

REVITALISE



Core strategy

CDB10. Infrastructure Background Paper

March 2010



CONTENTS

1. INTRODUCTION
2. POLICY BACKGROUND
3. RESEARCH AND IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK
4. DOCUMENT REFERENCES

APPENDIX1 – INDICATIVE MAPS OF COMMUNITY FACILITIES
WITHIN EACH COMMUNITY COUNCIL AREA

1. INTRODUCTION

- 1.1 Our core strategy (**CDCS1**) vision is to make sure that Southwark improves as a place where local facilities, the transport network and infrastructure is supporting the fast pace of change in growth areas such as Bankside, Borough and London Bridge, Elephant and Castle, Canada Water, Peckham and Nunhead and Aylesbury. Over the life of the plan we expect that the number of homes in the borough will increase by around 10%, office space by around 30% and the numbers of people working in the borough by around 15%.
- 1.2 To deliver growth on this scale, necessary improvements to infrastructure must be provided at the right time and in the right locations. Southwark is not directly responsible for much of the infrastructure described in this paper. However, the core strategy emphasises our commitment to working with the local community, Southwark Alliance (the Local Strategic Partnership), partners and key providers to deliver the improvements needed to enable growth.
- 1.3 This paper summarises our evidence for certain key elements of infrastructure in Southwark. Part 2 of the paper describes the policy context. In part 3 we summarise current provision and outline future plans. For each element of infrastructure, we also identify any implications for the local development framework (LDF) and explain how these are provided for.
- 1.4 The infrastructure covered in this paper comprises:
- Early years facilities
 - Schools
 - Facilities for children and young people
 - Community buildings and active citizenship
 - Faith premises
 - Leisure facilities
 - Cultural facilities
 - Health
 - Emergency services (police, fire, ambulance)
 - Power
 - Gas
 - Water
 - Sewerage
 - Telecommunications
- 1.5 This paper does not cover waste management, which is dealt with separately in the background paper (**CDB12**) nor does it cover transport. Key transport projects needed over the life of the core strategy are set out in Tables 1 and 2 in section 6 of the core strategy and our Local Implementation Plan (**CDEN6**). The Local Implementation Plan will also be updated this year.

2. POLICY BACKGROUND

NATIONAL POLICY

PPS1: Delivering Sustainable Communities (January 2005)

2.1 PPS1 (**CDN1**) emphasises the important role that the planning system has in the delivery of sustainable development. It encourages local authorities to make suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life (para 5).

2.2 The PPS sets out that plan policies should:

- Ensure that the impact of development on the social fabric of communities is considered and taken into account (para 16)
- Minimise the need to consume new resources....promote and encourage the use of renewable resources (para 22)
- Ensure that infrastructure and services are provided to support new and existing economic development and housing (paragraph 23)
- Recognise the needs and broader interests of the community to secure a better quality of life for the community as a whole (paragraph 26)
- Have regard to the resources likely to be available for implementation and the costs likely to be incurred, and be realistic about what can be implemented over the period of the plan (paragraph 26)

PPS 3: Housing (PPS3) (2006)

2.3 PPS 3 (**CDN4**) provides the government's planning policy guidance on housing. The objective is to make sure that everyone has access to the opportunity of living in a decent home, which they can afford, in a community where they want to live. In relation to transport, PPS3 states that suitable locations should be identified for housing development and these locations should offer a range of community facilities with good access to jobs, key services, infrastructure and public transport. Planning Policy Statement 3 also states that in considering locations for new housing, local planning authorities should require new development to be in locations with good access to public transport accessibility.

PPS4: Planning for Sustainable Economic Growth (December 2009)

- 2.4 PPS4 (**CDN5**) sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas. Economic development is defined as development within the B Use Classes, public and community uses and main town centre uses. The policies in the PPS also apply to other development which achieves at least one of the following objectives:
- provides employment opportunities
 - generates wealth or
 - produces or generates an economic output or product (paragraph 4)
- 2.5 The PPS sets out that local planning authorities should: Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth identifying priority areas with high levels of deprivation that should be prioritised for regeneration investment, having regard to the character of the area and the need for a high quality environment (EC2.1)
- 2.6 With respect to town centres, the statement advises that local planning authorities should seek to make the most efficient and effective use of land and buildings, especially vacant or derelict buildings and should prioritise previously developed land which is suitable for re-use and for town centres, reflects the different location requirements of businesses, such as the size of site required, site quality, access and proximity to markets, as well as the locally available workforce (para EC2.1). It also provides advice in policy EC3 (planning for centres) and EC4 (planning for consumer choice and promoting competitive town centres).
- 2.7 Plan for the delivery of the sustainable transport and other infrastructure needed to support their planned economic development and, where necessary, provide advise on phasing and programming of development (paragraph EC2.1)

PPS12: Local Spatial Planning (June 2008)

- 2.8 The PPS (**CDN8**) recognises the new spatial planning system as a process of place shaping and delivery. The guidance identifies the core strategy as a means for orchestrating the necessary social, physical and green infrastructure to ensure the delivery of sustainable communities. PPS12 sets out the need for the core strategy to be supported by evidence of the social, physical and green infrastructure that is needed to enable the amount of development proposed for the area.
- 2.9 "The core strategy should be supported by evidence of the physical, social and green infrastructure that is needed to enable the amount of

development proposed for the area, taking account of its type and distribution. This evidence should cover who will provide the infrastructure and when it will be provided. The core strategy should draw on and in parallel influence any strategies and investment plans of the local authority and other organisations." (paragraph 4.8)

PPG13 – Transport (April 2001)

- 2.10 PPG13 (**CDN9**) sets out the objectives to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.
- 2.11 The PPG sets out the following in relation to infrastructure:
- ensure developments, including transport infrastructure, are accessible to and usable by disabled people as motorists, public transport users and pedestrians - through decisions on location, design and layout (paragraph 31).
 - avoid or minimise the environmental impact of any new transport infrastructure projects, or improvements to existing infrastructure; this includes the impacts which may be caused during construction (Annex C, paragraph 4)
 - in planning for local infrastructure, including roads, local authorities should ensure that their approach is compatible with the new approach to appraisal (NATA). Particular emphasis should be given to the need to explore a full range of alternative solutions to problems, including solutions other than road enhancement (Annex C)
- 2.12 When discussing the objective of this guidance and the preparation of development plans is states in paragraph 6 that local authorities should:
- actively manage the pattern of urban growth to make the fullest use of public transport, and focus major generators of travel demand in city, town and district centres and near to major public transport interchanges;
 - locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling;
 - accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling;
 - ensure that development comprising jobs, shopping, leisure and services offers a realistic choice of access by public transport, walking, and cycling,
 - use parking policies, alongside other planning and transport measures, to promote sustainable transport choices and reduce reliance on the car for work and other journeys;
 - give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public

transport in town centres, local neighbourhoods and other areas with a mixture of land uses;

- ensure that the needs of disabled people as pedestrians, public transport users and motorists are taken into account
- protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.

2.13 The guidance states that local planning authorities should seek to ensure that strategies in the development plan and the local transport plan are complementary. The consideration of development plan allocations and local transport priorities and investment should be closely linked. This role involves maximising the use of key sites next to transport interchanges (paragraph 21).

Planning Policy Guidance 17 (PPG17) Planning for Open Space, Sport and Recreation (2002)

2.14 The guidance (**CDN12**) states that local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sport and recreational facilities, addressing the distinctive needs of the population for open space and sport/recreational facilities.

2.15 Paragraphs 1 to 5 require local authorities to undertake robust assessments of the existing and future needs of their communities for open space, sport and recreational facilities covering the distinctive needs of the population. The audits should include information on use, access, location and cost as well as assessing the opportunity for new open space. They should be the starting point for establishing an effective strategy for open space, sport and recreation at a local level.

2.16 Paragraph 10 states that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or buildings and land to be surplus to requirements. To conclude that an open space is 'surplus to requirements' involves the consideration of all of the functions that an open space can perform. Not all open spaces are of equal merit and some may be available for alternative uses.

2.17 Paragraph 11 states that open space and sports and recreational facilities that are of high quality or of a particular value to a local community should be recognised and given protection by local authorities through appropriate policies in the development plan.

REGIONAL POLICY

London Plan (March 2008) (Consolidated with Alterations since 2004)

- 2.18 The London Plan (**CDR1**) is the spatial strategy for Greater London spanning the next fifteen to twenty years. It sets out an integrated social, economic and environmental framework for the future development of London. The relevant policies are stated below.
- 2.19 Policy 3A.18 (Protection and enhancement of social infrastructure and community facilities) sets out these policies in development plan documents should assess the need for social infrastructure and community facilities in their area, and ensure that they are capable of being met wherever possible. These needs include primary healthcare facilities, children's play and recreation facilities, services for young people, older people and disabled people, as well as libraries, sports and leisure facilities, open space, schools, nurseries and other childcare provision, training facilities, fire and policing facilities, community halls, meeting rooms, places of worship, public toilets, facilities for cyclists, convenience shops, banking facilities and post offices
- 2.20 The provision of high quality accessible and affordable childcare, play, leisure, cultural, health, social care and educational facilities across London is undoubtedly a determinant of children's future life chances. Lack of these facilities, combined with inadequate provision of safe play spaces close to home, restrict children's activities and affect their physical and mental development (paragraph 3.88)
- 2.21 Policy 3A.21 (locations for health care) sets out that policies in development plan documents should support the provision of additional healthcare within the borough as identified by the strategic health authority and primary care trusts.
- 2.22 Policy 3A.24 (education facilities) sets out policies in development plan documents should reflect the demands for pre-school, school and community learning facilities, taking into account Greater London Authority demographic projections, and should ensure adequate provision in partnership with the local education authority, local strategic partnership and users.
- 2.23 Policy 3A.25 (high and further education) sets out the boroughs should work with the LDA and the higher and further education sectors to ensure that the needs of the education sectors are addressed in development plan documents (see also Policy 3B.5 Supporting Innovation). This will include:

