted Peckham and Nunhead Area Action Plan and the Revised Canada Water Area Action Plan. We continue to consult on the Old Kent Road Area Action Plan. All of these plans will help realise the potential of these distinct areas and deliver the much needed new social homes, jobs, and social infrastructure our residents so desperately need.

This new plan also contributes to our borough's new responsibilities for public health and helping our residents lead healthy and active lives, and tackling poor air quality. This plan complements our Cycling Strategy which will unlock the cycling network and help us get many more residents of all ages cycling.

Most importantly this New Southwark Plan places delivering real benefits for our communities at the heart of our plan for the borough with the introduction of Strategic Policy that ensures 'Regeneration that works for all'. I look forward to continue to work with residents, businesses and community groups from across our borough to implement the policies set out in the New Southwark Plan. By working together we can continue delivering the homes, jobs and public spaces our borough needs.

Councillor Johnson Situ

Cabinet Member for Growth, Development and Planning

Introduction

1. The New Southwark Plan will form part of Southwark's development plan along with the London Plan and area action plans. It is a regeneration strategy for Southwark and will be used to make decisions on planning applications.

2. There have been several stages of consultation between 2013 and 2018. The first stage was the issues consultation from October 2013 to February 2014. This consultation was a community conversation on the 'Health of the High Streets'. The Options Version set out a detailed strategy for regeneration in Southwark and the council's approach to planning to deliver the Fairer Future promises. Consultation took place from October 2014 to February 2015.

3. Following the Options Version consultation the document was divided into two sections for the 'Preferred Option Version' consultation. Part One: Strategic Policies and Development Management Policies was consulted on from November 2015 to March 2016. Part Two: Area Visions and Site Allocations was consulted on from February to May 2017. From June 2017 the Council reconsulted on a selection of policies also at the 'Preferred Option' stage.

4. The Proposed Submission version of the plan was prepared in light of the comments received through previous stages of consultation. It was consulted on between December 2017 and February 2018. The Proposed Submission Version is the version of the Plan the Council intends to adopt. The council received 334 detailed consultation responses on the Proposed Submission version. In response to the consultation, some policies are proposed to be amended with substantial amendments prior to the plan being submitted to the Secretary of State. Due to the changes proposed to these policies, a further round of consultation on the Proposed Submission version amended policies will take place. Any policies which have not been amended will be staying as they are and submitted to the Secretary of State with these amended policies following consultation, The Consultation Report (Appendix C) includes the consultation responses to each of the amended policies. All other consultation responses will be published, and a full consultation report will be published at submission stage.

5. The council will then submit the Submission Version to the Secretary of State in preparation for an independent examination. The council will make any minor editorial amendments to the submission version prior to submission, along with revised policies considered as part of this consultation. The updating will continue throughout the Examination in Public and following this until the Inspector publishes his/her report. The final version is likely to require a further consultation before consideration by Cabinet and Council Assembly prior to adoption.

Consultation Details

6. We welcome your comments on the New Southwark Plan Proposed Submission Version: Amended Policies January 2019 regarding the legal tests of soundness.

7. Please send us your responses by **5pm on 17 May 2019**. Any responses received after this date will not be accepted.

8. Comments can be provided on line through Southwark's Consultation Hub: https://consultations.southwark.gov.uk/

   Representations will not be accepted via email.

   For any queries or assistance, please contact:

   planningpolicy@southwark.gov.uk

   Tel: 0207 525 5471

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Strategic and Development Management Policy Amendments

Strategic Policies

Strategic policies are borough-wide policies which set out the Council's strategy to work with local people to improve neighbourhoods and create new opportunities for the future.

Amended Policy

SP2: ~~Social regeneration to revitalise neighbourhoods~~ Regeneration that works for all

We will continue to revitalise our places and neighbourhoods to create new opportunities for residents, promote wellbeing and reduce inequalities so that people have better lives in stronger communities. This will be achieved through:

1. Developing places where everyone can benefit from all of the activities such as play spaces, leisure activities, squares and shops, buildings and the environment. These places should enable everyone to feel proud of their home and create a sense of belonging in the community; and

2. Investing in our communities and residents, and particularly existing residents, so that everyone can access the benefits of our regeneration programmes and the opportunities created by those programmes for new homes, new jobs, education, training and new infrastructure; and

3. Encouraging greater tenure integration and equality within and between new development in order to create the conditions for properly mixed and integrated communities, ensuring equity of esteem from street level, and to mitigate against stark visible differences and a sense of tenure segregation; and

4. Encouraging residential development above shops to enliven town centres; and

5. Ensuring that our existing residents and neighbourhoods prosper from good growth by giving people from every community the opportunity to collaborate throughout the regeneration process; and

6. Enhancing local distinctiveness and heritage-led regeneration by requiring the highest possible standards of design, creating vibrant, attractive, healthy, safe and distinctive buildings and places that install pride of place in all our communities. This will include green infrastructure and opportunities for healthy activities and improving streets, squares and public places between buildings; and

7. Strengthening support in regeneration areas for those who are vulnerable or who face greater disadvantage by investing in the prevention and tackling the causes of inequality, involving all of our services, partners and community-based activities

Reasons

Southwark is committed to making regeneration that works for all. We are a borough with diverse communities, a proud heritage and a great future filled with potential, with some of the most exciting and ambitious regeneration programmes in the country being delivered right on our doorstep. The New Southwark Plan explains the strategy for regeneration from 2018 to 2033 and promotes a more systematic approach to social regeneration, where wellbeing becomes the most important outcome of our regeneration efforts. Using our unique location in central London to benefit existing local residents, it will encourage innovative development of spaces to provide new council and other affordable homes, jobs, schools, shops and places to work.
The homes are being built rapidly, with most of the change taking place in the north and centre of Southwark, predominantly in Elephant and Castle, Canada Water, Old Kent Road, Blackfriars Road, Bankside and along the River Thames. We need to keep up with this pace of change by ensuring that all of these places have infrastructure and services to make them function effectively. We need to make sure that as this change is

taking place, we work in partnership with existing local residents and businesses and that they are listened to at all times. The places created should be for existing residents and businesses as well as newcomers.
Our social regeneration framework outlines our ambitions of life opportunities, good health and wellbeing and pride of place for all, investing in communities and reducing inequalities. This framework will be implemented through social regeneration charters and place plans for the different areas in the borough. These will outline how we will achieve our ambitions at a local level and demonstrate how we will collaborate with the community throughout the process.

Development Management Policies

Development management policies are detailed planning policies against which planning applications are assessed.

Amended Policy

NB All homes in Southwark should be affordable, we do not use the term affordable to describe any specific type or tenure of housing.

P1: ~~Affordable homes~~ Social rented and intermediate housing

Percentage

1. Development that creates 11 or more homes must provide a minimum 35% social rented and intermediate homes, as set out in Table 1, subject to viability. Except in the Aylesbury Action Area, as set out in Table 2. Intermediate tenure homes should be suitable for households on a range of incomes. This may require a mix of shared ownership and other intermediate tenure homes.

2. Development that creates 10 homes or less must provide the maximum viable amount with a minimum of 35% towards the delivery of new council social rented or intermediate homes subject to viability as set out in Table 1 through financial contributions.

3. The subdivision of sites or phasing of development which has the effect of circumventing affordable housing policy requirements will not be permitted.

4. Housing requirements will be calculated in habitable rooms. Where affordable habitable rooms and market habitable rooms are not of equivalent size across the development affordable housing requirements will be calculated in floorspace.

Table 1: Affordable homes requirement

Market Housing	Affordable housing	
Up to 65%	A minimum of 35%	
	Social rented housing	**Intermediate housing**
	A minimum of 25%	A minimum of 10%

Table 2: Aylesbury affordable housing requirement

	Market housing	Affordable housing (75% social rented, 25% intermediate housing)
Area Action Core	50%	50%
Proposal Site AAAP1 (Phase 1)	41%	59%
Proposal Sites AAAP2 and AAAP3 (Phases 2 and 3)	50%	50%
Proposal Site AAAP4 (Phase 4)	58%	42%

Viability

1. Viability appraisals and reviews are required for all developments that do not follow the fast track route. Viability appraisals and reviews must be published for public scrutiny. All other development that does not meet affordable housing requirements for viability reasons will be subject to viability reviews.

2. Development that provides 40% affordable housing with a policy compliant tenure mix (a minimum of 25% social rented and a minimum of 10% intermediate housing) can follow the fast track route and will not be subject to a viability appraisal. A review will only be necessary if amendments are proposed to lower the affordable housing provision to less than 40% following the grant of planning permission.

3. Where development cannot provide affordable housing on-site, any off-site affordable housing requirement will be measured in terms of as the total housing provision from the main development site plus any linked sites. This should provide no financial benefit to the applicant.

4. Where affordable housing cannot be provided on-site or off-site a cash payment towards the delivery of new council homes will be required. The value of any in lieu payments will be based on the cost of meeting an on-site affordable housing requirement and should provide no financial benefit to the applicant.

5. Use of the 'Vacant Building Credit' will not be accepted.

Reasons

There is a shortage of affordable homes in Southwark and across London. Providing new affordable homes suitable for a range of affordable housing need is our main priority. This includes social rent and intermediate tenure homes. Our evidence shows that Southwark has a net additional housing requirement for 1,472 to 1,824 homes per year (2013-2031). Due to the high cost of market housing our annual net affordable housing need is for 799 homes per year (this accounts for approximately 48% of Southwark's total annual housing need). Low cost home ownership homes must be affordable to Southwark residents. Over the period 2011/12 to 2015/16, on schemes which trigger affordable housing requirements, we have delivered 42% of all new homes as affordable homes. The affordable housing requirements set out above may be applied flexibly where a development proposal makes a significant contribution towards meeting affordable housing needs by providing more than 35% affordable homes.

We have set a requirement for all ~~new major~~ development ~~providing 11 homes or more~~ to deliver a minimum 35% affordable housing. We require planning applications that are not following the fast track route to show that the developments are viable and deliverable and provide a full viability appraisal. ~~We ask for assessments for all applications, not just unviable ones.~~ The minimum affordable housing requirement applies to both new development and any uplift in housing from redevelopments (current affordable housing provision will be retained). Requiring a financial contribution from schemes providing 10 homes or fewer will finance the delivery of additional affordable council homes.

A range of affordable homes are needed to meet the needs of households which are unable to access suitable housing on the open market. Social homes provide homes to meet the needs of lower-income households (typically households with household incomes up to £20,000) and intermediate homes can

provide suitable homes to meet the needs of middle-income households which are unlikely to access social rent homes and cannot afford suitable homes on the open market. Southwark publishes its own intermediate household income affordability thresholds. The Mayor considers all households with incomes up to £90,000 are eligible for intermediate housing. In Southwark eligible households for intermediate housing with household incomes closer to Southwark's thresholds should be prioritised over households with incomes closer to the Mayor's intermediate housing eligibility cap. Only 8% of households in Southwark have a household income that exceeds £90,000, the figure above which households are ineligible for any type of affordable housing.

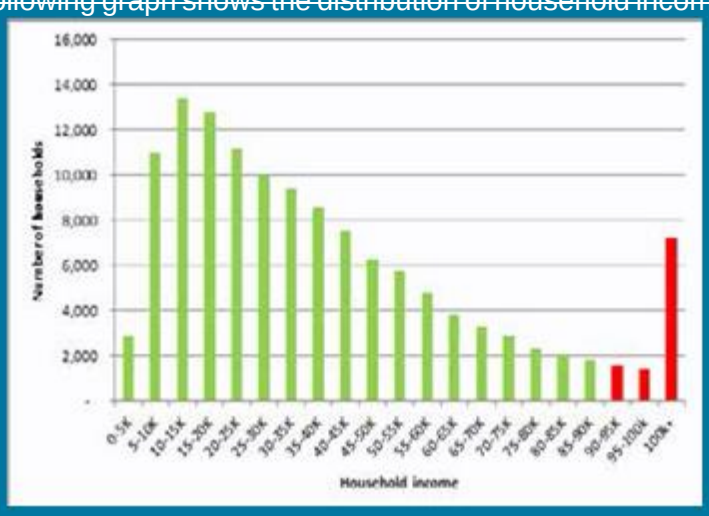
Approximately 57% of our total affordable housing need is for intermediate housing to meet the housing needs of lower and middle income residents. However, the most acute affordable housing need is for social rented housing to meet the needs of homeless households living in unsuitable temporary accommodation such as bed and breakfasts or overcrowded conditions. Overcrowding is strongly related to poor physical and mental health and can strain family relationships. Children in overcrowded homes often achieve poorly at school and suffer disturbed sleep. Social rented housing is vital to social regeneration as it allows residents who cannot afford market housing to remain close to their families, friends and employment. For this reason we require a minimum 25% of homes to be provided as social rent housing on all major developments.

~~Fact Box: Affordable housing products~~

~~There are a wide range of affordable housing products which meet the needs of households with different affordable housing needs. All affordable housing products fall into two broad categories; social housing and intermediate housing.~~

~~Social housing is typically most needed by households on lower incomes who least can afford to pay market prices for suitable housing (typically households with incomes up to £20,000 per year). Intermediate housing includes a range of products that can meet the needs of middle income households who cannot afford suitable housing at market prices but who can afford to pay more for their housing than households in social rented housing. The Mayor considers the most suitable type of affordable housing for households with annual incomes up to £60,000 needs are best met by low cost rented housing where- as households with incomes between £60,000 and £90,000 needs can be met through shared ownership homes (provided the market value of a shared ownership home does not exceed £90,000). Southwark prioritises shared ownership housing for households with incomes close to the locally set shared ownership income eligibility thresholds (£46,136 for a 1-bed, £54,513 for a 2-bed, £63,218 for a 3-bed and £71,766 for a 4-bed)~~

~~The following graph shows the distribution of household incomes in Southwark:~~



~~Source: CACI Paycheck for Southwark January 2015 to December 2015~~

This shows 92% of households in Southwark have incomes which require some form of affordable housing (33% of households' incomes are between £0 and £20,000, 52% of households' are between £20,000 and £60,000 and 14% of households' incomes are between £60,000 and £90,000)

Social housing:

Social housing is rented housing that is owned and managed by councils and registered social landlords. Rent levels are subject to caps below market rent.

Social housing products include:

- Social rent – homes where rents must not exceed the rent levels determined by the formula set out in the HCA Rent Standard Guidance.
- Affordable rent – homes which are let at a rent which must not exceed 80% of the local market rent. The landlord of these homes must be registered with the Social Housing Regulator.
- London Affordable Rent – In 2016 The Mayor of London introduced a capped affordable rent product called London Affordable Rent. London Affordable Rent matches the social rent caps set out in the Homes and Communities Agency Rent Standard Guidance rent formula.

Bedrooms	Social rent (formula rent) (exclusive of service charges) (per week)	London Affordable Rent (exclusive of service charges) (per week) of 3 bed+ homes	Average private sector market rents (October 2016) (per week)
1 bedroom	£107.32 (29%)	£144.26 (39%)	£369.23
2 bedrooms	£126.08 (27%)	£152.73 (33%)	£461.53
3 bedrooms	£146.11 (28%)	£161.22 (30%)	£530.77
4 bedrooms	£157.46 (24%)	£169.70 (62%)	£667.39

Intermediate housing

Intermediate housing includes 'low cost home ownership' products and 'discount market rent' products.