-
- promoting policies aimed at supporting and maintaining London's international reputation as a centre of excellence in higher education
 - taking account of the future development needs of the sector, including the provision of new facilities and potential for expansion of existing provision
 - recognising the particular requirements of further and higher education Institutions for key locations with good public transport access, and having regard to their sub-regional and regional sphere of operation
- 2.24 Policy 3B.6 (Improving London's information communication technology infrastructure) sets out boroughs should:
- ensure that new residential and commercial developments are enabled in terms of ducts to existing or proposed fibre cables, multiple duct nests for individual buildings, and internal ducting or appropriate alternative provision.
- 2.25 Policy 3C.4 (land for transport) sets out boroughs should ensure the provision of sufficient land and appropriately located sites for the development of an expanded transport function to serve the economic, social and environmental needs of London, including:
- only approving changes of use of land from transport and transport support functions if it is no longer required and is unlikely to be required in the future for this purpose, or if equally good alternatives are provided
 - taking account of proposals for passenger transport (including buses, trams, underground, trains, river transport, coaches, taxis and minicabs), interchange and freight transport improvements which require additional land by identifying sites for these purposes within their development plan documents
 - taking account of the need to protect access by transport operators to key locations for transport land uses, including garages, depots and supporting functions, and including refuelling infrastructure that supports low carbon transport.
- 2.26 Policy 3D.8 (realising the value of open space and green infrastructure) sets out policies in development plan documents should treat the open space network as an integrated system that provides a "green infrastructure" containing many uses and performing a wide range of functions, such as the east London green grid. All developments will be expected to incorporate appropriate elements of open space that make a positive contribution to and are integrated with the wider network.
- 2.27 Green chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. Because of their Londonwide significance, the open spaces and the links within a Green Chain should be designated as Metropolitan Open Land (paragraph 3.304)

-
- 2.28 Policy 4A.5 (provision of heating and cooling networks) sets out that boroughs should ensure that all development plan documents identify and safeguard existing heating and cooling networks and maximise the opportunities for providing new networks that are supplied by decentralised energy. Boroughs should ensure that all new development is designed to connect to the heating and cooling network.
- 2.29 Policy 4A.6 (decentralised energy: heating, cooling and power) sets out that boroughs should require all developments to demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions in their development plan documents. The heating and cooling infrastructure should be designed to allow the use of decentralised energy (including renewable generation) and for it to be maximised in the future.
- 2.30 Policy 4A.18 (Water and sewerage infrastructure) sets out that the Mayor expects developers and local planning authorities to work together with water supply and sewerage companies to enable the inspection, repair or replacement of water supply and sewerage infrastructure. Water and wastewater infrastructure requirements should be put in place in tandem with planned growth to avoid adverse environmental impacts.
- 2.31 The Plan sets out that effective utility infrastructure is essential to sustain the uniquely high and growing levels of activity in the Central Activity Zone. Efficient and up-to-date telecommunications infrastructure is fundamental to the continued business competitiveness of the Central Activity Zone. Its management and development must as far as possible be integrated with other utility infrastructure and respect the zone's unique environment (paragraph 5.195)

Consultation Draft Replacement London Plan (October 2009)

- 2.32 The draft replacement London Plan (**CDR2**) sets out a number of policies relating to infrastructure. Policy 2.10 (Central Activities Zone - strategic priorities) states that boroughs should bring forward development capacity and supporting infrastructure and services to sustain and enhance the Central Activities Zone's varied strategic functions.
- 2.33 Policy 2.11 (Central Activities Zone – strategic functions) states that boroughs should secure completion of essential new transport schemes necessary to support the roles of Central Activities Zone and maintain and enhance the transport and other essential infrastructure and services.

-
- 2.34 Policy 2.12 (Central Activities Zone – predominantly local activities) states boroughs should work with social infrastructure providers to meet the needs of local residents and the needs of visitors and workers.
- 2.35 Policy 2.18 (green infrastructure: the network of open and natural spaces) states borough should undertake PPG17 audits of open space and assessments of need; produce open space strategies; ensure green infrastructure needs are planned and managed.
- 2.36 Policy 3.17 (protection and enhancement of social infrastructure) states that LDFs should provide a framework for engagement with social infrastructure providers and community organisations to assess the need for social infrastructure. It also states that boroughs should ensure adequate social infrastructure is made to support developments.
- 2.37 The plan states that a whole range of social infrastructure has a major role to play in supporting London’s expected growth (paragraph 3.79).
- 2.38 Policy 3.18 (healthcare facilities) states that boroughs should work with the NHS, social care services and community organisations to assess the need for healthcare facilities.
- 2.39 Policy 3.19 (education facilities) states that boroughs should provide the framework to assess the need for pre-school, school, higher and further education institutions and community learning facilities and to secure sites for future provision.
- 2.40 Policy 3.20 (sports facilities) states borough should assess the need for sports and recreation facilities in line with PPG17 and secure sites for a range of sports facilities.
- 2.41 Policy 4.11 (encouraging a connected economy) states that the mayor will support the provision and delivery of information and communications technology (ICT) infrastructure.
- 2.42 Policy 5.5 (decentralised Energy networks) states boroughs should develop policies and proposals to identify and establish decentralised energy network opportunities.
- 2.43 Policy 5.7 (renewable energy) states borough should develop more detailed policies and proposals to support the development of renewable energy, and to identify broad areas where specific renewable energy technologies are appropriate.
- 2.44 Policy 5.10 (urban greening) states boroughs should identify areas where green infrastructure can make a contribution to mitigating the effects of climate change.

-
- 2.45 Policy 5.14 (water quality and sewerage infrastructure) states boroughs should identify sewerage infrastructure requirements.
- 2.46 Policy 6.2 (providing public transport capacity and safeguarding land for transport) states borough should, with relevant partners, ensure the provision of sufficient land for the development of an expanded transport system to serve London's needs.
- 2.47 Policy 6.7 (buses, bus transits, trams) states boroughs should promote the networks, including (amongst others): allocating road space; ensuring good access to and with areas served by networks.
- 2.48 Policy 6.9 (cycling) states boroughs should (amongst others): identify, promote and complete relevant sections of the Cycle Super Highway (map 6.2); identify and implement safe and convenient direct cycle routes to town centres, transport nodes and other key uses such as school; identify and safeguard sites for cycle docking stations.
- 2.49 Policy 7.1 (Building London's Neighbourhoods and communities) sets out boroughs should prepare plans to ensure infrastructure and services will be delivered to meet the needs of new development and regeneration.
- 2.50 Policy 7.17 (Metropolitan Open Land) states boroughs should, when designating land as MOL, establish whether it contributes to the physical structure of London by being clearly distinguishable from the built up area and whether the land forms part of a Green Chain or a link in the network of green infrastructure (as well as other criteria).
- 2.51 Policy 7.18 (Protecting local natural space and addressing local deficiency) states that should, when assessing local open space needs, include appropriate designations and policies for the protection of local open space and identify areas of open space deficiency.

London Economic Development Strategy (January 2005)

- 2.52 The Mayor's Economic Development Strategy (**CDR5**) is one of a series of strategies to deliver the Mayor's vision for London. The vision is of a city with strong, long-term economic growth which can be sustained for future generations where people and the environment are protected and cared for.
- 2.53 The strategy sets out a plan for the sustainable, equitable and healthy growth and development of London's economy to 2016. The strategy supports the development of London's economy, promotes employment, helps people participate in London's economy and supports businesses to be more competitive, all within the context of economic development being fair and sustainable.

-
- 2.54 This strategy focuses on four major investment themes (page 16). These are investing in:
- places and infrastructure
 - people
 - enterprise
 - marketing and promoting London.
- 2.55 The London Development Agency (LDA) has a central role in facilitating delivering the strategy. It sets out the directions in which the LDA and the GLA group as a whole will seek to work with others in the public, private and voluntary sectors over the period covered by this strategy.
- 2.56 The Mayor is currently revising the economic development strategy. A draft consultation strategy for the period 2010-13 was published for consultation October 2009 – January 2010 in tandem with the consultation draft replacement London Plan.

LOCAL POLICY

Southwark 2016 – the Sustainable Community Strategy

- 2.57 Southwark 2016 (**CDL2**) is the Sustainable Community Strategy for the borough. The Strategy guides the work of all statutory agencies in Southwark, as well as partners in the voluntary, faith and business sectors. It also takes account of trends emerging in the borough, in neighbouring boroughs and in Greater London itself. Providing a framework for the way ahead, the Strategy sets itself a number of goals, which include; developing Southwark's future as a player on the world stage; setting an example to other boroughs through fusing the celebration of diversity and social inclusion and; equipping its residents with the skills to make the most of job opportunities.
- 2.58 Southwark 2016's objectives are;
- improving individual life chances
 - making the borough a better place for people, and
 - delivering quality public services'

Southwark Play Strategy 2008-2012 (January 2008)

- 2.59 Southwark's Play Strategy (**CDEN4**) sets out the council's commitment to support and develop play opportunities for children and young people in policy development, planning and service delivery.
- 2.60 'Play' is defined as "What children and young people do when they follow their own ideas and interests in their own way and for their own reasons'

-
- 2.61 In delivering the 'play' offer, the council will:
- ensure all council provided play spaces are clean and safety standards are met
 - publish standards for safe and clean play spaces
 - ensure all children and young people have access to play spaces within safe walking distance of their home
 - ensure all children and young people have access to supervised play provision for a minimum of three hours per week within reasonable distance of their home
 - opportunities for play are published on relevant web sites and in magazines distributed across the borough
 - a directory of play spaces is made available to all schools and other settings in the borough for display on notice boards
 - every housing estate has at least one play area that meets the established safety and quality standards
 - wherever practical all improvement works to play spaces ensure that Disability Discrimination Act compliance is achieved
 - all children and young people have an opportunity at least once a year to comment on the quality and range of play activities available to them
 - all supervised activities meet the Quality in Play standards
 - all staff engaged in supervised activities are appropriately trained
 - charging for activities is kept to a minimum and all young people have access to free play activities, that are free at the point of delivery

- 2.62 The following priorities have been identified:
1. Identify, monitor and fill the gaps in provision of services, and where necessary, invest in facilities to ensure that such services can be provided across the borough, through a strategic approach to commissioning.
 2. Ensure all children and young people have access to good quality play provision by improving the quality and availability of supervised and unsupervised play opportunities and by addressing the variable quality of services by adopting the *Quality in Play* standards framework.
 3. Improve and increase the level of services for disabled children and young people and those with special educational needs by addressing the main barriers to access and the factors that influence take up in provision, such as providing provision where access is made easier.
 4. Implement a whole systems participation framework to ensure children and young people are engaged in service design and delivery.
 5. Reconfigure play services in Southwark so that it is equipped to meet the challenges identified in "Activities for Children and Young People" to be delivered against the action plan contained in the Play Strategy.

Southwark Plan (Unitary Development Plan) (2007)

- 2.63 The Southwark Plan (**CDL1**) sets out a number of policies relating to infrastructure. Policy 2.2 (Provision of new community facilities) seeks to provide a wide range of community facility uses, to meet local needs and to ensure new facilities are accessible to all members of the community.
- 2.64 Policy 2.4 (Education deficiency – provision of new educational establishments) seeks to protect and provide educational facilities in areas of demonstrated education deficiency.
- 2.65 Policy 3.9 (Water) seeks the provision of sustainable methods of drainage in all major developments.
- 2.66 Policy 3.24 (Telecommunications) recognises the important contribution effective telecommunications networks can make, however will not permit proposals which have an unacceptable appearance by virtue of their siting or design.
- 2.67 Policies 3.25 (Metropolitan Open Land), 3.26 (Borough Open Land) and 3.27 (Other Open Space) afford protection to open space in the borough and set out criteria to be met for any proposed development within designated open space.
- 2.68 Policy 5.4 (Public Transport Improvements) sets out the proposed public transport improvement schemes, which represent the main opportunities to improve the choice and quality of public transport facilities in Southwark.

Southwark Local Implementation Plan (LIP) 2006

- 2.69 In order to support the implementation delivery of the Mayor's transport strategy, Southwark all London local authorities are is required to produce a Local Implementation Plan (LIP). Southwark's LIP (**CDEN6**) is the council's key transport policy document which explains how the council will work with partners to coordinate and improve transport services in the borough. It describes Southwark's detailed approach to implementing the how we will deliver the Mayor's 20 year transport vision for London to deliver better transport services and make Southwark a better place to live. The LIP has identified 10 objectives for transport:
- improve accessibility throughout the borough,
 - promote more sustainable modes of travel and improve travel choice,
 - improve safety and personal security,
 - promote greater integration of land use development and transport,
 - improve the quality, efficiency and reliability of transport,
 - improve the efficiency, reliability and safety of freight distribution,

- promote and improve social inclusion, economic development, education, employment and housing,
- improve visual amenity and the quality of the environment,
- reduce energy use,
- work with partners to progress and promote transport improvements.

Aylesbury Area Action Plan (2010)

- 2.70 The Area Action Plan (AAP) (**CDAAP1**) was found sound by an Inspector in November 2009 and is due to be adopted in January 2010. The AAP was prepared in advance of the core strategy in recognition of the Aylesbury Estate being an area of economic and social deprivation requiring a policy framework to help secure regeneration and long-term prosperity for the area.
- 2.71 The AAP area is made up of two parts. The core of Aylesbury Estate, which will undergo comprehensive redevelopment and a wider area including East Street, Walworth Road, Old Kent Road and Burgess Park. The AAP primarily focuses on renewing the residential element of the area.
- 2.72 The AAP has a delivery and implementation chapter which sets out the approach to the delivery and phasing of the development and the way that important infrastructure such as open spaces and certain community facilities will be provided. This is done through Policy D1 (Phasing), Policy D2 (Infrastructure Funding) (Section 7 pages 69 – 72).
- 2.73 Infrastructure will be provided through a social and strategic infrastructure tariff (Policy D2). The AAP sets out that certain elements of infrastructure will have to be delivered before a commensurate level of housing is built (for example, the Combined Heat and Power Plant). This cost will need to be funded in advance by the council or through other forms of private or public funding such as the Regional Infrastructure Fund. Once the scheme progresses, the tariff will generate the income necessary to repay this early capital expenditure.
- 2.74 The tariff will secure the delivery of the following key components:
- Public open space including the provision of ‘green fingers’, parks and squares and childrens’ play equipment in these spaces
 - Improvements to Burgess Park
 - Highways improvements to Albany Road, Thurlow Street and Portland Street
 - Public transport improvements and cycling and walking facilities
 - Community facilities, and pre-school education facilities
 - The Combined Heat and Power Plant and its energy infrastructure

-
- 2.75 The development will also give rise to additional facilities and requirements not covered by the infrastructure tariff. Among these are health facilities, training and employment support and strategic transport improvements. We will seek planning obligations to secure such requirements fairly and reasonably related to the development in accordance with policy 2.5 of the Southwark Plan and the supplementary planning documents.

Draft Canada Water Area Action Plan – submission/publication stage

- 2.76 The Canada Water Area Action Plan (AAP) (**CDAAP2**) is a plan to regenerate the area around Canada Water. It sets out a vision for how the area will change over the period leading up to 2026. This is supported by a strategy with policies we will put in place to achieve this vision, the reasons we have chosen the policies, and the delivery plan for implementing the vision.
- 2.77 Section 4.2 sets out the vision to improve Canada Water town centre, encouraging investment. To accommodate retail growth, improvements must be made to transport infrastructure, including the road network, pedestrian and cycling facilities and public transport.
- 2.78 Section 4.3 of the AAP sets out the approach to transport and improved connections. This includes improvements to the public transport infrastructure; improved pedestrian and cycle links; improvements to the road network.
- 2.79 Section 4.4 sets out the strategy for additional leisure and sports facilities, which will be supported in the area.
- 2.80 Section 4.5 sets out the strategy to protect and maintain and improve a network of open spaces and also to establish a district heating system to serve both new and existing development.
- 2.81 Section 4.7 sets out the strategy for education, community and health facilities, with the provision of a new secondary school for Rotherhithe and to local new community facilities together so that the services required by the community including, housing services, services for young people, a health centre, community space and facilities for the police are provided in accessible locations in a way in which different facilities can complement and support each other.
- 2.82 Appendix 6 sets out a schedule of infrastructure projects and Appendix 7 sets out the approach to S106 Planning Obligations in securing infrastructure improvements.

Draft Peckham and Nunhead Area Action Plan – Issues and Options consultation stage

-
- 2.83 The Peckham and Nunhead Area Action Plan (AAP) (**CDAAP3**) is a planning document that will help bring long lasting improvements to Peckham and Nunhead by 2020. The AAP will change the planning policies for Peckham and Nunhead.
- 2.84 Section 4 of the draft AAP sets out two options for tackling the issues that have been identified (major or minor change). New and improved transport infrastructure will be required to support new housing and jobs in the area. Land will be needed to build major transport improvements. In terms of community facilities and open spaces, the draft AAP supports the provision of this infrastructure if it is needed. The AAP also sets out 'growth' options which look at the scale of development that could be built and what sort of improvements could be made to streets, public spaces and the road network by allowing different amounts of development.

Draft Bankside, Borough and London Bridge Supplementary Planning Document

- 2.85 Bankside, Borough and London Bridge supplementary planning document (SPD) (**CDSPD1**) is being prepared to provide detailed guidance on how development in the area should occur to help maintain and improve the quality of the area's unique places. The supplementary planning document will contain information in respect of the type and scale of land uses envisaged in the area, the infrastructure required to support new development, with the expected phasing and details of who is expected to fund and deliver it, and how S106 Planning Obligations will be used to help deliver the facilities and infrastructure needed to support a growing population.

Elephant and Castle Enterprise Quarter supplementary planning document (September 2008)

- 2.86 The document (**CDSPD11**) provides stakeholders with detail regarding acceptable types of development within the area, and sets out specific detail on land-use and other aspects of urban form within the area to the north-west of the core Elephant and Castle Opportunity Area. It also provides further guidance on Policy 6.1 of the Southwark Plan, which pertains to the Enterprise Quarter.
- 2.87 Section 8 of the supplementary planning document sets out that the funding and delivery of much of the necessary infrastructure, facilities and regeneration benefits will be secured via planning obligation agreements (Sections 106 and 278) or by conditions attached to planning permissions. In terms of transport infrastructure, the supplementary planning document sets out requirements of providing links to public transport nodes and walking and cycling infrastructure and creating an improved public transport interchange.

-
- 2.88 Section 7 sets out that as part of the Elephant and Castle regeneration strategy, the council also seeks the deployment of CHP compatible renewable technologies and building systems across new development.

Walworth Road supplementary planning document (September 2008)

- 2.89 The supplementary planning document (**CDSPD12**) provides guidance on acceptable land-use, housing density and urban form. Located within the Elephant and Castle Opportunity Area, the Walworth Road supplementary planning document area is envisaged to become a new town centre area for south-east London. The northern end of Walworth Road is to become the focus of town centre activity for the Elephant & Castle Opportunity Area. Along and adjacent to this street a mix of the following town centre uses will be encouraged on the ground and first/mezzanine floors of new buildings fronting onto Walworth Road, Steedman Street and Amelia Street.
- 2.90 Infrastructure such as commercial leisure uses, education and training uses, community and civic uses will be supported.
- 2.91 The supplementary planning document says that S106 planning contributions will be sought from major developments for infrastructure such as: education, open space, play equipment and sports development, strategic transport, health, community facilities.

Sustainable Design and Construction supplementary planning document (September 2008)

- 2.92 The supplementary planning document (**CDSPD4**) provides guidance on how new development in Southwark should be designed and built so that it has a positive impact on the environment. It covers the following topics:
- energy use and minimising climate change
 - adapting to climate change that is unavoidable
 - avoiding pollution and environmental nuisance
 - avoiding waste and minimising landfill
 - protecting and enhancing biodiversity
 - conserving water
 - planning for flood risk
- 2.93 The supplementary planning document applies to all types of land uses, including housing, offices, industrial development, retail, community and leisure facilities.