Low cost home ownership products include:

- Shared ownership — homes that are part-owned and part-rented. Buyers must purchase an initial share of at least 25% and have the opportunity to 'staircase' to full ownership. This means they can buy more shares over time until they own the property outright. Rent on the part-rented share is subject to caps below the market level. The council sets its own income eligibility thresholds for shared ownership for an initial three month period. In the event no households with an income no greater than £90 000 as up- dated annually by the Mayor of London).

The Mayor states the open market value of a shared ownership home should not exceed £600,000.

- Shared equity – homes that are part-owned but where no rent is charged on the un-owned share.
- London Living Rent – homes with sub-market rents on time-limited tenancies aimed at households who aspire to home ownership. London Living Rent is a rent-to-buy product where tenants have the right to purchase their home after a fixed period. Eligibility is restricted to households with an income no greater than £60,000 and who save towards a housing deposit. The following table shows average London Living Rent in Southwark.

Bedrooms	Social rent (formula rent) (exclusive of service charges) (per week)	London Affordable Rent (exclusive of service charges) (per week) of 3 bed+ homes
1 bedroom	£210.18 (57%)	£369.23
2 bedrooms	£233.54 (51%)	£461.53
3 bedrooms	£256.89 (48%)	£530.77
4 bedrooms	£280.25 (42%)	£667.39

- Community Land Trusts – homes for sale where values are capped by a fixed multiple of household income and allocated to eligible residents. Community Land Trust homes remain affordable in perpetuity.

- Discount market sale – homes for sale discounted by at least 20% of full market value. Discount market sale homes are restricted to eligible households and should remain affordable in perpetuity.

- Starter Homes - homes for sale discounted by at least 20% of full market value. Discount market sale homes are restricted to eligible households but do not remain affordable in perpetuity.

Discount market rent products include:

- Discount market rent – homes with sub-market rents least 20% below open market value where the discount is retained in perpetuity. Discount market rent homes are restricted to eligible households (households with incomes up to £90,000 per year) and the tenant has no right to ownership. For dwellings to be considered affordable, annual housing costs rent and service charge should be no greater than 40% of net household income (net household income assumed to be 70% of total, or gross, in- come). As such, a range of sub-market rents are required to meet affordable housing needs of households eligible for discount market rent.

Amended Policy

P4: Private rented homes

1. New self-contained, private rented homes in developments providing 100 homes or more must:

    1.1. Provide security and professional management for the homes; and

    1.2. Provide a mix of housing sizes, reflecting local need for rented property; and

    1.3. Provide the same design standards required for build-for-sale homes; and

    1.4. Provide tenancies for private renters for a minimum of three years with a six month break clause in the tenant's favour and structured and limited in-tenancy rent increases agreed in advance; and

    1.5. Meet Southwark's Private Rent Standard; and

    1.6. Be secured for the rental market for a minimum 30 year term. Where any private rented homes are sold from the private rented sector within 30 years this will trigger a clawback mechanism resulting in a penalty charge towards affordable housing; and

    1.7. Provide affordable homes in accordance with P1 or Table 3, subject to viability. Where the provision of private rented homes generates a higher development value than if the homes were built for sale, the minimum affordable housing requirement will increase to the point where there is no financial benefit to providing private rented homes over built for sale homes.

    1.8. Be subject to a viability review to increase the number of and/or the affordability of affordable homes where an improvement in scheme viability is demonstrated between the grant of planning permission and the time of the review.

2. Discount market rent homes at social rent equivalent must be allocated to households on Southwark's social housing waiting list. All other discounted market rent homes must be allocated to households on Southwark's Intermediate Rent Housing List.

Table 3: Affordable housing requirement option on qualifying private rented homes scheme

Market Housing	Affordable housing		
Up to 65%	A minimum of 35%		
	Social rent equivalent	**Affordable rent capped at London Living rent equivalent**	**~~Affordable~~ Rent ~~for household incomes between £60,000 and £90, 000 per year*~~**
	A minimum of 15% ~~A minimum of 12% (34%)~~	A minimum of 20% ~~A minimum 18% (52%)~~	~~A minimum 5% (14%)~~

Reasons

We recognise that the private rented sector meets the housing needs of residents who cannot afford to, or do not want to buy private homes in Southwark. Between 2001 and 2011, the private rented sector in Southwark increased from 15,932 to 29,995 households. In 2011 the private rented sector represented 24.9% of a total 120,422 households, up from 15.1% of a total 105,806 households in 2001. Private renting households often live in some of the worst quality, poorly managed accommodation. Furthermore, the majority of private renting households have very limited security of tenure which is particularly damaging for households with children and some renters face arbitrary evictions and unjustified rent increases. The private rented sector has the potential to increase Southwark's housing supply because developers have fewer concerns about the rate at which the market can absorb new homes.

The private rented sector also benefits the local and regional economy as it enables greater household mobility. We want to encourage a private rented sector which provides high quality, professionally managed accommodation and a greater level of security for tenants to that which is offered by much of the current private rented sector. We will support institutional investment in the sector where benefits are secured for residents through agreement. Southwark's Private Rent Standard is a code of good practice for private landlords. The policy applies to larger- scale development (schemes providing 100 homes or more) because larger schemes are best placed to provide a high quality rental offer to tenants renting privately and tenants in discount market rent homes.

Amended Policy

P9: Optimising delivery of new homes

1. ~~Development must be within the residential density ranges outlined in Table 6 and Figure 2. In exceptional circumstances development may exceed these density ranges where it achieves an exemplary standard of residential design~~.

1. Development must achieve an exemplary standard of residential design. To achieve this the proposal must take into consideration the site context, the impact on the amenity of adjoining occupiers, and the quality of accommodation as follows:

    1.1 Meet or exceed the minimum national space standard, providing adequate internal space for the intended number of occupants, including the provision of additional built in storage (Table 7); and

    1.2 Achieve a ceiling height of at least 2.5 metres to maximise natural ventilation and natural light in the dwelling; and

    1.3 Provide and exceed private and communal amenity space requirements.–Where sufficient amenity space cannot be provided for each home, any shortfall will be added to the requirement for communal amenity space; and

    1.4 Provide communal facilities including gardens and community rooms. Provide green communal amenity space for all residents and additional communal play areas for children (aged up to 16) for apartments. The required amount of communal child play space will be calculated using the play space standards set out in Table 8. Communal amenity space should be designed to provide multiple benefits (e.g. recreation, food growing, habitat creation, SUDS). In exceptional circumstances, where communal amenity space and child play space cannot be provided on-site, we will seek a financial contribution towards improving existing play space provision in the vicinity of

the site; and

1.5 Provide fully or partially inset balconies; and

1.6 Be tenure blind; and

1.7 Share entrances between affordable and market homes in apartment blocks; and

1.8 Have regard for current guidance to provide acceptable levels of natural daylight, to habitable rooms and a window providing an aspect in all habitable rooms except in loft space where a roof light may be acceptable; and

1.9 Be dual aspect and allow for natural cross ventilation. Provision of a bay window, a single window return or a secondary window into a recessed balcony does not provide dual aspect.

2 Utilise non-mechanical ventilation systems, such as increased ceiling heights for single aspect apartments; and

2.1 Single aspect dwellings are not acceptable if they have two or more bedrooms, are north facing or if the façade is exposed to high noise levels. Where due to site constraints it is impractical or impossible to provide dual aspect it must be demonstrated how overheating and ventilation will be mitigated; and

2.2 Provide excellent quality living conditions; and

2.3 Achieve an exemplary architectural design; and

2.4 Minimise corridor lengths by having an increased number of cores; and

2.5 Avoid having more than eight dwellings accessed from a single core per floor; and

2.6 Maximise the use of sustainable technologies and materials.

~~2.1 With excellent quality of living conditions; and~~

~~2.2 With exemplary architectural design; and~~

~~2.3 floor areas larger than the minimum internal space standards, including the provision of additional built-in storage; and~~

~~2.4 With high ceilings which maximise natural ventilation; and~~

~~2.5 Which maximise natural light and ventilation to kitchens and bathrooms and~~

~~2.6 Which minimise corridor lengths by having an increased number of cores; and~~

~~2.7 Which have no more than eight dwellings accessed from a single core per floor; and~~

~~2.8 Which maximise use of sustainable technologies and materials; and~~

~~2.9 Which exceed our private and communal amenity space requirements; and~~

~~2.10 Which provide communal facilities including gardens and community rooms; and~~

~~2.11 With fully or partially inset balconies.~~

~~Table 6: Residential density ranges~~

~~Location~~	~~Habitable Rooms~~
~~Central Activities Zone, Canada Water Opportunity Area Core And Old Kent Road Opportunity Area~~	~~650 - 1100~~
~~Urban Zone~~	~~200 - 700~~
~~Suburban Zones~~	~~200 - 350~~

Reasons

We will seek to meet and exceed our target to build 2,736 homes per year by requiring development to optimise the potential for housing and mixed use scheme delivery on all suitable and available sites. It is important that we bring forward as much housing as possible, with a wide range of tenures and the highest level of affordable housing achievable. Our aim is to ensure that these new homes are of an excellent standard of accommodation that will contribute to creating healthy and safe places where people of all ages want to live and can thrive.

We believe all residents are entitled to the same quality homes irrespective of tenure. Our residents have told us it is important for communities that neighbours and visitors should not be able to tell the tenure of a home by its appearance. It is important that family housing provides private amenity space to ensure that children have somewhere safe to play or provides an outdoor space to dry clothes and to enjoy the outdoors. Communal play areas are important for children, parents and carers to exercise and get together.

To avoid overdevelopment and detrimental impacts to the existing and future occupiers and the environment, development should take into consideration the site context. Development should respond positively to the local and historic context and should protect and enhance the character of our neighbourhoods. Optimisation should not be delivered at the cost of the design. Transport accessibility and connectivity varies across the borough, and new development plays an important role in improving current and future residents access to quality public transport. We need to ensure that new development is accessible and that the scale of development is proportionate to the level of public transport accessibility and the capacity of the transport network in the area.

~~We will seek to meet and exceed our target to build 2,736 homes per year by requiring development to optimise the potential for housing and mixed use scheme delivery on all suitable and available sites.~~
~~It is important that we bring forward as much housing as possible, with a wide range of tenures and the highest level of affordable housing achievable. Our aim is to ensure that these new homes are of an excellent standard of accommodation that will contribute to creating places where people want to live and can thrive.~~

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Fact Box: Habitable rooms

A habitable room is defined as a room with a window within a dwelling that is intended to be used for sleeping, living or dining, regardless of what it is actually used for. This excludes toilets, bathrooms, landings, halls and lobbies, and also excludes kitchens with an overall floor area of less than 11sqm. The average area required to create one habitable room, including shared circulation space, and non-habitable rooms is 28 sqm. Any floor area where the ceiling height is less than 1.5 metres will not count towards the habitable floorspace.

For affordable housing and density calculation purposes habitable rooms under 28 sqm will be counted as 1 habitable room. Habitable rooms exceeding 28 sqm will be counted as set out in the table below:

Area (sqm)	Habitable room
0-28	1
29-42	2
43-56	3
57-70	4
71-84	5
85-98	6
99-112	7

Residential density is calculated as follows:
For residential-only development, density is the number of habitable rooms divided by developable site area.

Mixed-use residential density is calculated as follows:
For mixed-use development, residential density is based on the proportion of the developable site area given over the residential use. The residential density is calculated by apportioning the developable site area between the residential use and non-residential uses as a percentage of the development. The residential density will be calculated by dividing the number of habitable rooms by the developable site area apportioned to residential use (apportioned residential area).

In calculating the developable site area major distributor roads, significant landscape buffer strips and large areas of public open space will not be included.

Table 7. Minimum Internal Space Standards

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	1	39 (37)	N/A	N/A	1
	2	50	58	N/A	1.5
2b	3	61	70	N/A	2
	4	70	79	N/A	
3b	4	74	84	90	2.5
	5	86	93	99	
	6	95	102	108	
4b	5	90	97	103	3
	6	99	106	112	
	7	108	115	121	
	8	117	124	130	
5b	6	103	110	116	3.5
	7	112	119	125	
	8	121	128	134	
6b	7	116	123	129	4
	8	125	132	138	

Table 8: Play Standards – Child Bed Space Yield (Up to age 16)

A minimum of 10sqm of play space per child bed space is required within the development. 1 child yield = I child bed space

Tenure	Number of bedrooms	Child yield	Child Play Space Requirement (sqm)
Market and intermediate	2 bedroom apartments	0.10	1
	3 bedroom apartments	0.58	5.8
	2 bedroom house	0.12	1.2
	3 bedroom house	0.44	4.4
	4 bedroom house	1.04	10.4
	5 bedroom house	1.19	11.9
Social rent	1 bedroom dwellings	0.20	2
	2 bedroom dwellings	0.95	9.5
	3 bedroom dwellings	1.83	10.83
	4 bedroom dwellings	2.92	29.2
	5 bedroom dwellings	3.99	39.9

Deleted Policy

~~P13: Residential design~~

~~Residential development must:~~

~~2.1 Meet or exceed the minimum national space standard, providing adequate internal space for the intended number of occupants (Table 7). A ceiling height of at least 2.5 metres is strongly encouraged for at least 75% of the dwelling; and~~

~~2.2 Provide a useable amount of private amenity space. Where private amenity space cannot be provided for each home, any shortfall will add to the requirement for communal amenity space; and~~

~~2.3 Provide green communal amenity space for all residents and additional communal play areas for children (aged up to 16) for apartments. The required amount of communal child play space will be calculated using the play space standards set out in Table 8. Communal amenity space should be designed to provide multiple benefits (e.g. recreation, food growing, habitat creation, SUDS). In exceptional circumstances, where communal amenity space and child play space cannot be provided on-site, we will seek a financial contribution towards improving existing play space provision in the vicinity of the site; and~~

~~2.4 Be tenure blind and;~~

~~2.5 Share entrances between affordable and market homes in apartment blocks; and~~

~~2.6 Have regard for current guidance to provide acceptable levels of natural daylight, to habitable rooms and a window providing an aspect in all habitable rooms except in loft space where a roof light may acceptable; and~~

~~2.7 Be dual aspect and allow for natural cross ventilation. Provision of a bay window, a single window return or a secondary window into a recessed balcony does not provide dual aspect; and~~

~~2.8 Demonstrate good levels of privacy and ventilation to all rooms for single aspect apartments; and~~

~~2.9 Demonstrate how overheating will be avoided for single aspect apartments; and~~

~~2.10 Utilise non-mechanical ventilation systems, such as increased ceiling heights for single aspect apartments.~~

~~8. Single aspect dwellings are not are acceptable if they have two or more bedrooms , are north facing or if the façade is exposed to high noise levels.~~

Reasons

~~Good quality housing helps to improve the health, safety, amenity and quality of life of current and future residents. Southwark has an aging population and we want all residents to be able to stay in their homes throughout different phases of their life into old age. We believe all residents are entitled to the same quality homes irrespective of tenure. Our residents have told us it is important for communities that neighbours and visitors should not be able to perceive the tenure of a home by its appearance.~~

~~It is important that family housing provides private amenity space to ensure that children have somewhere safe to play or provides an outdoor space to dry clothes and to enjoy the outdoors. Communal play areas are important for children, parents and carers to exercise and get together.~~

~~Single aspect homes provide a lower quality of accommodation for a number of reasons. They are harder to naturally ventilate and south facing single aspect homes are prone to over-heating. They also provide a limited outlook and occupants do not have the choice to move to another room that benefits from more or less sunlight depending on their wants and needs. North-facing single aspect homes benefit from little or any useful light.~~

Amended Policy

P14: Tall buildings

1. Areas where we expect tall buildings are set out on Map 1. These are typically within our Major Town Centres, Opportunity Area Cores, Action Area Cores and the Central Activities Zone. The tallest buildings will be located in areas that benefit from the highest levels of public transport accessibility and where there is the greatest opportunity for regeneration. Individual sites where taller buildings may be possible have been identified in the site allocations. Some of these site allocations have identified possible sites for tall buildings in Peckham and Camberwell town centres taking account of conservation areas and other heritage assets.

New tall buildings must:

2. Not cause a harmful impact on strategic views, as set out in the London View Management Framework, or to our Borough Views; and

   2.1 Make a positive contribution to the London skyline and landscape, taking into account the cumulative effect of existing tall buildings and emerging proposals for tall buildings; and

   2.2 Respond positively to local character and townscape; and

   2.3 Be of exemplary architectural design and residential quality; and

   2.4 Be located at a point of townscape significance and have a height that is proportionate to the significance of the proposed location and the size of the site; and

   2.5 Have a positive relationship with the public realm, provide opportunities for new street trees, and design lower floors to successfully relate to and create a positive pedestrian experience; and

The design of tall buildings will be required to:

2.6 Avoid unacceptable harm to the significance of designated heritage assets or their settings; and

Avoid harmful and uncomfortable environmental impacts including wind shear, overshadowing and solar glare;

2.7 Maximise energy efficiency and prioritise the use of sustainable materials; and

2.8 Have a positive relationship with the public realm, provide opportunities for new street trees, and design lower floors to successfully relate to and create a positive pedestrian experience; and

Proposals of above 30m must provide:

3.1 A new, functional public space that is appropriate to the height and size of the proposed building; and

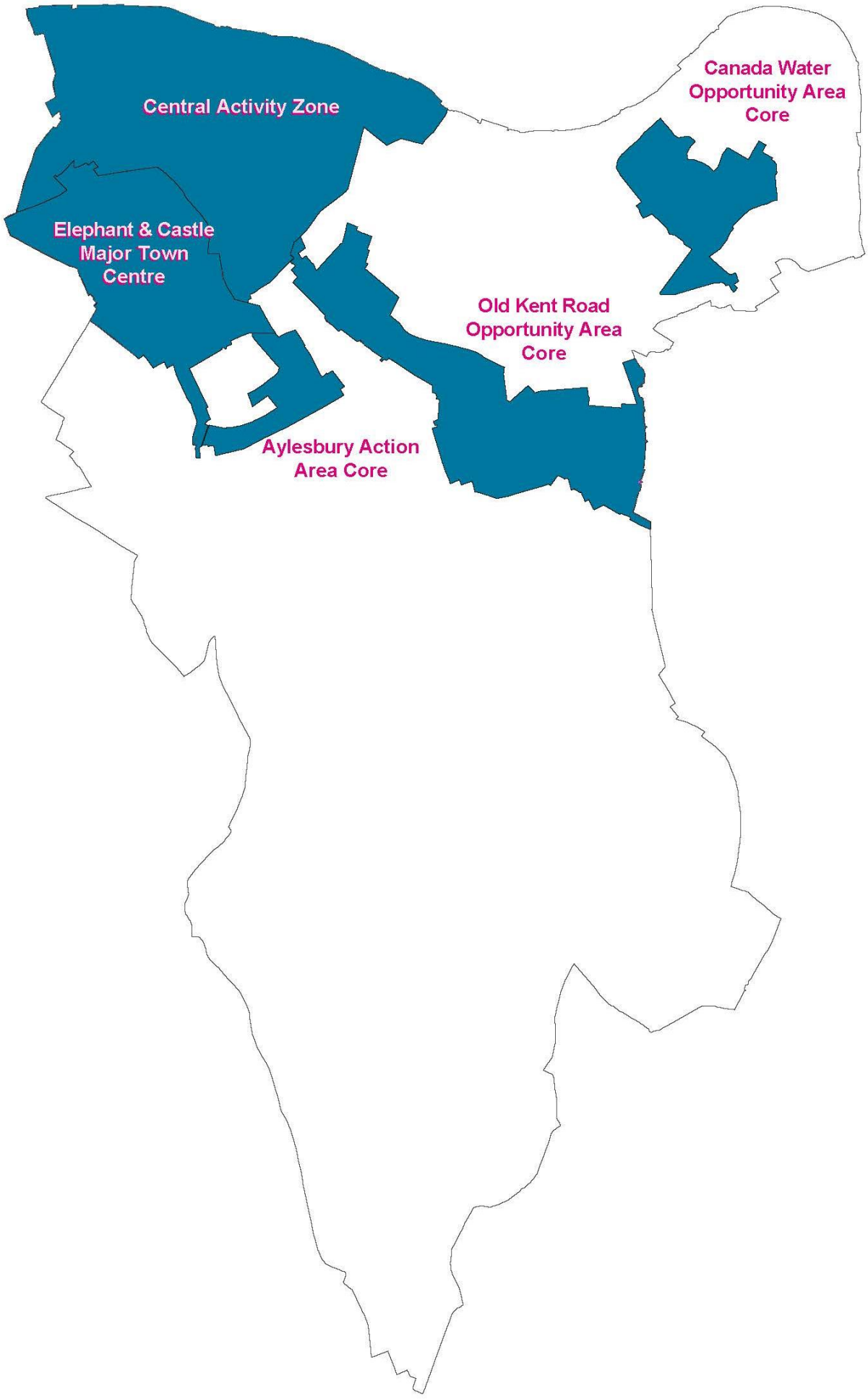
3.2 Widened footways and routes to accommodate increased footfall;

3.2 Provide a new publically accessible space at or near to the top of the building and communal facilities for users and residents when above a height of 60m.

Reasons

Tall buildings are significantly higher than surrounding buildings or their emerging context. Tall buildings, if thoughtfully designed to an exemplary standard, can be an important component in contributing to Southwark's physical regeneration, raising population density, avoiding urban sprawl and increasing the activities and life opportunities on offer for nearby residents. However, tall buildings can look out of place in their surroundings, harm the setting of historic buildings and cause unpleasant environmental effects, especially on the location's micro-climate. Detailed modelling and analysis will be required to assess these impacts.

Map 1


Central Activity Zone
Canada Water Opportunity Area Core
Elephant & Castle Major Town Centre
Old Kent Road Opportunity Area Core
Aylesbury Action Area Core

Amended Policy

P28: ~~Small and independent businesses~~ Affordable workspace

Development must:

1. Retain small and independent businesses. Where existing small and independent businesses are at risk of displacement from a development there should be full consideration of the feasibility of providing affordable and suitable space for existing occupiers in the completed development.; and ~~Incorporate well designed and flexible units suitable for small and independent businesses. These must include a range of unit sizes and types. Opportunities for long term management of small business units by workspace providers should be fully explored. Furthermore there should be consideration of the feasibility of clustering non-residential uses in single use buildings (horizontal mixed use) and a full fit out~~

2. Explore the opportunities for long term management of employment space and the delivery of affordable workspace by workspace providers.

3. Major developments proposing 500sqm GIA or more employment floorspace (B class use) must:

   3.1. Deliver at least 10% of the proposed gross new employment floorspace as affordable workspace on site at discounted market rents; and

   3.2. Secure the affordable workspace for at least 30 years at discounted market rents appropriate to the viability of the businesses the space will be targeted for; and

   3.3. Provide affordable workspace of a type and specification that meets current local demand; and

   3.4. Prioritise affordable workspace for existing small and independent businesses on the site at risk of displacement. Where this is not feasible, affordable workspace must be targeted for small and independent businesses from the local area with an identified need; and

   3.5. Collaborate with the council to identify the businesses that will be nominated for occupying affordable workspace.

4. If it is not feasible to provide affordable workspace on site, an in lieu payment will be required for off-site affordable workspace.

Reasons

Southwark is home to a diverse range of businesses. We require development proposals to take the needs of existing occupiers into account to support the ongoing success of small businesses and local employment opportunities.

Small and independent businesses make up the majority of businesses in Southwark providing jobs for local people and opportunities for business start-ups and self-employment. 97% of businesses in Southwark are firms which employ less than 50 people. These businesses are vital to the Southwark economy and are vulnerable to displacement by other uses and therefore need protection. It is important that units are affordable and flexible and designed to meet the needs of local businesses. The management of small business units by specialist workspace providers will help ensure the success and long term retention of the space.

~~In mixed use developments, horizontal mixed use design helps to achieve the clustering of employment uses providing essential servicing and separation from residential uses. This type of space benefits start-up and growing small businesses particularly for 'hybrid' uses which combines aspects of light industrial production and manufacturing in addition to a subsidiary office function. Increasingly mixed use development will be the means by which homes can be provided, whilst promoting the growth of jobs and business. Developers will need to ensure the physical layout of mixed use developments can support a range of commercial uses appropriate to the type of commercial use planned for or appropriate to that area. This will include a range from freight/logistics and maker spaces to small business and office space. This will ensure a diverse and robust employment base.~~

Developers will need to ensure the physical layout of mixed use developments can support a range of commercial uses appropriate to the type of commercial use planned for or appropriate to that area. This will include a range from freight/logistics and maker spaces to small business and office space. This will ensure a diverse and robust employment base.

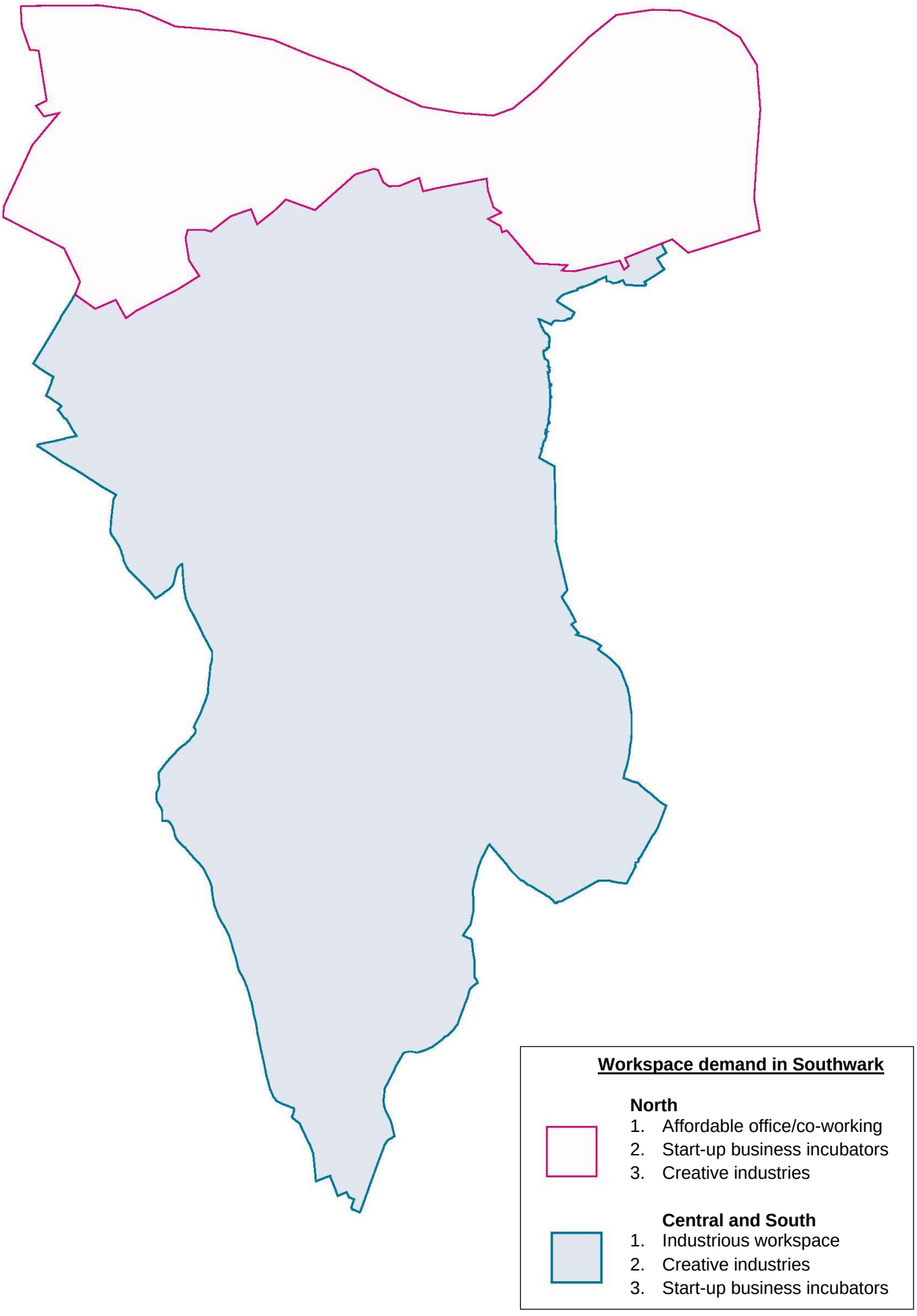
~~The council has established a Workspace Provider List for Southwark which responds to the increased demand for small, flexible and well-managed workspace following a detailed application and screening process. This list will be regularly updated and help developers plan for workspace provision early in the application process.~~

~~Southwark is home to a diverse range of businesses. We require development proposals to take the needs of existing occupiers into account to support the ongoing success of small businesses and local employment opportunities.~~

Affordable workspace offers support for start-ups, small or independent businesses which is vital to secure the future of Southwark's thriving economy. There are a number of ways affordable workspace can be secured in new development schemes that is appropriate to the type and scale of workspace provided. Existing businesses that may be displaced or require relocation would receive priority for the affordable workspace delivered on site.

In the northern part of the borough, including the **Central Activities Zone, Elephant and Castle and Canada Water** demand for office space (use class B1a) is high. New start-up businesses and small creative businesses in sectors such as technology, digital and marketing are likely to thrive in managed office workspace environment with flexible leases and affordable rents.

In the south and central part of the borough, including **Old Kent Road, Camberwell and Peckham,** demand for creative workspace including maker spaces, light manufacturing and artists workspace remains high. Workspace focused and mixed use development is expected to deliver workspace that responds to this demand.


Workspace demand in Southwark
North
1. Affordable office/co-working
2. Start-up business incubators
3. Creative industries
Central and South
1. Industrious workspace
2. Creative industries
3. Start-up business incubators

Fact box:

Small business: A business operating with 50 employees or less

Independent business: A business operating on no more than 3 sites

Small shop: A shop measuring less than 80sqm in floorspace (excluding storage). Discounted market rents for small shops will be considered on a site by site basis.

Business incubator: Workspace to support new and start-up businesses. Typically, business support and discounted market rents would be offered to new businesses and staircased over 5 years to reflect the continued growth of the business. After 5 years the business will be supported to move on and the incubator space becomes available for new businesses to move in. Business incubators can be accommodated in stand-alone affordable units or within a workspace provider model.

Discounted market rents: The discount on market rents will be established on a site by site basis.