S106 Planning Obligations supplementary planning document (2007)

-
- 2.94 The S106 supplementary planning document (**CDSPD6**) explains the requirements for the types of development proposals that must pay S106 money to the council to remove or reduce the impacts of development, how much should be paid and what this will be spent on. For example, funds paid towards improvements to transport can be divided into improvements to access on the site and improvements to public transport and walking and cycling in the wider area.

Draft Sustainable Transport supplementary planning document (2008)

- 2.95 The draft supplementary planning document (**CDSPD3**) sets out that developers should address the following (amongst others) in planning applications for new development matters, wherever appropriate:
- investigate as part of the Transport Assessment whether there is space on public transport or improvements that can be made to the capacity of the public transport to support access and use by people living, working and visiting the proposed new development,
 - agreements to pay money towards improvements to public transport where a proposal for development does not provide access to public transport or there is not enough space or facilities to meet the increased demand on public transport,
 - discussions with Transport for London on the use of and improvements to public transport (paragraph 7.1.2)
- 2.96 The supplementary planning document sets out that the council will protect existing transport facilities and provide land for the development of new transport facilities in the borough. Projects we are safeguarding land for are listed under policy 5.4 of the Southwark Plan and further guidance is provided in the Mayor's supplementary planning guidance on Land for Transport Functions (2007) (paragraph 7.1.3)

NHS Southwark Strategic Plan 2010/11 – 2014/15

- 2.97 The Primary Care Trust are developing a strategy for the provision of clinical care within Southwark including primary care facilities. This will be set out in the Commission Strategy Plan 2010 (CDI8). This document will be published shortly by the Primary Care Trust
- 2.98 There are 9 pathways of care to be changed. Effective delivery of the Strategic Plan will require rapid transformation of primary and community care. The PCT are considering developing Polysystems, using a 'hub and spoke' model across the four NHS localities to lead this change process. Further detail is set out in the NHS Southwark Strategic Plan.

3. RESEARCH AND IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

- 3.1 The first part of this section sets out how we developed the strategy through the different stages of consultation to produce the publication core strategy. It sets out how we have changed our approach through issues and options and preferred options to produce the publication version. It also sets out how our sustainability appraisal and equalities impact assessment have informed our policies. We also set out the key consultation responses and how these have changed our approach.
- 3.2 This second part of this section sets out the research and implications for the LDF.

How we developed the strategy

Issues and options

- 3.3 The issues and options paper had two options for community facilities as identified under issue 17: Growth areas and Housing led growth. In both options existing community facilities will be protected. In the growth areas option (option 1) new community facilities were prioritised in the growth areas. There would likely to be larger facilities here. In option 2 (housing led growth) community facilities were dealt with on an individual basis and they could be built anywhere in the borough.

Preferred options

- 3.4 Option 1 of the issues and options paper was carried forward into the preferred options paper. This option was then expanded upon with more detail inserted.
- Policy 4 state that “we are trying to make sure we have enough community facilities, such as schools, libraries, health centres and religious premises to help meet people’s needs. These facilities can improve people’s lifestyles, make places unique and help create areas which are friendly and safe. We want to ensure that larger facilities are located in town centres and places which are easy to travel to. Smaller facilities that only serve the local community can be located anywhere.” It also sets out how we will achieve this through:
 - our approach to existing community buildings, schools and facilities,
 - protecting all community facilities unless the developer can prove they are not needed
 - Encouraging new community facilities, where local groups can show that they have the revenue to run them, particularly in the opportunity and action areas and town centres
 - The Primary Care Trust are identifying places for new health facilities. This may include health centres in Canada Water, Peckham, Elephant and Castle, Aylesbury and Dulwich.
 - Building new schools and improving schools (Southwark schools for the future) to provide education for children in Southwark Council

Asking for payments for community facilities and schools that new people living in an area will use.”

Publication/ submission version

3.5 Policy 4 has been altered following consultation responses, the sustainability appraisal, the equalities impact assessment and information from our evidence base. This is in line with the planning policy statement 1 and planning policy statement 12.

3.6 The core strategy publication policy 4 aims to provide a network of community facilities and flexible community spaces, as well as providing facilities for education and health. It has also been supplemented by strategic policy 14 “implementation and delivery” and tables 1 and 2 which set out, for each policy and each area, the target for the policy, the approach and relevant policies, the phasing and who will be involved. Further detailed information on policies will be in our area action plans, supplementary planning documents and our development management development plan documents.

Sustainability appraisal

3.7 We have made changes to the core strategy policies based on the findings of the sustainability appraisal (**CDCS4**).

Strategic Policy 4 – Places to learn and enjoy

Issues and options and preferred options

3.8 The issues and options stage, as set out above, assessed where community facilities should be located.

3.9 At preferred options policy 4 aims to provide new community facilities in areas where there is the greatest need. The sustainability appraisal identified that this will help to reduce social tensions in the borough and promote community cohesion. The policy seeks to ensure that there is equal access to community facilities for all social groups. The policy focuses new community facilities in the town and local centres reducing the need to travel and provide greater opportunity for more sustainable developments.

Publication version

3.10 The sustainability appraisal carried out alongside the preparation of the publication core strategy identified the following impacts in terms of sustainability for policy 4:

- Increasing the number of community facilities in the borough will increase employment and educational opportunities helping to reduce poverty and encourage wealth creation.
- Facilitating a network of well used community facilities will protect existing facilities and allow for new community facilities in areas where there is the greatest need. This will help to overcome issues of inequality in the borough and promote social inclusion, equality, diversity and social cohesion.
- The impact of new community facilities on contributions to climate change, air quality, waste and flood risk is uncertain as this will be determined by the type and location of new facilities and the design

measures incorporated within the new developments. Further guidance on energy efficient design and the targets for development are provided in the Sustainable Design and Construction (**CDSPD4**) and Sustainability Assessment (**CDSPD5**) supplementary planning documents.

- The application of sustainable design and construction standards will encourage new development to adopt sustainable methods of water use through the use of systems such as Sustainable Urban Drainage, rainwater harvesting and recycling and greywater recycling. As new technologies become more readily available this is likely to improve.
- By locating new community facilities in accessible locations sustainable transport will be promoted and the need to travel by car minimised. Providing a network of well used community facilities that are easily accessible will help to ensure that more people have access to necessary social infrastructure such as schools and health facilities. An infrastructure plan in tables 1 and 2 and this background paper has been prepared in support of the Core Strategy (**CDSC1**) to identify existing capacity, future needs, costs, funding and timescales.

Policy 14 – Implementation and Delivery

Issues and options and preferred options

3.11 Implementation and delivery were not addressed as a separate policy at the issues and options or preferred options stage but instead in the general approach to the selection of the options.

Publication version

3.12 The sustainability appraisal identified the following impacts for policy 14 and tables 1 and 2 (**CDCS4**):

- Using planning obligations to require major developments to make S106 contributions towards education and health facilities will improve the education skills and health of the population.
- Using new development to regenerate areas in Southwark will mean that everyone has better access to homes, employment and community facilities. This will help to address existing inequalities in the borough which will promote social inclusion, equality, diversity and community cohesion.

Equalities Impact assessment

3.13 The Equalities Impact assessment (**CDCS3**) identified that as we are taking forward option 1, growth areas, with new development, jobs, shops and community facilities concentrated in the growth areas it would have a positive impact on residents in equalities target groups. This is due to these areas containing concentrations of the most deprived parts of Southwark. The differential impact of this may be that residents living in other areas of the borough, in other equalities target groups such as sexuality, no faith, gender and age, are located further away from jobs and services such as shops and community facilities.

-
- 3.14 Protecting existing facilities, along with encouraging the provision of additional facilities throughout the borough, will have a positive impact on all equality target groups. However some groups may experience a more positive impact.
- 3.15 At all stages of the core strategy we consulted the equality diversity panel on the EQIA and the core strategy. At issues and options stage the panel asked us to consider the importance of education. As a result at preferred options we set out a joined up approach to how we will use existing community facilities including schools.
- 3.16 Strategic objective 1B sets out that we want to achieve educational potential.
- 3.17 The detailed approach to the different areas is provided in the EQIA.

Consultation responses

- 3.18 Our consultation statement and appendices (**CDCS6**) set out a summary and full detail of the consultation responses and the officer comments at both issues and options and preferred options consultation. The main responses from issues and options and preferred options consultation related to:
- the protection of existing community facilities,
 - the provision of community facilities locally where there is a need,
 - provide further detail about health and education,
 - remove the requirement for a developer to demonstrate that there is no longer a need for a community facility, then the building should be allowed to be used for a different use,
 - Need to ensure support, opportunities for enhancements and flexibility in the approach to community buildings and educational facilities. The policy achieves this,
 - Include guidance to support the need for premises by faith communities.
- 3.19 As a result of the consultation we have amended the policies to provide more detail in relation to the different types of community facilities. In particular in the “we are doing this because” section we have set out information on how we will have a wide range of well used community facilities. This includes information on Southwark schools for the future, investing in the council’s leisure centres, and how we are improving health and health facilities in the borough. The publication core strategy policies 4 and 14 along with the saved policies in the Southwark Plan (**CDCS1**), addresses these issues within the detailed policies, in tables 1 and 2 and in the justification text.
- 3.20 There were also a number of responses on the need to have the supporting infrastructure including social infrastructure and community facilities to support growth in the borough. We have included a detailed implementation table (tables 1 and 2, **CDCS1**) as part of the publication core strategy to show our supporting infrastructure and how we will implement our policies. We have also prepared this background paper on infrastructure.

EARLY YEARS FACILITIES

Nurseries and Childcare

- 3.21 According to our records there are 541 early years' providers (including childminders) and 62 nursery classes providing 8,111 early years places in the borough for children aged from birth to five years old. Southwark is in the process of reviewing its childcare sufficiency assessment to determine patterns of demand and supply of childcare in different parts of the borough.