Workspace provider: A workspace provider is a specialist public, private or not-for-profit organisation which provides and manages offices or flexible workspaces for entrepreneurs, small businesses, artists and sole traders. The space provided will often promote co-working, including shared facilities and offer low cost and flexible lease terms or pay- as-you-go hot desking. Workspace providers are a vital tool to deliver affordable workspace to support existing businesses and start-ups. Workspace providers may also offer business support and flexible terms to suit a wide range of business needs. Workspace providers operate on different scales from approximately 500sqm to 2,500sqm.

Workspace provider with affordable element: A workspace provider may be appropriate to manage all workspace within an employment use or mixed use development. The 10% requirement could be integrated as part of this model.

Affordable workspace provider: A not-for-profit or low cost workspace provider offering genuinely affordable rents for businesses to thrive.

Specialist workspace provider: A provider that manages workspace for specialist business sectors, for example artist studios, creative industries or light industrial workspace (use class B1c).

Workspace Provider List for Southwark: The council has established this list which responds to the increased demand for small, flexible and managed workspace following a detailed application and screening process. This list will be regularly updated and help developers plan for workspace provision early in the application process.

Individual affordable workspace units: Purpose-built and designed small units (40-80sqm) offered at discounted market rents with a full fit-out which are suitable for supporting creative enterprises and small and independent businesses.

Specialist individual affordable workspace units: Purpose-built units offered at discounted market rents designed to a specification to support existing businesses or makerspaces, creative industries or light industrial workspace (use class B1c).

In lieu payments: If it is not possible to provide affordable workspace on site, due to the scale or design layout of the development, an in lieu payment may be more appropriate. This is a charge payable on the basis of the equivalent level of affordable workspace that would be expected to be delivered on site. This payment will be used to deliver council-led initiatives for the delivery of affordable workspace across the borough.

Amended Policy

P36: Hotels and other visitor accommodation

1. Development for hotels and other forms of visitor accommodation must not harm the local character or amenity by the design, scale, function, parking and servicing arrangements.

2. ~~Supporting~~ A minimum of 10% of the total floorspace must be provided as ancillary facilities in hotel developments that ~~will be permitted where they~~ incorporate a range of daytime uses and offer employment opportunities.

Reasons

Southwark delivers one of the highest proportions of hotel room provision to meet London's visitor accommodation needs. We will support proposals for new hotels, particularly those which contribute to employment growth and offer employment opportunities for local people. Proposals that also incorporate a range of day time activities which provide additional employment floorspace will be considered favourably as they provide additional employment and encourage more use of buildings by residents, workers and visitors. Such uses may include hotel receptions, café and restaurants, conference facilities and meeting rooms, salons and other ancillary supporting space that can be made available for use by the local community as well as visitors staying at the hotel.

New Policy

P70: Local list

Development must take into account locally listed buildings and structures that positively contribute to local character and amenity.

Reasons

Locally important buildings and views do not benefit from a statutory designation even though some of them can make a positive contribution to local character and distinctiveness.

New Policy

P71: Homes for Travellers and Gypsies

We will continue to protect our existing traveller and gypsy sites subject to need. We will provide new sites in the future to meet the accommodation needs of travellers and gypsies. We will do this by:

1. Safeguarding the existing four traveller and gypsy sites in Southwark where there is an identified need.

2. Identifying new sites for additional facilities to meet the needs of travellers and gypsies having regard to:

   2.1 The need for safe access to the road network; and

   2.2 The impact on the local environment and character; and

   2.3 The impact on amenity; and

   2.4 The availability of essential services, such as water, sewerage and drainage and waste disposal; and

   2.5 The proximity to shops, services and community facilities; and

   2.6 The need to avoid areas at high risk of flooding.

Reasons

The NPPF requires all local authorities to assess the accommodation needs of gypsies and travellers and to identify sites for their future needs. We will assess our need for gypsy and travellers sites and look at how best to meet any additional need. This could be at a local, sub-regional or regional level.

We currently have 42 authorised gypsy and travellers' pitches across four sites. The four sites are Bridale Close, Burnhill Close, Ilderton Road and Springtide Close and we have shown these on our Adopted Policies Map. We will protect these sites where there is a need to make sure they remain as homes for gypsies and travellers.

Amended Policy

Annex 4: Borough Views

Annex 4 has been amended so that the proposed view geometry is consistent with the approach taken in the London View Management Framework and to better protect the view of the entire length of St Paul's Cathedral's balustrade above the screen walls to the Nave and Chancel.

One Tree Hill Landmark Viewing Corridor (LVC)			
A	535432.5 E	174185.9 N	92.3m AOD including 1.6m camera height
C	~~531964.0 E~~ 531968.9 E	~~181099.9 N~~ 181100.7 N	~~52.1m~~ 45.0m
D	~~532097.4 E~~ 532117.4 E	~~181162.3 N~~ 181172.8 N	~~52.1m~~ 45.0m
Length at AB			~~7727m~~ 7733.0m

Width at St Paul's Cathedral (CD)			~~146.9m~~ 165.0m
Defining point at St Paul's Cathedral			
B	532054.4 E	181142.2 N	~~52.1m~~ 45.0m
Wider Setting Consultation Area 1 (WSCA1) Western side of Landmark Viewing Corridor			
A	535432.5 E	174185.9 N	92.3m
V	~~531917.5 E~~ 531919.5 E	~~181077.9 N~~ 181076.7 N	~~52.1m~~ 45.0m
C	~~531964.0 E~~ 531968.9 E	~~181099.9 N~~ 181100.7 N	~~52.1m~~45.0m
Width at St Paul's Cathedral (CV)			~~51.3m~~ 55.0m
Wider Setting Consultation Area 2 (WSCA2) Eastern side of Landmark Viewing Corridor			
A	535432.5 E	174185.9 N	92.3m
D	~~532097.4 E~~ 532117.4 E	~~181162.3 N~~ 181172.8 N	~~52.1m~~ 45.0m
W	~~532186.9 E~~ 532189.3 E	~~181204.0 N~~ 181207.7 N	~~52.1m~~45.0m
Width at St Paul's Cathedral (DW)			~~98.5m~~ 80.0m

Nunhead Cemetery Landmark Viewing Corridor			
A	535366.4 E	175380.4 N	61.0m AOD including 1.6m camera height
C	~~531968.9 E~~ 531972.0 E	~~181096.1 N~~ 181094.9 N	~~52.1m~~ 45.0m
D	~~532093.7 E~~ 532089.1 E	~~181163.4 N~~ 181162.1 N	~~52.1m~~ 45.0m
Length at AB			~~6639m~~ 6646m
Width at St Paul's Cathedral (CD)			~~140.5m~~ 135m
Defining point at St Paul's Cathedral			
B	532054.4 E	181142.2 N	~~52.1m~~ 45.0m
Wider Setting Consultation Area 1 (Western side of Landmark Viewing Corridor)			
A	535366.4 E	175380.4 N	61.0m
V	~~531921.9 E~~ 531924.4 E	~~181071.1 N~~ 181067.4 N	~~52.1m~~ 45.0m
C	~~531968.9 E~~ 531972.0 E	~~181096.1 N~~ 181094.9 N	~~52.1m~~ 45.0m
Width at St Paul's Cathedral (CV)			~~53.1m~~ 55.0m

Wider Setting Consultation Area 2 (Eastern side of Landmark Viewing Corridor)			
A	535366.4 E	175380.4 N	61.0m
D	~~532093.7 E~~ 532089.1 E	~~181163.4 N~~ 181162.1 N	~~52.1m~~ 45.0m
W	~~532182.8 E~~ 532184.4 E	~~181211.4 N~~ 181217.0 N	~~52.1m~~ 45.0m
Width at St Paul's Cathedral (DW)			~~101.0m~~ 110.0m

Camberwell Road Landmark Viewing Corridor			
A	532474.5 E	176947.6 N	~~6.46m~~ 6.5m AOD including 1.6m camera height
C	~~531985.0 E~~ 532009.6 E	~~181136.0 N~~ 181137.7 N	58.1m
D	~~532123.0 E~~ 532099.2 E	~~181148.3 N~~ 181146.7 N	58.1m
Length at AB			~~4214m~~ 4215.8m
Width at St Paul's Cathedral (CD)			~~138.1m~~ 90.0m
Defining point at St Paul's Cathedral			
B	532054.4 E	181142.2 N	58.1m
Wider Setting Consultation Area 1 (Western side of Landmark Viewing Corridor)			
A	532474.5 E	176947.6 N	~~6.46m~~ 6.5m
V	~~531917.1 E~~ 531989.7 E	~~181129.9 N~~ 181135.7 N	58.1m
C	~~531985.0 E~~ 532009.6 E	~~181136.0 N~~ 181137.7 N	58.1m
Width at St Paul's Cathedral (CV)			~~68.0m~~ 20.0m
Wider Setting Consultation Area 2 (Eastern side of Landmark Viewing Corridor)			
A	532474.5 E	176947.6 N	~~6.46m~~ 6.5m
D	~~532123.0 E~~ 532099.2 E	~~181148.3 N~~ 181146.7 N	58.1m
W	~~532190.8 E~~ 532119.1 E	~~181154.4 N~~ 181148.7 N	58.1m
Width at St Paul's Cathedral (DW)			~~68.0m~~ 20.0m

Borough View Geometry Changes

View 1: One Tree Hill London Panorama towards St Paul's Cathedral

The photographs and geometry below are *illustrative* of the proposed change to the protected view and show how the lowering of the threshold plane would protect more of the entire length of St Paul's Cathedral's balustrade above the screen walls to the Nave and Chancel.

Existing view threshold plane
Illustrative only

Proposed view threshold plane
Illustrative only

View 2: Nunhead Cemetery Linear View towards St Paul's Cathedral

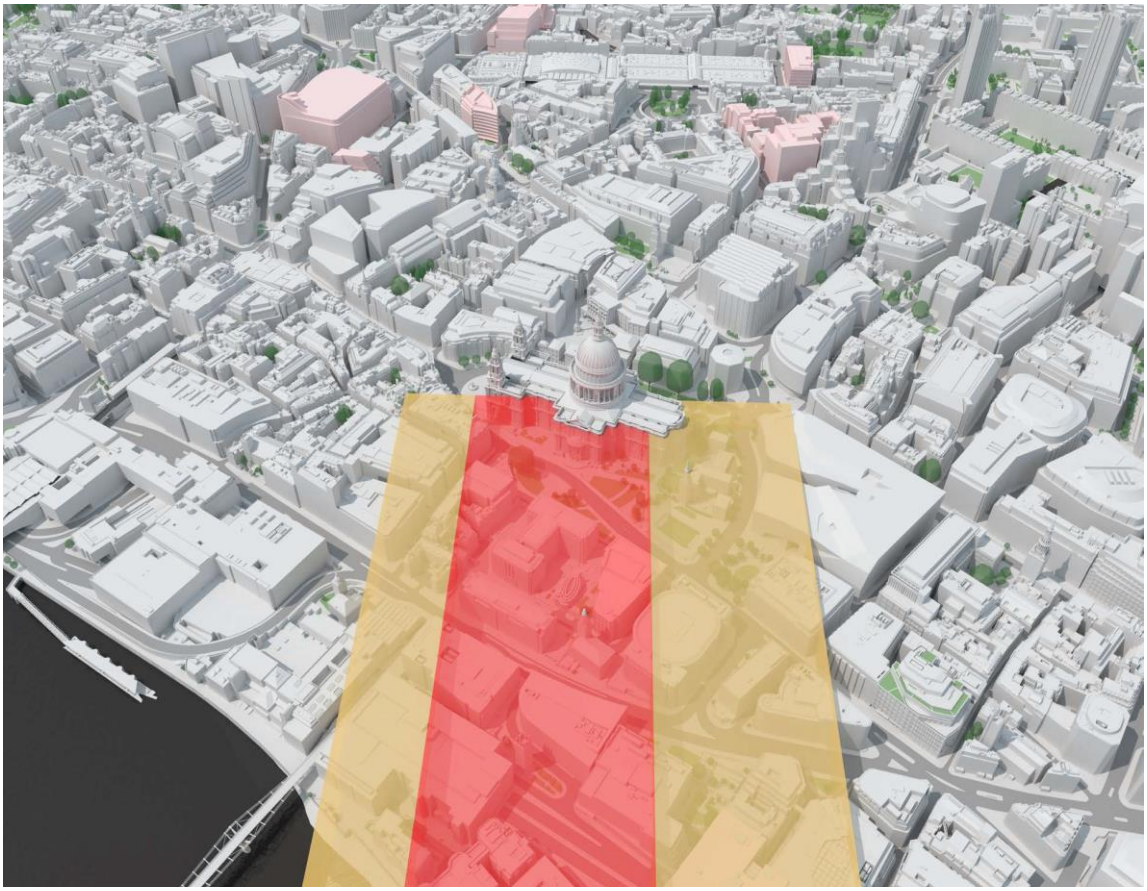
The photographs and geometry below are illustrative of the proposed change to the protected view and show how the lowering of the threshold plane would protect the entire length of St Paul's Cathedral's balustrade above the screen walls to the Nave and Chancel.

Existing view threshold plane
Illustrative only

Proposed view threshold plane
Illustrative only

View 1: One Tree Hill London Panorama towards St Paul's Cathedral

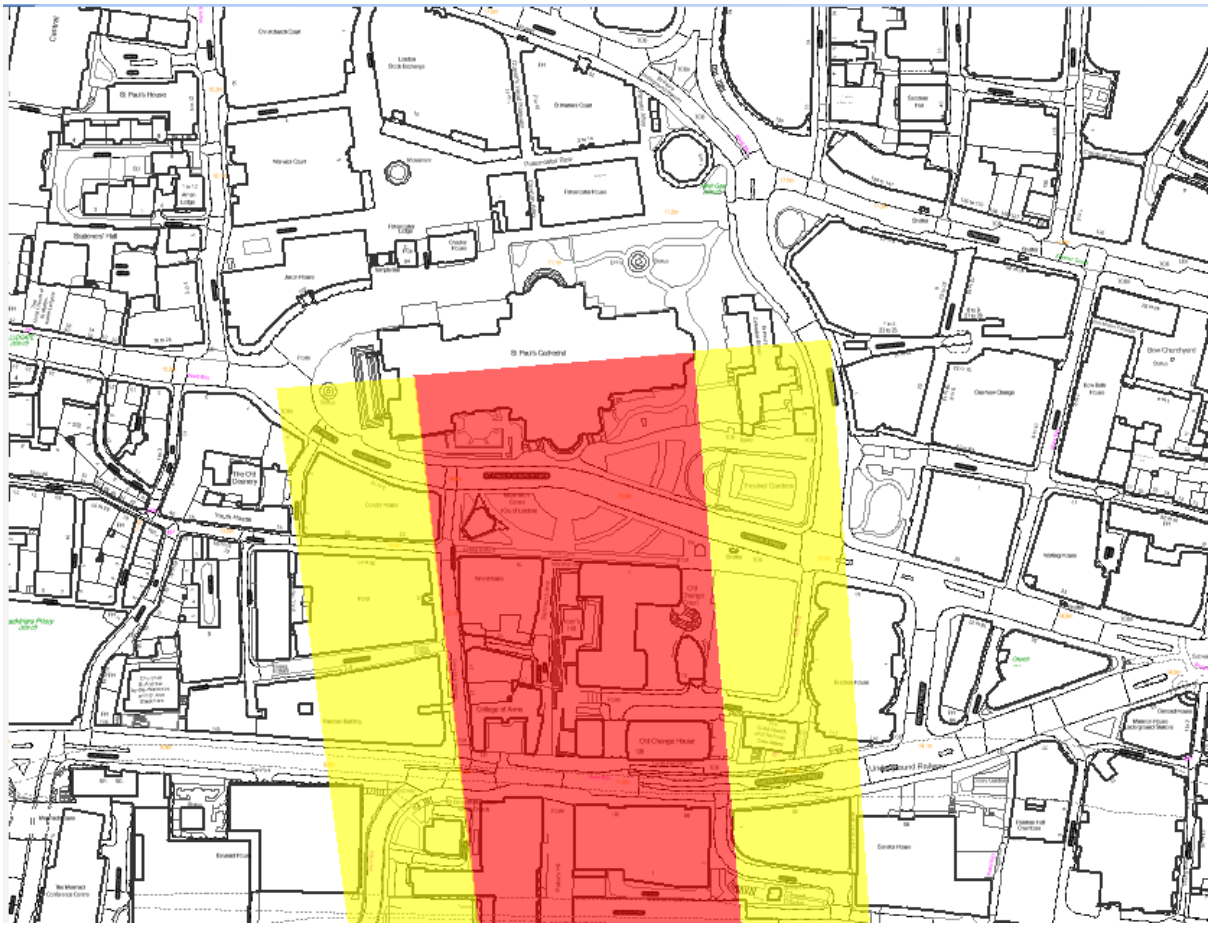
View 2: Nunhead Cemetery Linear View towards St Paul's Cathedral