Childcare

- 3.22 There are different types of childcare in the borough including:
- after or before school childcare: there are 91 before and after school providers in Southwark offering 2,442 places (with 23 vacancies as at 25th January 2010). These are in primary schools, children centres and PVI settings across Southwark. There are 44 breakfast clubs, some of which operate out of the above.
 - children's playrooms: these are based in Southwark parks, and children's playrooms. They provide for children under five years old during term time, and up to eight years during school holidays. There are currently 40 parent/toddler groups operating in Southwark.
 - creches: there are 13 creche's in Southwark. These offer sessions of two hours or less.

Planned improvements to children's centres

- 3.23 Southwark's children and young people's plan (**CDI1**) aims to roll out a network of children's centres across the borough under the Sure Start Programme, ensuring that all 17,000 children in the borough under five have access to this service. In September 2006 12 Children's Centres were launched, offering integrated childcare and education, health and family services and building on best practice in Sure Start local programmes. A further 9 were designated in March 2008, resulting in 21 children's centres offering full borough coverage. We are awaiting confirmation of national funding arrangements post 2011, before considering improvements for the next funding period.
- 3.24 Southwark is investing in improving the quality of early years buildings using the Sure Start Quality and Access Grant (2008-11).

SCHOOLS

School performance

Foundation Stage

- 3.25 For the third successive year, Southwark has continued to close the gap between the lowest 20 per cent of children and the rest of the cohort. In 2009, the gap was 35.2 per cent compared to 40.3 per cent in 2006, a narrowing of almost five percentage points.
- 3.26 In 2009, 42.6 per cent of pupils in Southwark attained a good level of overall achievement in Foundation Stage. This is an increase of 2.3 percentage points from 2008.

Key Stage 2

- 3.27 Southwark's primary school pupils have maintained good progress at Key Stage 2, with results released by the DCSF showing increases at a higher rate than national average for english, maths and science subjects and also for english and maths combined. The published key stage 2 results stand at english 80% (79% last year), maths 79% (76%), science 88% (86%) and english & maths (combined) 72% (70%).
- 3.28 Results show a one percentage point increase in english, a three percentage point increase in maths and a two percentage point improvement in science. This compares to a national average decrease of one percentage point in english and in english and maths combined and no improvement in maths or science.
- 3.29 Southwark results are now the same as the national results in english, maths, science and english and maths combined (last year there was a gap of two percentage points in english; three percentage points in maths; two percentage points in science; and three percentage points in English and maths combined).
- 3.30 Nationally Southwark is still in the third quartile for science and on aggregate but have now moved to the second quartile for english, maths and english and maths combined.
- 3.31 Compared to all LAs in the country, Southwark are now joint 76th in english (joint 107th last year), joint 61st in maths (joint 107th last year), joint 78th in science (joint 110th last year) and joint 75th in english and maths combined (joint 108th last year).
- 3.32 Southwark are joint fifth most improved in the country over the last 3 years for English and maths combined (excluding the Isles of Scilly which only has one school) and joint second for 5 year improvement (excluding the City of London which only has one school). Southwark

are joint 9th in the country (excluding City of London) for improvement since last year.

Key Stage 4

- 3.33 Southwark's secondary school pupils have maintained good progress at Key Stage 4, with results released by the DCSF showing increases for 5+ A*-C (and equivalents) including English and maths and for 2+ A*-C grades (and equivalents) in science (the national indicators). The published Key Stage 4 final results are 46% achieving 5+A*-C grades including English and maths and 67.5% achieving 5+A*-C grades in GCSEs and equivalent.
- 3.34 Results show a 3.3 percentage point increase in 5+A*-C including English and maths compared to a 2.4 percentage point increase nationally and a 11.2 percentage point increase in 5+A*-C grades compared to a 5.3 point rise nationally, placing Southwark 7th in the most improved boroughs in the country compared to last year.
- 3.35 Results for Southwark pupils continue to close Southwark's gap with national Key Stage 4 standards. There is now a gap of five percentage points for the national indicator of 5+A*-C including English and maths (six percentage points last year). The gap has narrowed to just two percentage points for 5+A*-C grades (from eight last year); one percentage point for 5+A*-G grades (from five last year) and two percentage points for 5+A*-G including English and maths (from five last year).
- 3.36 For another national indicator, almost a half of Southwark's pupils achieved 2 or more A* to C grades in science (46.9%) which is a 10.7 percentage point improvement from last year; a larger improvement than nationally (3.8 percentage points). The gap from the national average is now only seven percentage points, a large improvement from last year where it was fourteen percentage points.
- 3.37 There was a slight improvement for those achieving modern foreign language results, with almost a quarter achieving an A*-C grade and just over a third achieving a pass.
- 3.38 Three of Southwark's statistical neighbours had not achieved as high as Southwark for the national indicator of 5+A*-C including English and maths and three statistical neighbours had a lower improvement than last year.
- 3.39 Nationally, Southwark remain in the third quartile for 5+A*-C grades including English and maths. For 5+A*-C grades and one or more

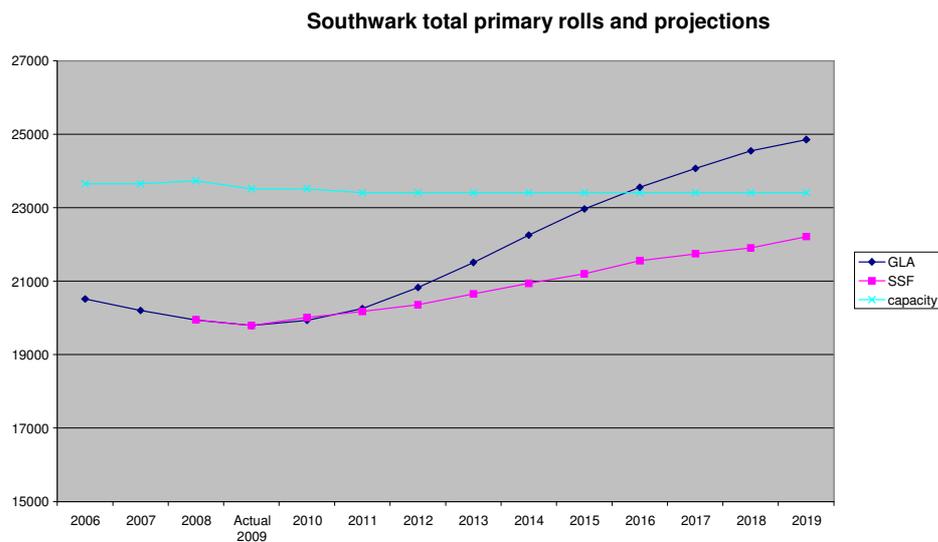
passes, Southwark has moved from the bottom quartile into the third quartile. Southwark remain in the bottom quartile for 5+A*-G grades, 5+A*-G grades including English and maths and Average Point Score.

- 3.40 Compared to all LAs in the country, Southwark are now joint 112th out of 151 boroughs for 5+A*-C including English and maths (slightly down from 110th last year) but are ranked in a higher position than last year for all other KS4 thresholds (5+A*-C, 5+A*-G, 5+A*-G including English and maths, one or more passes and average point score).

Primary school supply and need

- 3.41 There were 21,853 pupils on the primary roll at January 2009, of which just over three quarters of pupils were from a black or black minority background. In 2009, 30% were eligible for a free school meal, which was nearly double the national average of 15.9%.
- 3.42 As at January 2009, there was capacity for 23,520 primary places, with a surplus of 3,728 places or 15.9%. Nine primary schools had surplus capacity above 25%.
- 3.43 It is predicted the primary population will rise to a maximum of 24,556 by 2018 as shown in Table 1. This forecast, is based on the current high birth rates and the retention of more of Southwark’s primary population as a result of the impact of the recession. It also reflects changes as a result of the borough’s housing and regeneration schemes.

Table 1 Primary school rolls 2007 - 2018



3.44 Southwark Schools for the Future's primary strategy for change **(CDI15)** aims to bring provision of school places into line with local need, and find innovative, alternative uses for current spare capacity¹. It sets priorities for investment between 2009/10 and 2012/13. This includes major, minor and refurbishment works at a number of primary schools. Funding for this programme is committed through the council's primaries capital programme.

3.45 In addition to these, the forerunner of the primary strategy for change committed Southwark to rebuilding three primary schools:

- Michael Faraday Primary school
- Southwark Park Primary school
- Eveline Lowe Primary school

3.46 All three schools are funded and under construction.

Secondary school supply and need

3.47 The Borough currently has a range of secondary schools including:

- 9 Academies
- 5 voluntary aided schools
- 2 foundation school
- 4 secondary special schools

3.48 In addition to the primary strategy for change, the Southwark schools for the future programme brings together the government's Building Schools for the Future and Academies programmes. Southwark approved the strategic business case for Southwark schools for the future in September 2006². In creating the business case, we undertook a pupil planning exercise, taking into account demand for new places generated by new development. Pupil place projections were subsequently agreed with Partnerships for Schools, and take into account three factors, which are outlined in table 2:

- changes in cross-border movements;
- reduction in loss to the independent sector; and
- new population from additional housing.

¹ Southwark 'Schools for the Future's primary strategy for change'

² Southwark Schools for the Future: Strategic Business Case for Investment in Secondary Mainstream and Special Schools under the BSF Programme, and Associated Investments in Academies and Primary Schools, including Primary Special Schools, July 2006

Table 2 Secondary school roll 2004 - 2020

| 11-15 years | 2004 | 2006-2010 | 2011-2015 | 2016-2020 |
|--|--------|-----------|-----------|-----------|
| Total number of places | 12,980 | 13,370 | 13,370 | 13,370 |
| Number on Roll | 11,760 | | | |
| Net changes in cross border movement | | 355 | 355 | 355 |
| Reduction in loss to independent sector | | 68 | 272 | 272 |
| Additional population from new housing | | 620 | 1513 | 2372 |
| Expected roll | | 12803 | 13900 | 14759 |
| Total number of surplus/ deficit of places | | 567 | -530 | -1389 |

- 3.49 In September 2006 in the light of the projected shortfall of places Southwark's Executive approved a amended strategy to open two new secondary schools: one 5FE (750 pupil) school in Rotherhithe and one 5FE school with 300 place 6th form in the north of the Aylesbury estate to serve the Elephant and Castle and Aylesbury Estate regeneration projects³.
- 3.50 The 2007 Southwark Plan (**CDL1**) designated a site in Rotherhithe for one of the new schools. This allocation has been reviewed through the Canada Water Area Action Plan (**CDAAP2**). All potential sites were surveyed against criteria (see appendix 2). The preferred site has been identified as Rotherhithe primary school.
- 3.51 The second site has been identified as Walworth Lower School and has been allocated in the Aylesbury Area Action Plan. Both new schools are located on existing schools sites and are expected to open in 2013. Both projects are funded through the Government's building schools for the future and Academies programmes.
- 3.52 In addition to these, through the building schools for the future and the Academies programme, every secondary school will be refurbished or re-built.

Special schools supply and need

- 3.53 As at January 2007, 30% of all our pupils had a special educational need (SEN).
- 3.54 Following the approval of the inclusion strategy in November 2005 and under the auspices of the Southwark schools for the future programme, an extensive review of special school provision has been undertaken

³ Southwark Schools for the Future: New school provision, September 2006

with the headteachers of the special schools. In summary, the review concluded that a continuum of provision can be developed to meet the needs of young people with special education needs by:

- slightly increasing the current number of Southwark special school places during a period of population growth, which will bring Southwark into line with the national average percentage of pupils in special schools by 2016 (approximately 1.2%).
- increasing the capability of Southwark mainstream schools particularly in the secondary sector to include pupils with SEN by expanding specialist resourced provision in mainstream schools, thus reducing the demand for special school placements.
- increasing the capability of Southwark special schools to include pupils otherwise placed out of borough in special schools (maintained and independent) thereby investing more of the available budget in Southwark schools.
- increasing alternative provision for KS4 pupils with behavioural needs in line with inner-London pupil referral unit averages, thus extending the range of provision and opportunities for this disadvantaged and vulnerable group of young people (Southwark Schools for the Future: Strategic Business Case)

3.55 Several developments which would increase capacity have either recently been completed or are in progress:

- Tuke school (secondary) - is being rebuilt to increase capacity
- Cherry Garden (primary) – a new build to increase capacity is planned
- Bredinghurst (secondary) – this is a re-configuration to improve buildings. The scheme is currently at planning stage with completion expected in 2012
- Highshore (secondary) – will be co-located with St.Michaels & All Angels Academy
- Haymerle (primary) – will be expanded to increase capacity

3.56 Funding for these projects is committed in the council's capital programme.

Further and Higher education

3.57 Southwark has a university and colleges offering a range of higher education courses including Southwark College, London South Bank University, Camberwell College of Arts, London College of Communication, Morley College and Goldsmiths, University of London.

3.58 Southbank University forecasts significant growth in student numbers up to 2020 with 33,000sqm of additional floorspace to accommodate them.

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|--|---|
| Need to identify sites for new secondary schools | <p>The Canada Water AAP (CDAAP2) designates Rotherhithe primary school for a new school.</p> <p>Michael Faraday, Walworth Academy and Walworth Lower School are existing school sites which will have new schools built on them in line with the Aylesbury Area Action Plan.</p> |
| Need flexible framework which protects school sites, enables additional places to be provided where needed and allows for re-use should they be declared as surplus for requirements | <p>Core strategy (CDCS1) Policy 4 aims to protect schools where there is a long term need, build new schools and expand existing schools to provide improved education opportunities.</p> <p>Policy 2.3 in the Southwark Plan (CDL1) protects schools sites unless it is demonstrated that they are surplus to requirements. Policy 2.4 allows provision of new schools. Both policies will be saved and are due to be replaced by a policy in the forthcoming Development Management development plan documents.</p> |
| Identify need for s106 funding to contribute towards provision of new places | <p>The principle of seeking s106 is set out in Core Strategy (CDCS1) policy 14.</p> <p>Southwark Plan (CDL1) policy 2.5 and appendix 6 refer specifically to the need to seek contributions towards schools places. This policy will be saved and is due to be replaced by a policy in the forthcoming Development Management development plan documents.</p> <p>Southwark's s106 Planning Obligations supplementary planning document (CDSPD6) sets out standard charges for schools places.</p> |
| Southbank University is expected to grow | <p>The Elephant and Castle Enterprise Quarter supplementary planning document (CDSPD11) provides a planning framework to facilitate growth and put in place the public realm improvements needed to facilitate growth of the scale anticipated.</p> |

CHILDREN AND YOUNG PEOPLE

Facilities for children and young people

3.59 A range of facilities are available for children and young people in Southwark parks including 40 fixed play sites, 6 enclosed children's play areas catering for 2–14 year olds, informal games areas and a variety of sports facilities. There are also 200 play areas on housing estates comprising fixed metal play equipment.

3.60 In addition, there are:

- 33 school based clubs for 5 – 11 year olds
- 10 adventure playgrounds, 7 managed by the council and 3 by voluntary management committees
- a pilot Mobile Sport and Play project which delivers play opportunities to areas of the borough where limited access has been identified. It also targets communities in Southwark who have less opportunity to experience play.

3.61 Other facilities include:

- four supervised, open access playrooms for 0-5 years in term-time and 0-7 years in school holiday periods
- supervised play facilities at: Central Venture Park, Commercial way, which targets 8-19 year olds; SPARK, Brimington Outdoor Sports and Play facility, Culmore Road which targets local young people and specialist groups); and Leyton Square Adventure Playground, Peckham Park Road
- a Mobile Toy and Resource Library Service
- the Burgess Park Kart and BMX Track for 8-16 year olds
- White Grounds Supervised Skateboard Park⁴

⁴ Southwark Play Strategy 2007 - 2012

Table 3 Local provision for children and young people

| | Borough & Bankside | Bermondsey | Camberwell | Dulwich | Nunhead & Peckham Rye | Peckham | Rotherhithe | Walworth |
|-------------------------------------|--------------------|------------|------------|---------|-----------------------|---------|-------------|----------|
| After-school clubs | 1 | 5 | 2 | 2 | 7 | 3 | 4 | 6 |
| Holiday play schemes - LBS operated | | | | 1 | 1 | | 1 | 1 |
| Holiday play schemes - Vol. Sector | 4 | 4 | 7 | 1 | 8 | 2 | 4 | 3 |
| Arts/Culture | 14 | 6 | 8 | 3 | 5 | 4 | 2 | 8 |
| Estate based provision | 6 | 10 | 5 | 1 | 5 | 11 | 4 | 20 |
| Libraries | 2 | 2 | 2 | 2 | 1 | 2 | 2 | 4 |
| Parks: Major | | 1 | | 1 | 1 | | | 1 |
| Parks: Local | 7 | 5 | 1 | 2 | 5 | 3 | | 6 |
| Play a) Adventure PG | 2 | 1 | 2 | 0 | 1 | 2 | 1 | 2 |
| Play b) Playrooms | 1 | | | | 1 | 1 | 1 | |
| Private Leisure centres | 1 | 5 | 2 | 0 | 0 | 1 | 2 | 1 |
| Public Leisure centres | | | | | | 1 | 1 | 3 |
| Public sports grounds | | | | 3 | 1 | 0 | 2 | 0 |
| Voluntary youth clubs | 1 | 3 | 5 | 1 | 5 | 3 | 2 | 2 |
| Youth Provision | 3 | 6 | 16 | 1 | 3 | 2 | 1 | 8 |

3.62 Parks are not evenly distributed across the community council areas. There is:

- one local park in Camberwell,
- none in the Rotherhithe Community Council area,
- seven local parks in Borough & Bankside,
- one major and five local parks in Nunhead and Peckham Rye,
- 1 major park and 6 local parks in Walworth,
- 1 major park and 2 local parks in Dulwich.

3.63 Supervised play provision for 8 -11year olds is not evenly distributed across community areas and there is limited supervised and unsupervised play provision in the south of the borough. The Southwark Play Strategy 2007-12 (**CDI10**) reports the following gaps in provision.

- lack of play provision in the south of the borough.
- lack of play provision that is suitable for 11 -16 year olds.
- some supervised open access provision offers only a part-time service.
- lack of transport for children and young people with special educational needs (i.e. this is a particular barrier to accessing term-time provision).
- lack of places for children and young people with special educational needs in holiday play schemes (i.e. there is limited

access for disabled young people and those with special educational needs beyond 16 years).

- lack of closed access play opportunities for disabled children, particularly those with special educational needs, requiring a secure environment.
- lack of family-friendly play spaces.
- girls under-represented in some spaces with open access, including adventure playgrounds.⁵

3.64 Major improvements to Southwark schools are currently taking place and these include improvements to playgrounds. The extended schools service conducts audits of play provision, which contributes to the extended schools strategy and service planning.