View 3: Camberwell Road Linear View towards St Paul's Cathedral

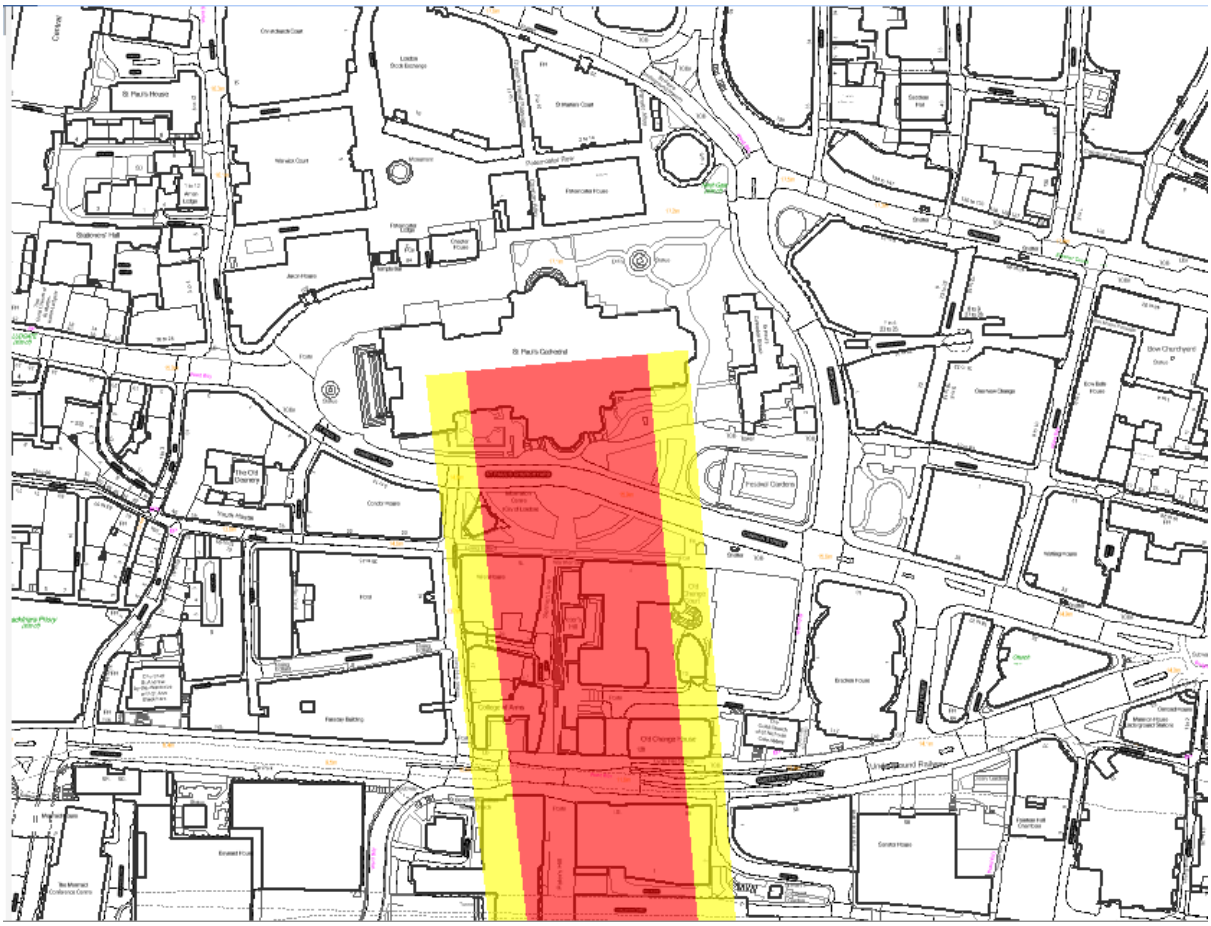
The maps below are illustrative of the proposed change to the protected view from Camberwell Road and show how the revisions to the Landmark Viewing Corridor and Wider Setting Consultation Area that focuses the geometry more narrowly on the dome of St Paul's Cathedral.

Previous Landmark Viewing Corridor and Wider Setting Consultation Area geometry:



Illustrative only

Revised Landmark Viewing Corridor and Wider Setting Consultation Area geometry:



Illustrative only

Southwark Council

Fairer future

Delivering our promises

Area Vision and Site Allocation Amendments

Area Visions

Area Visions provide the strategic vision for the future of Southwark's distinct places. They set out key infrastructure enhancements, opportunities for public realm and transport improvements and growth opportunities. Area Visions also identify the character of different places to be renewed, retained or enhanced. Development proposals should be formulated in the context of the relevant Area Vision and should demonstrate how they contribute towards delivering development and the strategic vision.

New Area Vision

AV.x Aylesbury Area Vision

AV.x. 1 The Aylesbury Area is:

- A residential area located north of Burgess Park and between Walworth Road and Old Kent Road. It originally accommodated 2,750 homes and is characterised by large concrete slab buildings built in the mid 1960s – 70s, now at the end of their service life, which are set amongst mature trees.

- Served by an emerging new community infrastructure, which includes three new high-performing schools, existing primary schools, the re-landscaped Burgess Park and sports facilities, including a new BMX cycle track.

- Served by good bus transport links, along the Walworth Road and Old Kent Road corridors, and near to the Elephant and Castle train and underground stations and the Old Kent Road Opportunity Area.

AV.x. 2 Development of the Aylesbury Area should:

- Generate new neighbourhoods with a range of housing tenures that will attract existing residents to stay and new people to move in, including Southwark residents who want to stay and benefit from the great connections, facilities and communities.

- Stitch back into the surrounding context and enhance the ability for pedestrians and cyclists to get around a network of attractive tree-lined streets and public open spaces, arranged around a loose grid of well designed urban blocks.

- Establish a local hub in the vicinity of East Street and Thurlow Street with a range of community facilities including a new Health Centre, Library, pharmacy, café and a public square.

- Deliver homes and a wider urban environment suitable for residents at all stages in their lives, encouraging people to live and work locally. This will include excellent cycling provision, safe secure streets with good building frontages and a choice of homes including a range of different sized homes, generous space standards and provision of specialist housing.

- Deliver excellent design that expresses timeless quality and variety, creating and contributing to the sense of different districts across the development area.

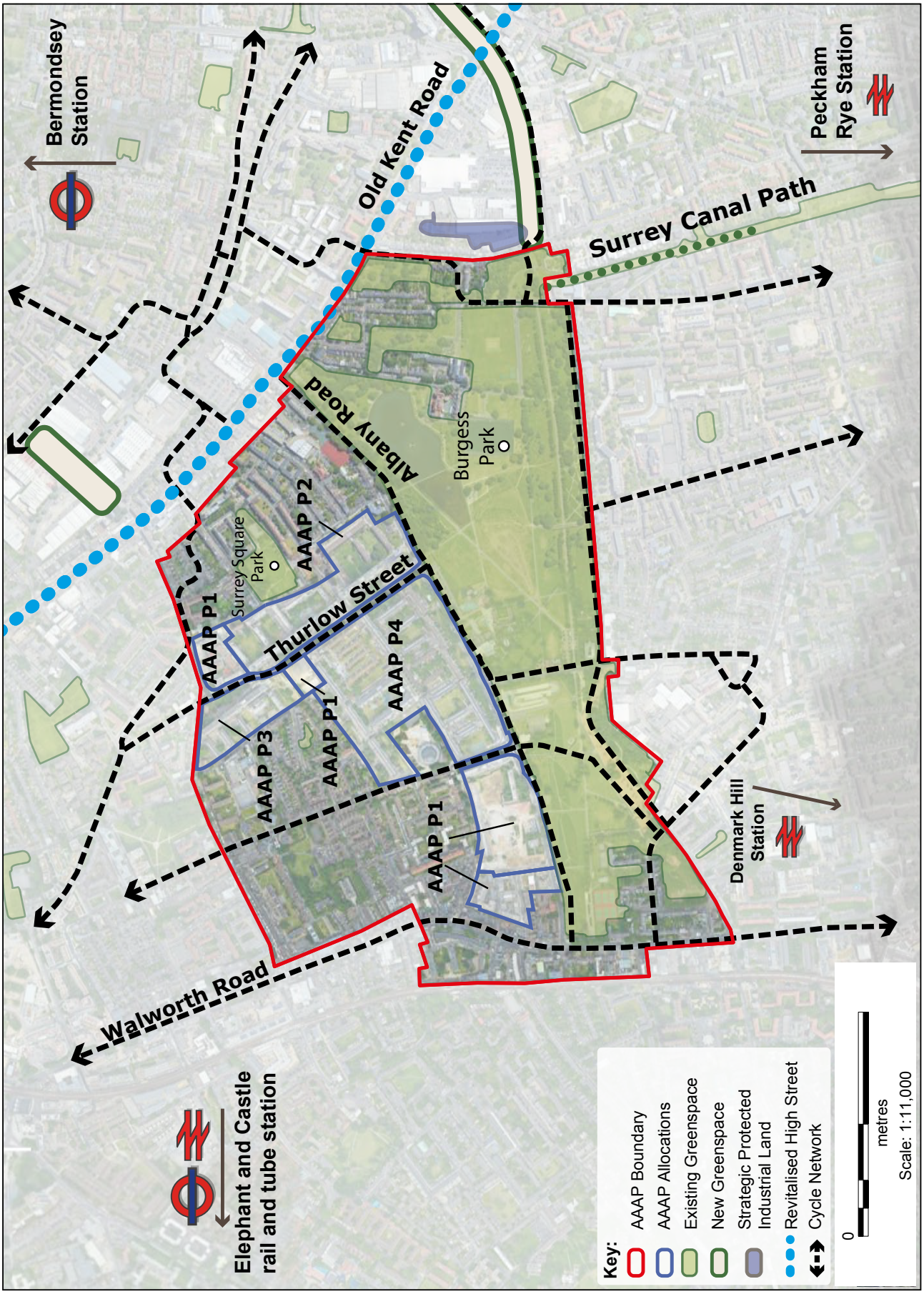
- Be phased over a number of years to offer the maximum number of existing residents the opportunity to move into the new homes.

AV.x. 3 Growth opportunities in the Aylesbury Area

The Area Action Plan 2010 envisaged approximately 4,200 new homes with the provision of 50% affordable housing. The emerging direction of travel of planning policy seeks to optimise the potential of brownfield land. This suggests that it would now be appropriate to consider an increased number of homes for the Aylesbury area, with a view to moving towards replacing all the existing social rented homes in and in reasonable proximity to the original footprint of the estate. Irrespective of density, the objective of delivering 50% affordable housing should be met.

Aylesbury

Aylesbury Area Vision Map



Site Allocations

Site Allocations are planning policies which apply to potential development sites of strategic importance. Site Allocations are needed to ensure that when strategic sites come forward for redevelopment they integrate into their surroundings and contribute towards meeting the local area's spatial needs. Site allocations are also needed to demonstrate the New Southwark Plan has been developed in conformity with the London Plan, which requires boroughs to identify strategic development sites which can meet housing targets and future infrastructure and land use needs.

Site Allocations set out land use requirements that must be provided as part of any redevelopment alongside other acceptable land uses. Site Allocations may specify development provides new public open space, public access routes or social infrastructure, such as health or education facilities. Site Allocations are not required for sites which are likely to be redeveloped acceptably under the development management policies of the New Southwark Plan

Deleted Site Allocation

~~NSP13: Old Jamaica Road Business Estate~~

~~Description of site~~	~~Redevelopment of the site must:~~ ~~• Provide business and industrial space (B class) of at least the existing level of provision.~~ ~~Redevelopment of the site may:~~ ~~• Provide new homes (C3).~~		
~~Site area~~	~~• 10,550 m^2~~	**~~Existing uses~~**	~~• Employment uses - 6,877 m^2~~

Design and accessibility guidance	The site is not located within a designated Archaeological Priority Area or conservation area, but archaeological assessment is required for this large site.