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|--|--|
| Need a flexible framework which enables existing facilities to be improved and new facilities planned into regeneration projects, particularly in schools. | <p>Core strategy Policy 4 (CDCS1) indicates that new community facilities should be designed to be flexible and to enable use by the wider community.</p> <p>Southwark Plan policy 2.2 (CDL1) promotes provision of new facilities, as long as facilities can be shared by all members of the community. Policy 2.3 requires that new educational facilities are made available to the wider community. Both policies will be saved and replaced by policies in the forthcoming Development Management development plan documents.</p> <p>Our Area Action Plans and Supplementary Planning Documents (CDAAP1-3 and CDSPD1-13) provide further guidance on community facilities which we are improving. In the Aylesbury Action Plan (CDAAP1) we have set out guidance for the new Amersham community centre.</p> |
| Identify need to provide adequate play facilities within new development | <p>Southwark Plan policy 4.2 (CDL1) requires that new developments provide a high quality residential environment. This includes suitable outdoor and green space. This policy will be saved and will be replaced by a new policy in the forthcoming Housing development plan document.</p> <p>The Residential Design Standards supplementary planning document (CDSPD8) requires that provision of 10sqm of children’s play space per child is made in new development.</p> <p>The Area Action Plans (CDAAP1-3) provide additional guidance on the amount and distribution of play facilities.</p> |
| Identify need for s106 | The principle of seeking s106 is set out in Core |

⁵ Southwark Play Strategy 2007 – 2012

| | |
|--|--|
| <p>funding to contribute towards provision of new and improved play facilities</p> | <p>Strategy policy 14 (CDCS1).</p> <p>Southwark Plan policy 2.5 (CDL1) and appendix 6 refer specifically to the need to seek contributions towards children's play facilities. This policy will be saved and is due to be replaced by a policy in the forthcoming Development Management development plan document.</p> <p>Southwark's s106 Planning Obligations supplementary planning document (CDSPD6) sets out standard charges for play facilities.</p> |
|--|--|

COMMUNITY BUILDINGS AND ACTIVE CITIZENSHIP

Southwark's portfolio of community spaces

- 3.65 There are currently:
- 210 Council owned community buildings of which approximately 110 are Tenants and Residents association halls (TRA). The remainder are mainly occupied by voluntary and community sector (VCS) groups.
 - 25 non-school buildings currently managed by Children's services (youth buildings, play rooms/ one o'clock clubs, adventure playgrounds, sports sites), which are currently used or have the potential to be used by the VCS.
- 3.66 The buildings in VCS occupation include properties in exclusive occupation and multi-let buildings and land. There are a wide range of arrangements in place including leases, licences, sub-lets and historic situations where no written agreement seems to be in place⁶.
- 3.67 In May 2009, the council adopted its Voluntary and Community Sector Asset management Strategy (**CDI11**). This was informed by a condition survey of existing buildings and aims to:
- improve the borough-wide accommodation offer to the VCS
 - provide a clear structure of key council personnel for external organisations, members and officers to contact in relation to VCS property issues
 - provide a consistent management approach to council owned property in VCS occupation
 - address a range of liabilities which are currently sitting within this portfolio
 - provide a consistent process for dealing with asset transfer requests
 - build upon the partnership that is developing between the council and the borough wide VCS to develop options for facilities such as hot-desks for VCS organisations, a VCS resource centre and so forth
- 3.68 The strategy notes that change within the council's portfolio of community premises is inevitable. This change may be driven by a number of factors including the poor condition of many buildings occupied by the VCS, the need for flexible spaces which can be shared by a number of groups, the potential to use the council's regeneration programme e.g. Southwark schools for the future, to provide multi-purpose spaces and the ability of VCS tenants to meet their obligations both financial and statutory.

⁶ Strategy for the future management of council owned properties occupied by the voluntary and community sector, April 2009

Southwark's active citizenship

- 3.69 Following on from research the Active Citizens Hub has been set up. This is located at Elephants and Castle. The Active Citizens' Hub focuses on what will make the most difference to overarching goals established by the Southwark Alliance, and develop community cohesion and leadership through active citizenship activity. It provides clarity and regular communication between the key agencies that have a responsibility and interest in the support and development of the voluntary, community and faith sectors, including the volunteer centre, SAVO, SCCF, CIDU and others. The Hub
- promotes the active citizenship concept across all sectors
 - identifies, markets and encourages practical active citizenship opportunities
 - provides direct support to community activists to develop the community sector
 - encourages and supports progression for groups less engaged within mainstream
- 3.70 Community activists are a priority for the support programme developed and implemented by the Hub as these influential active citizens and they engage numerous others at local level. The areas they most need support are with regard to knowledge (who to contact, how the system works) and practical skills (communication, how to present the case), as well as the ability to network with like-minded individuals. The Active Citizens Hub has recognised six different kinds of active citizenship including governor, managed volunteer, view-giver, community group member, community activist and good neighbour.
- 3.71 The Active Citizens Hub is currently working on a campaign called "We Love Camberwell"; which brings their services out to neighbourhoods, in this case Camberwell. If successful they will do further campaigns like this in more Southwark neighbourhoods.

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|--|---|
| Need for a flexible framework which allows us to respond to change within the council's portfolio of community premises. | <p>Core strategy Policy 4 (CDCS1) indicates that we will facilitate a network of community facilities that meet the needs of local communities. New community premises should comprise flexible spaces that can be shared by many groups.</p> <p>Southwark Plan policy 2.1(CDL1) states that existing community facilities should be protected unless it can be demonstrated that they are surplus to requirements. Policy 2.2 promotes provision of new facilities, as long as facilities can be shared by all members of the community. Policy 2.3 requires that new educational facilities are made available to the wider community. All three policies will be saved and replaced by policies in the forthcoming Development Management development plan document.</p> |

| | |
|--|--|
| <p>Identify need for s106 funding to contribute towards provision of flexible community spaces</p> | <p>The principle of seeking s106 is set out in Core Strategy policy 14 (CDCS1).</p> <p>Southwark Plan policy 2.5 (CDL1) and appendix 6 refer specifically to the need to seek contributions towards community spaces. This policy will be saved and is due to be replaced by a policy in the forthcoming Development Management development plan document.</p> <p>Southwark's s106 Planning Obligations supplementary planning document (CDSPD6) sets out standard charges for community facilities.</p> |
|--|--|

FAITH

Faith premises

- 3.72 According to our records, it is estimated that there are around 360 faith groups within Southwark comprising a mixture of religions including Christian, Jewish, Bahai, Hindus, Buddhists, Sikhs, Muslims and Rastafarian. Not all of these will have their own premises, there are estimates of 122 faith premises located inside Southwark.
- 3.73 While there has generally been a significant decline in **mainstream institutional religion**, the practice of faith still plays an important role, particularly for ethnic minority populations. The Southwark Multi Faith Forum point to the very high percentages of residents who reported a religious affiliation in the 2001 census (over 70%), and argue that lower levels of regular attendance at places of worship do not invalidate the idea that very many residents do look to faith as part of their daily lives and personal identities. Furthermore, many people have made the observation that some BME communities appear to have a relatively higher amount of regular attendance at places of worship, which is relevant to how we conceptualise faith in Southwark.
- 3.74 *“Several London Boroughs (Brent, Lewisham, Southwark, Waltham Forest, and Westminster) reported that they are experiencing considerable growth in the population of minority ethnic communities, which is generating a large demand for new and expanded places of worship. This particularly applies to specific faith groups, notably Pentecostal, sometimes called the “Independent Churches”, and Muslim faith communities.”⁷*
- 3.75 Southwark has the largest African population of any authority in Britain, predominantly from Nigeria and other parts of West Africa. These communities of origin demonstrate high levels of religious affiliation and practice. The Black and Minority Ethnic (BME) community is projected to form the majority of Southwark’s residents in coming years, therefore placing increased pressure on faith premises. This is reflected in growing congregations with most of the faith groups indicating that their current premises would not meet their needs in 5 years time.
- 3.76 77 faith premises have been found to be operating in premises which do not have a planning permission for that purpose. The majority of which the 77 using unauthorised premises are Christian Pentecostal churches serving a mostly BME congregation.
- 3.77 The largest concentration of places of worship is in SE15, (68 or 65%) with relatively smaller concentrations dispersed in SE16 and SE5, (17% and 10%) respectively. Locations include:

⁷Briefing note for workshop participants - Responding to the needs of faith communities: places of worship (For Stakeholder Workshop March 25th 2008)

Strategic and Local Preferred Industrial and Office Locations

- part of the Surrey Canal Area Industrial Park (42 churches and 2 mosques, of which 34 (77%) are unauthorised),
- Galleywall Trading Estate (two of four industrial units used by places of worship),
- Parkhouse Street Industrial Estate (9 – 11 Cottage Green).

Proposal sites or sites where planning permission has been granted for alternative development

- Copeland Industrial Estate, 133 Copeland Road (9 unauthorised churches are operating)

3.78 The Employment Land Review 2010 [CDE1] has identified that demand is strong for high quality industrial properties. It recommends that we protect the existing designated preferred industrial locations in Bermondsey, Old Kent Road, Parkhouse Street, Mandela Way and the site on the Jamaica Road for employment uses. Faith premises locating in designated preferred industrial locations has a detrimental impact on the provision of business space in the borough and our ability to provide employment within the borough.

3.79 Many faith premises within Southwark provide support and a vital service to some members of the community especially BME Communities, not only from within borough, but from other parts of London and the South East. During the week, many faith premises are open for administrative work, counseling, religious classes, prayer meetings and night vigils. All-night services also take place on New Year's Eve and other special dates.

3.80 Attendances vary from church to church but range from around 50 to 1000 people per service with some premises having more than one Sunday service. The combined congregations of the places of worship reviewed could be as many as 15,000 people per Sunday.

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|---|---|
| Need flexible framework which protects faith premises and enables expansion and provision of new sites where this would be appropriate. | <p>Core strategy Policy 4 (CDCS1) indicates that we will facilitate a network of community facilities that meets the needs of local communities.</p> <p>Southwark Plan policy 2.1 (CDL1) states that existing community facilities should be protected unless it can be demonstrated that they are surplus to requirements. Policy 2.2 promotes provision of new facilities in appropriate locations. These policies will be saved and are due to be replaced by a policy in the forthcoming Development Management development</p> |

| | |
|--|---|
| | plan document. |
| Need to review employment land allocations to ensure that redundant employment land can be recycled for other uses, including faith uses | We have review employment land allocations through the 2010 Employment Land Review (CDE1). In line with the findings of this review, through core strategy policy 10 (CDCS1), we are protecting the majority of the existing designated land (Bermondsey, Old Kent Road, Parkhouse Street, Mandela Way and the Jamaica Road site) in preferred industrial locations. This will ensure we have sufficient land to meet the demand for high quality industrial units and accommodate growth in new sectors such as waste management and green manufacturing. We will anticipate releasing 18ha of industrial and warehousing land over the plan period in response to the decline in demand for B2 uses over the plan period. Some of this land could be used for faith premises provided it meets the policies in the Southwark Plan (CDL1) and in the emerging development plan documents, particularly in relation to transport. |
| Need to ensure that new community buildings, particularly schools are designed flexibly and are available for use by the community outside school hours. | Core strategy Policy 4 (CDCS1) requires developments for new community facilities to be designed flexibly and ensure that they can be shared by many groups. Southwark Plan policy 2.2 (CDL1) promotes provision of new facilities, as long as facilities can be shared by all members of the community. Policy 2.3 requires that new educational facilities are made available to the wider community. Both policies will be saved and replaced by policies in the forthcoming Development Management development plan document. |

LEISURE FACILITIES

3.81 Southwark's public leisure centres and the Southwark Park Sports Centre are managed by Fusion Leisure Trust, a non-profit and community based organisation.