Site vision diagram

Site boundary

Conservation Area

Grade I Listed Building

Grade II* Listed Building

Opportunity for active frontages

Improved connectivity for pedestrians and cyclists

Grade II Listed Building

Registered Parks

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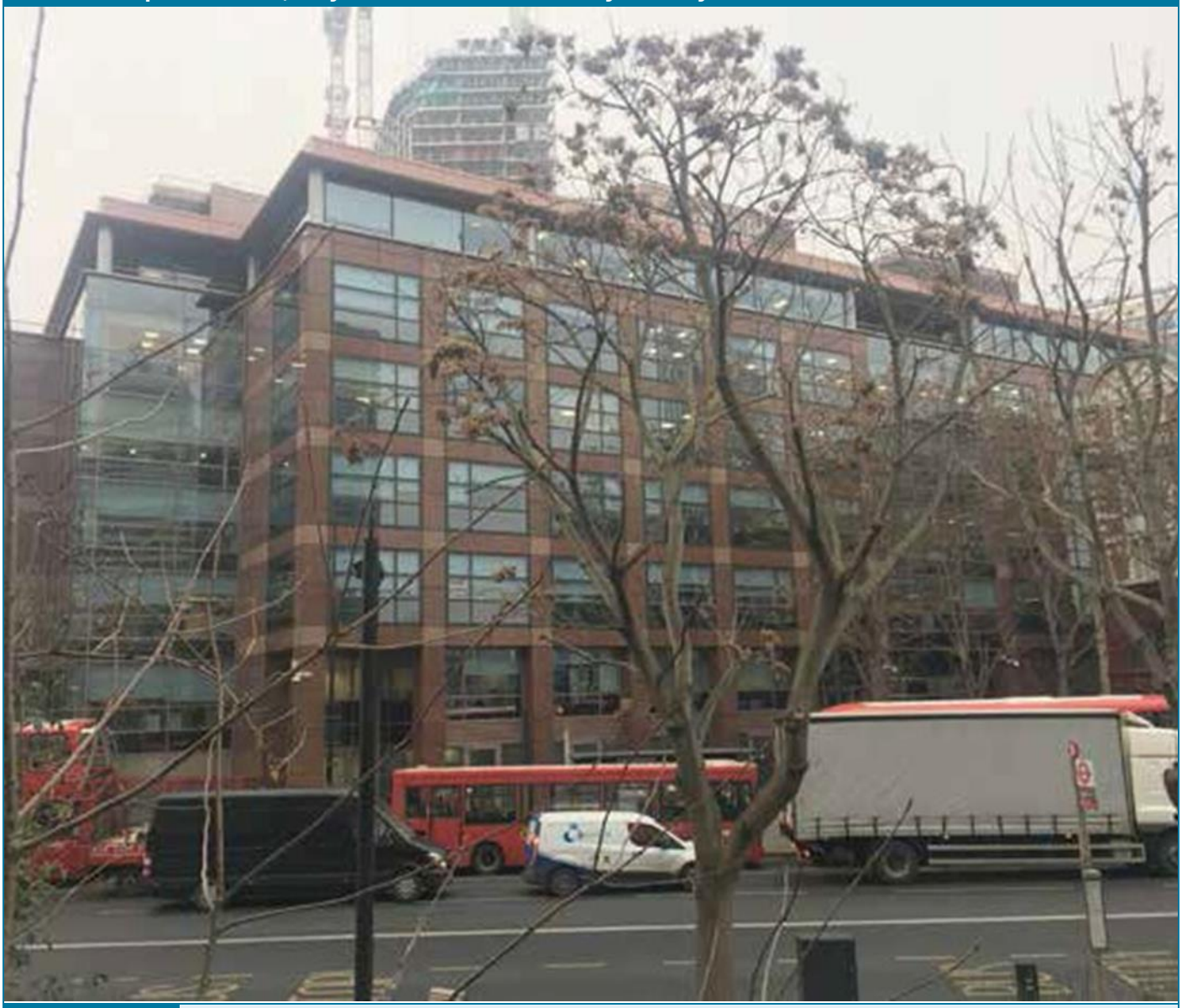
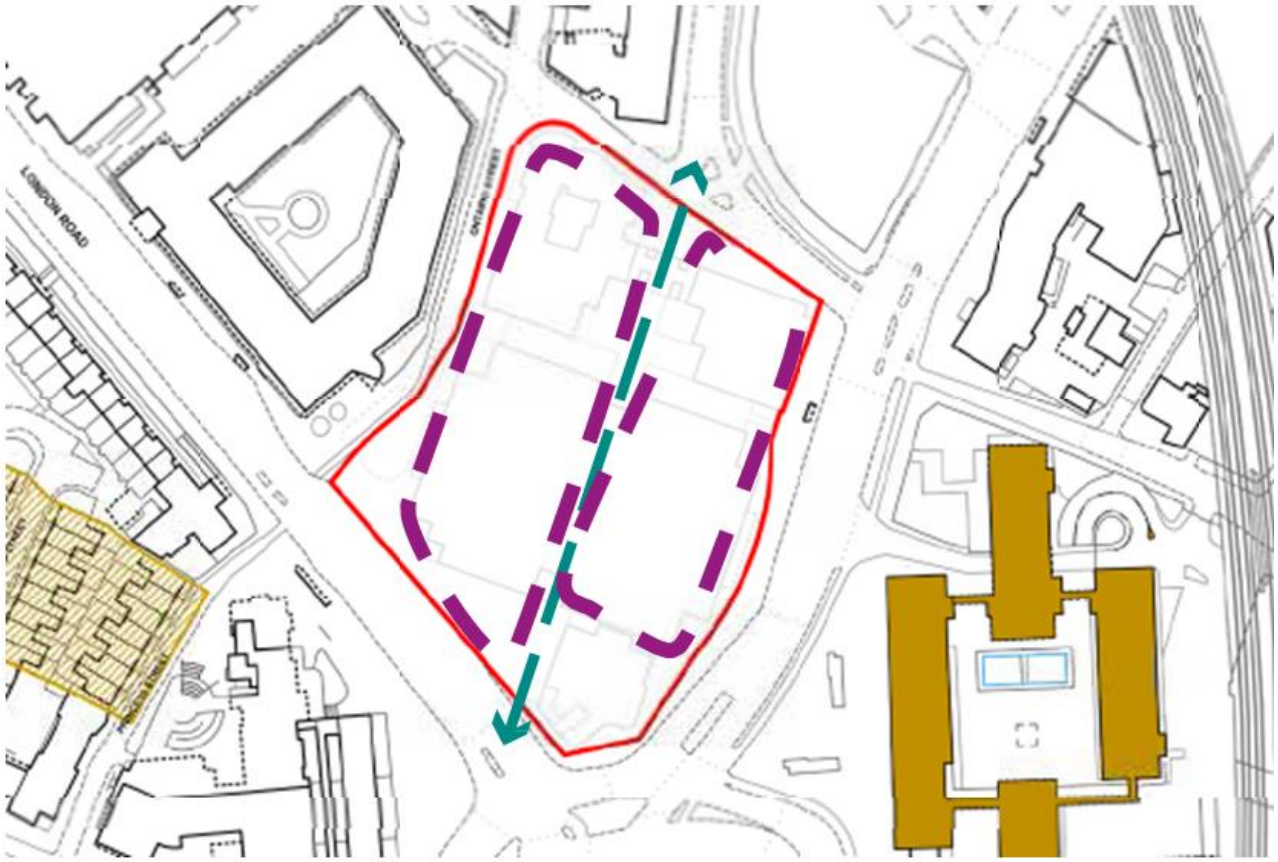
Deleted Site Allocation

~~NSP46: Skipton House, Keyworth Hostel and Perry Library~~			
			
~~Site vision~~	~~Redevelopment of the site must:~~ ~~• Provide at least the amount of employment floorspace (B1) currently on the site;~~ ~~• Provide new homes (C3);~~ ~~• Provide new north south link across the site;~~ ~~• Provide new cultural space (D1).~~ ~~Redevelopment of the site may:~~ ~~• Provide a new community health hub (D1).~~ ~~The site is subject to the following extant permission: 15/AP/5125~~		
~~Site area~~	~~• 10,160 m^2~~	~~Existing uses~~	~~• Office (B1) – 26,086 m^2~~ ~~• Hostel (sui generis) – 1,000 m^2~~ ~~• Library (D1) – 2,849~~

Design and accessibility guidance	Redevelopment of the site should make the most of its highly accessible and prominent location by delivering a comprehensive mixed-use development at a higher density than currently exists. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor. Redevelopment should release areas between buildings for public spaces and walking routes, creating a more active and permeable urban environment. Development should seek to complement and integrate with the aspirations for the wider Elephant and Castle opportunity area. The building is within the setting of Grade II listed Metro Central Heights and the eastern half of the site lies within the 'Kennington Road and Elephant and Castle' Archaeological Priority Area. The area is especially important for Roman archaeology and Civil War defences.

Site vision diagram



Site boundary
Conservation Area
Grade I Listed Building
Grade II* Listed Building
Opportunity for active frontages
Improved connectivity for pedestrians and cyclists
Grade II Listed Building
Registered Parks

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Amended Site Allocation

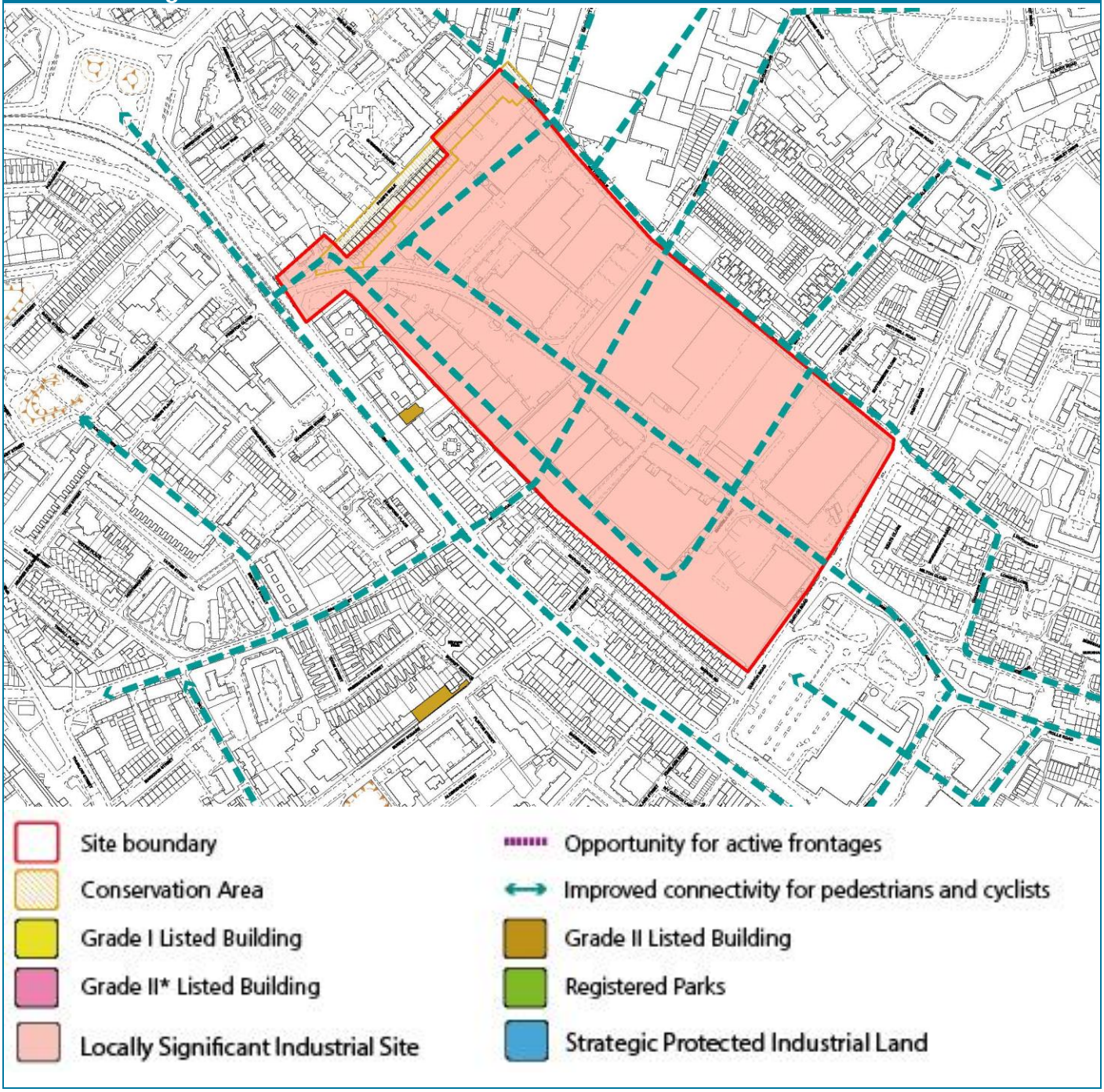
NSP57: Mandela Way

Site vision	Redevelopment of the site must: • Provide new homes (C3); • Provide ~~employment~~ industrial uses (B1c or B8 use class) • Provide community uses (D use class) • Provide strategic public open space • Create a new link from Hendre Way to Quietway 1 on Willow Walk Redevelopment of the site may: • Provide retail (A1, A2, A3, A4) • Provide employment floorspace (B use class) The site falls within the Old Kent Road Opportunity Area and is a Locally Significant Industrial Site. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area	• 120,400 m^2	**Existing uses**	• Employment (B class uses) - 107,717 m^2

Design and accessibility guidance	The site partially lies within the view of St Paul's Cathedral from Nunhead Cemetery and the London panorama of St Pauls Cathedral from One Tree Hill. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should also preserve the outstanding universal value of the Palace of Westminster world heritage site in views from the Serpentine Bridge in Hyde Park. The site is not within a conservation area but development should enhance the setting of the Pages Walk conservation area and the White House Grade II listed building. The site lies within the 'Bermondsey Lake' Archaeological Priority Area. A strategy for archaeological investigation and mitigation is required for this site.

Site vision diagram



Amended Site Allocation

NSP 65: Land bounded by Glengall Road, Latona Road and Old Kent Road

<table>
<tr><td>Site vision</td><td colspan="3">Redevelopment of the site must:
• Provide new homes (C3);
• Provide retail (A1, A2, A3, A4)
• Provide community uses (D use class);
• Provide employment floorspace (B use class);
• Provide strategic public open space including the Surrey Canal Linear Park

<u>Redevelopment of the part of the site designated as a Locally Significant Industrial Site (west of Ossory Road) as identified on the site vision diagram must:</u>

<u>• Provide new homes (C3);</u>
<u>• Provide industrial uses (B1c or B8 use class)</u>

<u>Redevelopment of the part of the site designated as a Locally Significant Industrial Site (west of Ossory Road) as identified on the site vision diagram may:</u>

<u>• Provide employment floorspace(B use class)</u>
<u>• Provide retail (A1, A2, A3, A4)</u>
<u>• Provide community uses (D use class);</u>

<s>Redevelopment of the site may:</s>
<s>• Provide visitor accommodation (C1)</s>

The site falls within the Old Kent Road Opportunity Area. <u>Part of the site (west of Ossory Road) is designated as a Locally Strategic Industrial Site.</u> Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

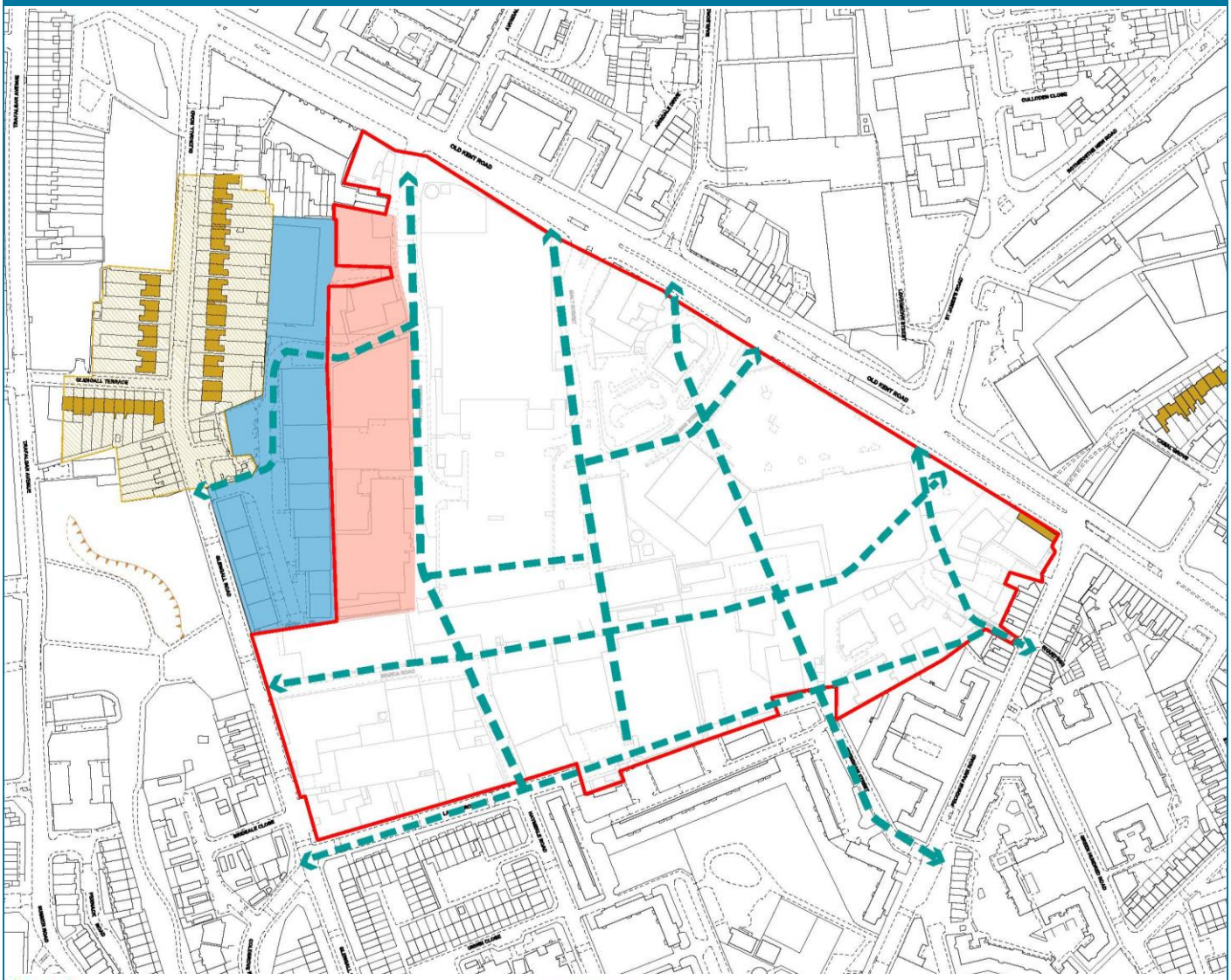
<s>The site has the potential to host a new underground station as part of the Bakerloo Line Extension.</s></td></tr>
<tr><td>Site area</td><td>• 111,250 m^2</td><td>Existing uses</td><td>• Employment (B class uses) – 50,181 m^2
• Retail (A class uses) – 18,788 m^2
• Churches (D class uses) – 8,563 m^2
• Retail car parks</td></tr>
<tr><td>Design and accessibility guidance</td><td colspan="3">The site partially lies within the view of St Paul's Cathedral from Nunhead Cemetery. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site is not within a conservation area but development should enhance the setting of the Glengall Road conservation area.

The site lies partially within the 'Bermondsey Lake' and 'Old Kent Road' Archaeological Priority Areas.

Development should reinforce the high street and provide a new part of the town centre.</td></tr>
</table>

Site vision diagram



Amended Site Allocation

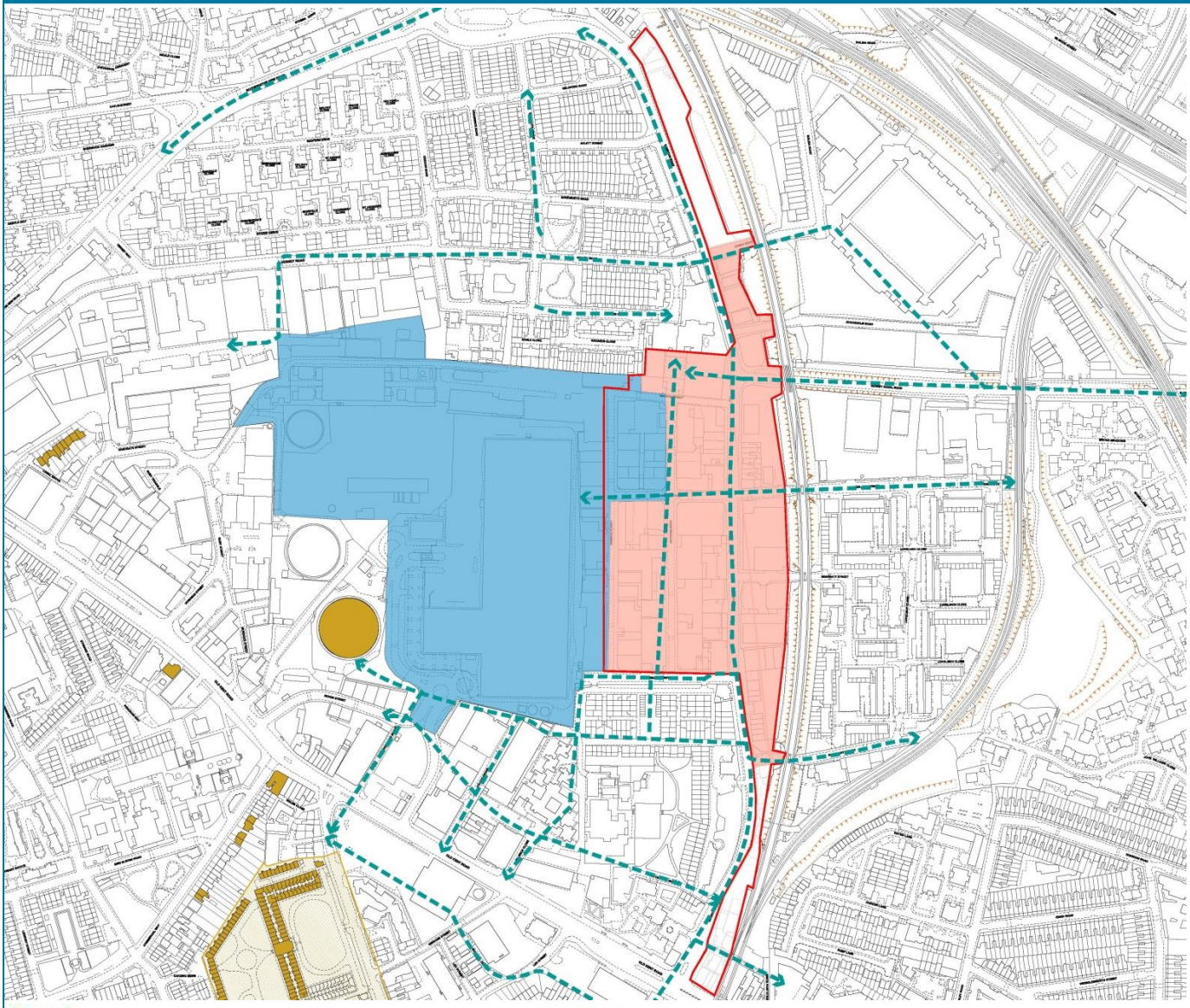
NSP 69: Hatcham Road and Ilderton Road

Site vision	Redevelopment of the site must: • Provide new homes (C3); • Provide industrial uses (B1c or B8 use class) • Provide public open space Redevelopment of the site may: • Provide employment floorspace (B use class); • Provide retail (A1, A2, A3, A4); • Provide community uses (D use class) The site falls within the Old Kent Road Opportunity Area and is partially a Locally Significant Industrial Site. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area	• 66,840 m^2	Existing uses	• Employment (B class uses)– 43,059 m^2 • Retail (A class uses) – 595 m2 • Churches (D class uses) – 15,187 m^2 • Builders yards and car parks – 13,214 m2

Design and accessibility guidance	The site lies within the 'Bermondsey Lake' Archaeological Priority Area. Comprehensive mixed-use redevelopment of land to the east of Ilderton Road could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Site vision diagram



Amended Site Allocation

NSP80: St Olav's Business Park, Lower Road	
Site area	• 5,384 m^2
Existing uses	• Employment (B class uses)– 4,550 m^2
Site Vision	Redevelopment must: • Provide <u>replacement</u> employment floorspace (B use class); • <u>Provide increased permeability across the site;</u> • Provide high quality public realm ~~linking to the protected open space to the south.~~ <u>at the centre and at the confluence of three routes:</u> <u>1. from the protected open space to the south</u> <u>2. the crossing to Southwark Park and</u> <u>3. the retail frontage on Albion Street;</u> Redevelopment of the site should: • Provide new homes (C3). <u>By developing at a higher density there will be opportunities for new homes to integrate with small business spaces that form an active frontage on ground level. Public open space should be defined with the established active frontage, making the most of the site's proximity to Southwark Park and emerging cycle/pedestrian links. Redevelopment should seek to mitigate any negative impacts on surrounding residential areas, and aim to retain the established community characteristics in the area.</u>

Design and accessibility guidance

~~The site is partially located within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor and the setting of Grade II Listed St Olaf Church and Rotherhithe Tunnel Entrance, as well as the setting of King Edward III CA. Higher density elements of the scheme should be located on the western portion of the site, close to the roundabout.~~

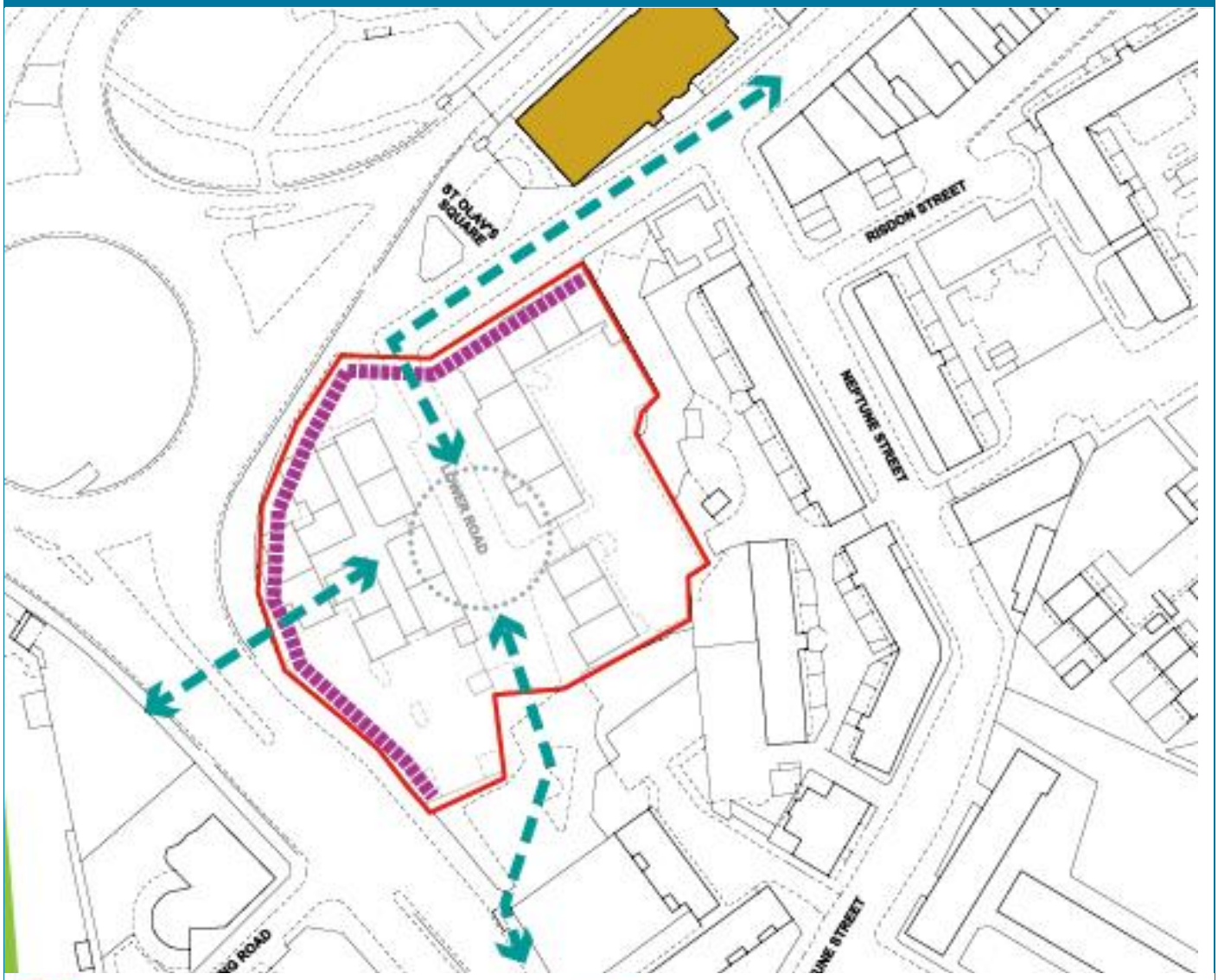
~~The site is located within the 'Rotherhithe Peninsula' Archaeological Priority Area.~~

The site should be comprehensively developed and include the Business Centres on both sides of Lower Road. ~~Higher density elements of the scheme should be located on the eastern portion of the site.~~

Comprehensive mixed-use redevelopment of the site should be subject to considerations of the following impacts on existing character, heritage and townscape:

The site location...	
is outside of a major town centre, opportunity area or CAZ...	No
impacts a conservation area...	No
impacts heritage assets (Historical & listed buildings)...	The setting of Grade II Listed St Olaf Church and Rotherhithe Tunnel Entrance, as well as the setting of King Edward III CA.
impacts a designated open space...	No
impacts an Archaeological Priority Area...	The site is located within the 'Rotherhithe Peninsula' Archaeological Priority Area.
in close proximity to the River Thames...	No
impacts an important monument...	No
impacts a distinctive Borough View or LVMF view...	The site is partially located within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor (LVMF 5A.2) On the western edge of the site development should respect the Designated View (LVMF 5A.2) avoiding any incursion into the Landmark Viewing Corridor including its Wider Setting Consultation Area and respecting the setting of St Olaf Church.

Site vision diagram



New Site Allocation

NSP86: Croft Street Depot	
Site area	• 4,711 m^2
Existing uses	• Employment (B class uses)– 5,175 m^2
Site Vision	Redevelopment must: • Provide replacement small business workspace (B use class). Redevelopment of the site may: • Provide new homes (C3) • Re-provide a storage depot (use class B8)
Indicative development capacity	• Small business space (B1) - 5,175 m^2 • Residential (C3) – 56 homes
Other acceptable uses	• Residential (C3) • Storage and distribution (B8)

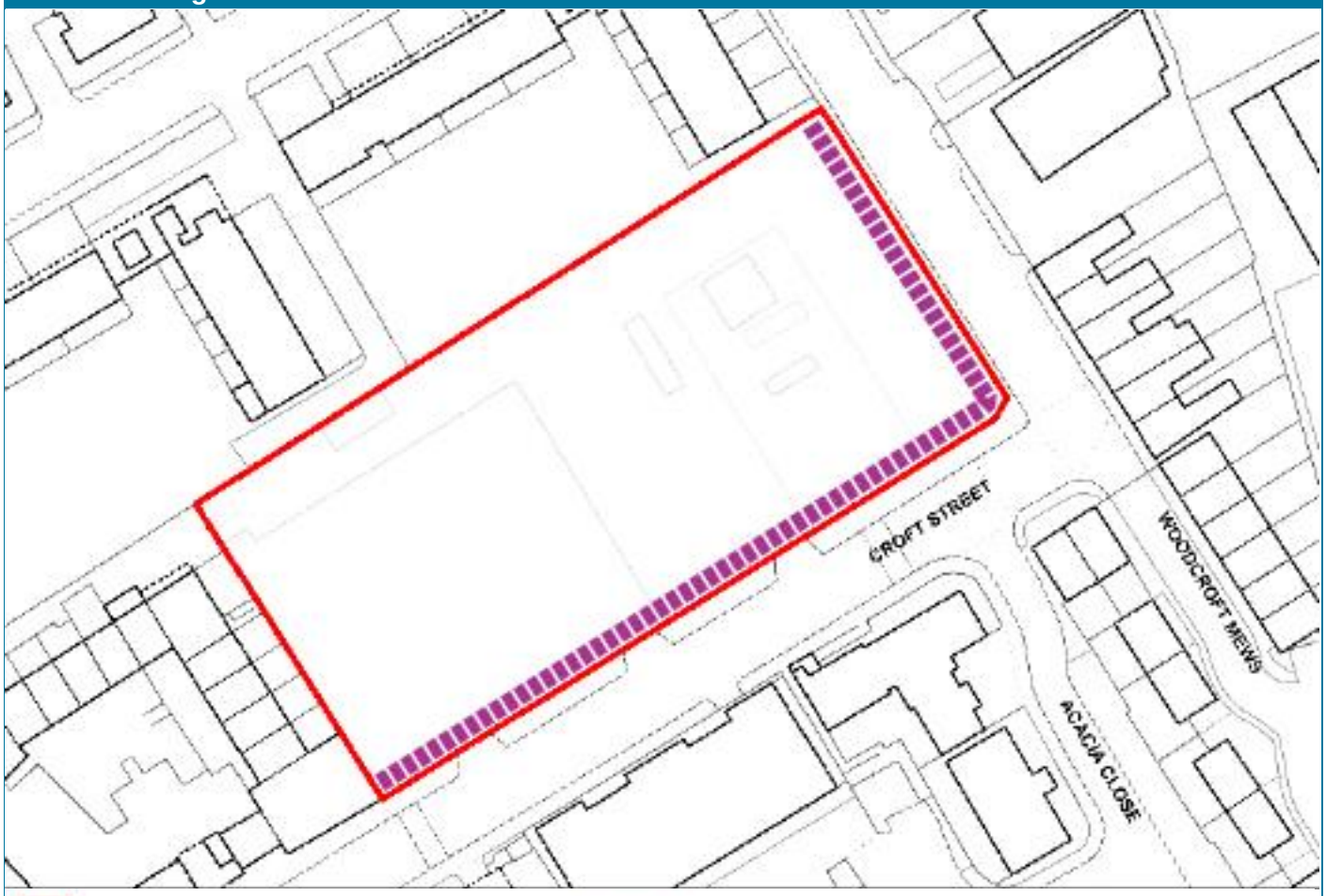
Design and accessibility guidance

The site consists of a depot building and yard on Croft Street. Areas to the north and west in Rotherhithe are mainly residential in character but there are several industrial sites nearby to the south and east in Deptford.

Development should provide active edges onto Croft Street whilst retaining and protecting the street trees on Croft Street. Any planning application for redevelopment of the site must be supported by a construction management plan considering development in the local area. Comprehensive mixed-use redevelopment of the site should be subject to analysis of proposals in consideration to the following impacts on existing character, heritage and townscape:

The site location...	
is outside of a major town centre, opportunity area or CAZ…	Yes
impacts a conservation area...	No
impacts heritage assets (Historical & listed buildings)...	No
impacts a designated open space...	No
impacts an Archaeological Priority Area...	Although the site is not located in an Archaeological Priority Area, a Roman coin hoard was reported from Chilton Grove nearby.
in close proximity to the River Thames...	No
impacts an important monument...	No
impacts a distinctive Borough View or LVMF view...	Although the site is not located in the direct view of the Greenwich Park Wolfe Statue to St Paul's Cathedral viewing corridor (LVMF 5A.2), development should respect the Designated View (LVMF 5A.2) avoiding any incursion into the Landmark Viewing Corridor.

Site vision diagram



Site boundary

Conservation Area

Grade I Listed Building

Grade II* Listed Building

Opportunity for active frontages

Improved connectivity for pedestrians and cyclists

Grade II Listed Building

Registered Parks

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Southwark Council

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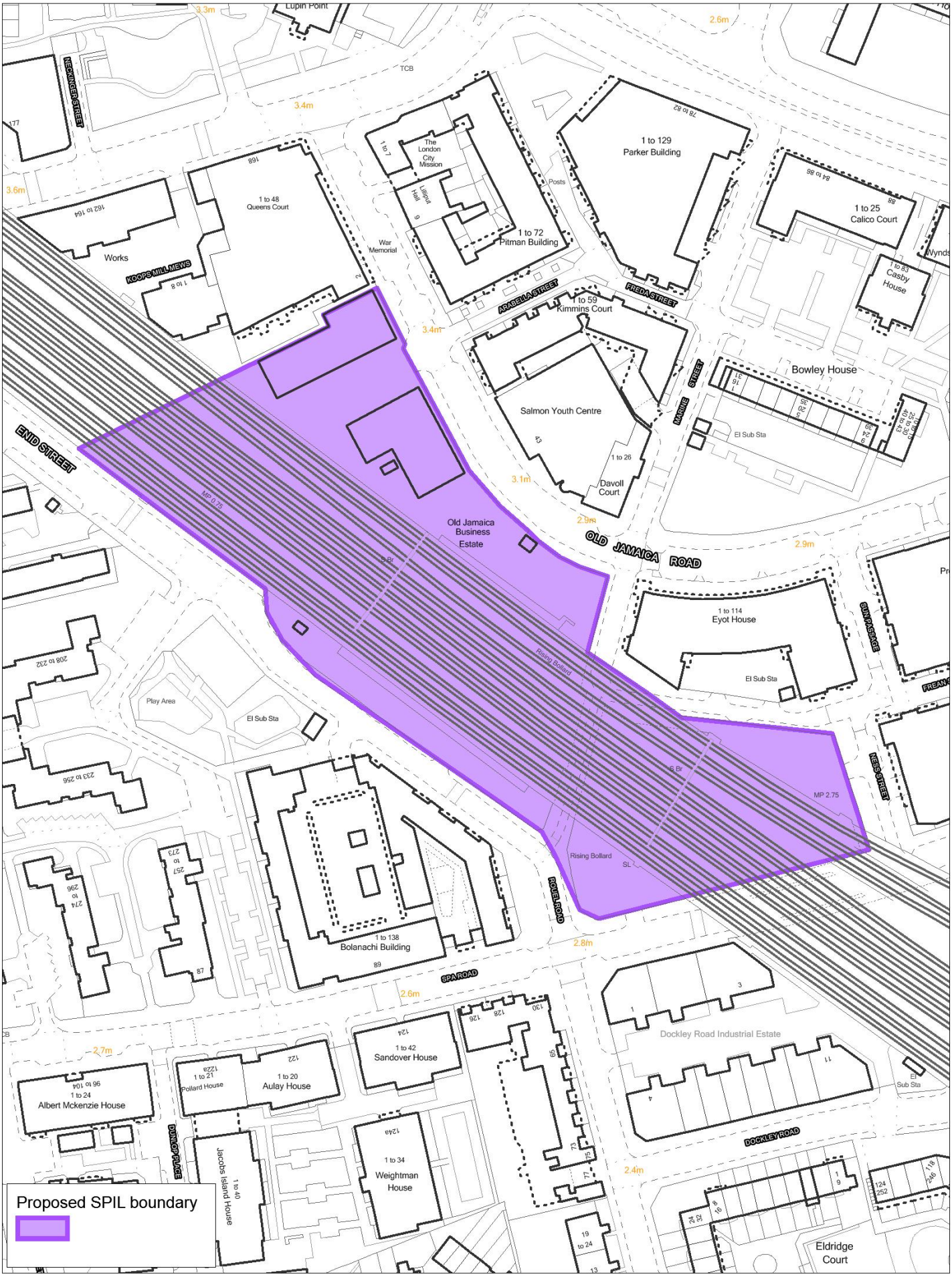
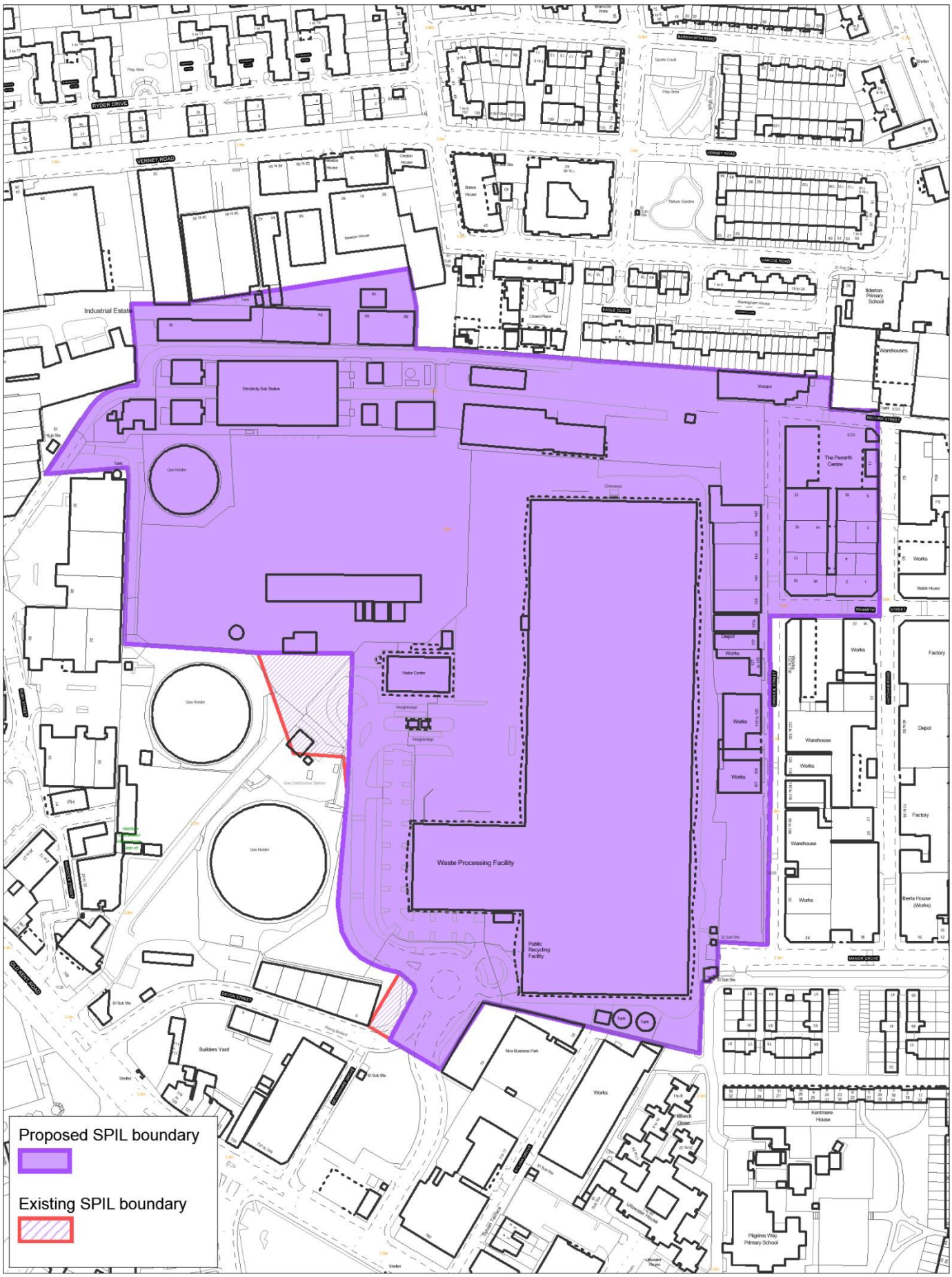
Proposals Map Amendments

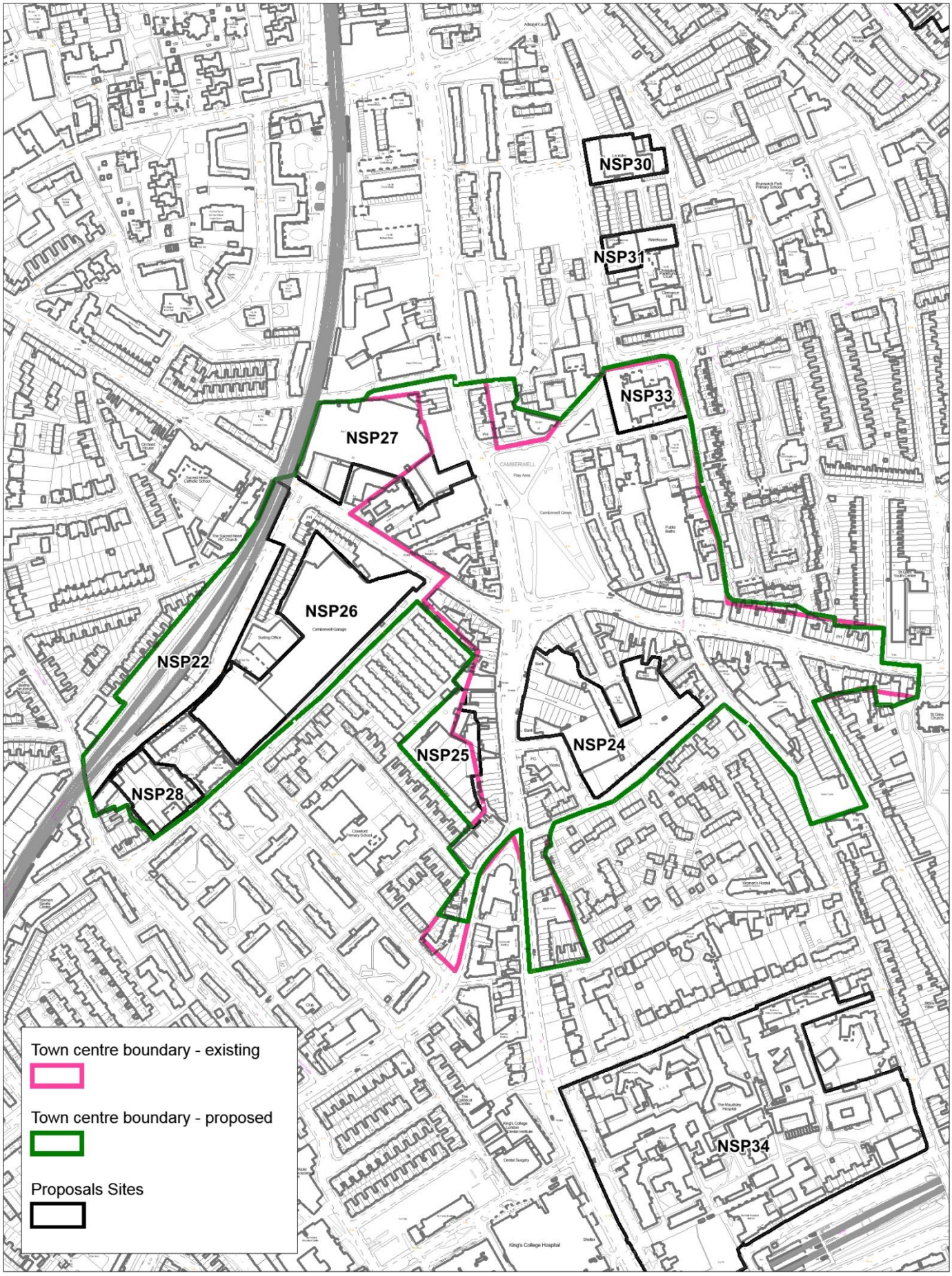
Planning Policy Proposals Map Amendment: Strategic Protected Industrial Land (Old Jamaica Road Industrial Estate)



Planning Policy Proposals Map Amendment: Strategic Protected Industrial Land (Gasworks site, Old Kent Road)



Planning Policy Proposals Map Amendment: Camberwell town centre boundary



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