3.82 Other facilities of Borough importance include:

- Surrey Docks Watersports Centre
- Burgess Park Tennis Centre
- Herne Hill Community Velodrome
- South Dock Marina

3.83 There are also leisure facilities run by private companies across the borough that provide for the needs of the community. However, membership can be costly and access is therefore limited to those that can afford it.

Planned improvements

3.84 A number of improvement projects are in progress:

- Dulwich Leisure Centre: £6m refurbishment scheme. The refurbished swimming pool, new entrance, dance studios and cafe (phase one) will open in summer 2010 and the whole centre is due to open in January 2011
- Surrey Docks Watersports Centre: £3.2m refurbishment scheme has been completed and the centre will open officially in February 2010
- Southwark Park Sports Centre: rebuild of existing centre, provision of new MUGA and improvements to running track. The development will provide a training facilities for able bodied and disabled athletes and will be a 2012 legacy facility for Southwark. If planning permission is granted and all the external funding necessary is achieved the centre is due to open in late 2011.
- Camberwell Leisure Centre: £4.5m restoration of pool and ancillary facilities are underway. The refurbishment is in two phases and phase one (the refurbished pool, new entrance, cafe and youth facilities) will be open to the public in summer 2010 with phase two following early in 2011.
- Seven Islands Leisure Centre: £650k refurbishment of wet-side facilities are planned subject to confirmation of external match funding from the governments "Free Swimming Capital Pot". We will know the outcome of our application in late March 2010.

3.85 These improvements are funded within the council's capital programme with some additional external funding from a variety of sources. A bid for additional capital funding for the Seven Islands Leisure Centre is due to be considered through the refreshment of the capital programme in early 2010.

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|---|---|
| Need to identify a site for replacement facilities at Elephant and Castle | Southwark Plan proposal site 39P (CDL1) requires provision of new leisure facilities at Elephant and Castle to replace the existing centre which is due to be demolished. This policy will be saved. |
| There is a need for a flexible framework which enables refurbishment and expansion of facilities where appropriate. | <p>Core strategy Policy 4 (CDCS1) indicates that we will facilitate a network of community facilities, which would include leisure facilities, that meets the needs of local communities.</p> <p>Southwark Plan policy 2.1 (CDL1) states that existing community facilities, should be protected unless it can be demonstrated that they are surplus to requirements. Policy 2.3 promotes provision of new facilities, as long as facilities can be shared by all members of the community. Both policies will be saved and replaced by policies in the forthcoming Development Management development plan document.</p> |
| Identify need for s106 funding to contribute towards provision of new and improved facilities | <p>The principle of seeking s106 is set out in Core Strategy policy 14 (CDCS1).</p> <p>Southwark Plan policy 2.5 (CDL1) and appendix 6 refer specifically to the need to seek contributions towards sports facilities. This policy will be saved and is due to be replaced by a policy in the forthcoming Development Management development plan document.</p> <p>Southwark's s106 Planning Obligations supplementary planning document (CDSPD6) sets out standard charges for sports facilities.</p> |

CULTURAL FACILITIES

- 3.86 The Culture service in the council supports numerous organisations in all areas of the borough including theatres, museums, galleries and community based arts organisations. All of these provide local access to spaces and work with local communities.
- 3.87 Cultural areas include, but are not exclusive to, the north of the borough and the wider South Bank area, Elephant and Castle, London Bridge, Shad Thames, Rotherhithe, Peckham and Camberwell and Dulwich. Facilities include the Tate modern, Shakespeare's Globe, Imperial War Museum, Design Museum, Dulwich Picture Gallery, South London Gallery, Café Gallery, Southwark Playhouse, Unicorn Theatre for Children and other galleries, theatres, orchestras, music and dance organisations of national and regional importance. All of these provide facilities and services to a range of people.
- 3.88 There are a number of arts and cultural networks in the borough which represent the creative sector, cultural industries, individuals and organisations, which advocate for sustainable cultural spaces where needed and for temporary uses of disused spaces. These networks include groups such as Southwark Arts Forum Elephant & Castle creative quarter group, SE15 artists network; Camberwell Artists network, and Boundless amongst others.
- 3.89 The Southwark culture service holds a database of all the cultural organisations in the borough and works with current cultural mapping projects, such as Audience's London culture map to benchmark the extent of the borough's cultural provision.
- 3.90 In regards to libraries, Southwark has a network of 12 libraries along with a community library service comprising a mobile library service and the home library service.

Ongoing library improvements

- 3.91 A new library at Canada Water is under construction. Due to open in 2011, it will include a multi use cultural space for exhibitions and performances. This library will replace current provision at Albion Street, Rotherhithe.
- 3.92 A £1.42 m refurbishment of John Harvard library has just been completed, funded by an award to the Council by the Big Lottery Fund (Community Libraries Programme). This creates a larger public area, including increased study space, a new refreshment area, and an improved meeting space for library and learning activities, as well as for use by community groups and businesses.
- 3.93 Longer opening hours have recently been agreed for Rotherhithe, Newington, Dulwich and John Harvard libraries these have been funded through existing resource

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|---|---|
| <p>Need a flexible policy framework which protects and encourages new cultural facilities in appropriate locations.</p> | <p>Many cultural facilities, such as libraries, would fall within the scope of Core strategy Policy 4 (CDCS1) which indicates that we will facilitate a network of new facilities to meet the needs of local communities.</p> <p>Southwark Plan policy 2.1 (CDL1) protects community facilities, unless it is demonstrated that they are surplus to requirements. 2.2 promotes provision of new facilities, as long as facilities can be shared by all members of the community. Both policies will be saved and replaced by a new policy in the Development Management development plan document.</p> <p>Southwark Plan 1.11 designates a strategic cultural area in which arts, cultural and tourism uses will be protected and encouraged.</p> |

HEALTH

3.94 The Primary Care Trust has developed a strategy for the commissioning of health care within Southwark including the future provision of primary health care facilities. This is set out in the NHS Southwark Strategic Plan 2010/11- 2014/15 (**CD18**). This is available on the attached link <http://www.southwarkpct.nhs.uk/documents/6078.pdf>

The health of Southwark people

3.95 Southwark has approximately 316,000 patients registered with local general practice. The population is projected to increase by approximately 4,000 additional residents each year. Eighty percent of the population is under the age of fifty with a large proportion of the population aged between 20 and 45.

3.96 Life expectancy for both men and women has continued to improve with women now living longer than the national average (82.4 years) and men have narrowed the gap with the national average (77.2 years). This is not evenly distributed across the borough and differs between wards with a gap of 7.9 years for men and a gap of 6.2 years for women between the worst and best performing deciles of the population. The slope index of inequality (a widening of the gap) has increased in recent years for both women and men.

3.97 The main causes of premature mortality are cancers, cardiovascular disease and respiratory disorders, with major contributions to long term morbidity from diabetes, hypertension, mental illness and HIV, linked to the specific population demographic.

3.98 The mortality rate from circulatory diseases is declining but the Standardised Mortality Ratio (SMR) for those aged under 75 is 117, with at least two wards with ratios significantly higher than this figure. There has been a recent increase in death rates for heart disease and within this there is a significantly higher SMR for heart attacks.

3.99 The SMR for cancer is very slightly above the national average and there has been significant decline in mortality and narrowing the gap with England. However there has been a recent increase in mortality fully related to an increase in deaths from lung cancer which is almost always related to smoking.

3.100 While death rates directly caused by diabetes are relatively low there is a large amount of morbidity, mortality and hospital care services related to complications, renal disease, and circulatory diseases.

3.101 Southwark's children are very healthy in the main. However there are indicators that give a cause for concern. Mortality rates for young people are higher than the national average and while the numbers are small it is still of significance. Within this Southwark has an infant

mortality rate that is higher than the national average and has recently increased to 7.3 deaths per 1000 live births in 2006-8 compared with 6.4 in 2005-07.

3.102 A major risk factor for long term health of local children is the continuing trend of unhealthy weight. Twenty six per cent of year six children in the borough are overweight, the highest rates in the country, with marked variations across the borough as measured at different schools.

Health needs

3.103 In 2008 a Joint Strategic Needs Assessment (JSNA) was completed on the needs of the adult population. This was used to inform the development of the PCT's Strategic Plan and the Local Area Agreement (LAA). The findings were published widely as the contents of the Annual Report of the Director of Public Health.

3.104 In 2009 the Adults' JSNA was updated and a number of new sections added and the PCT completed its first Children's JSNA giving us an in-depth view of the health and social care needs of children and young people in the borough of Southwark.

Children – key facts

- The younger population is projected to grow by 25% over the next 20 years.
- 54% of the young population is from a range of minority ethnic communities.
- The Index of Well Being for children in Southwark is amongst the worst in the country - 348th out of 354 local authorities. However the health domain for this indication is much higher at 241 out of 354.
- Immunisation rates across all ages need to improve significantly and are currently lower than the London and England rates
- Southwark has seen a greater percentage reduction in the rate of teenage conception since the baseline year (1998) than England as a whole. However the rates remain high when compared with other parts of London and England
- Southwark's rate of Looked After Children is much higher than the average with the majority need being because of abuse and neglect

Adults – key facts

- Cardiovascular disease continues to be a significant cause of premature mortality for Southwark, the death rate for under 75s is still 10% higher than the national average.
- Diabetes projections for the future suggest that the prevalence will continue to rise possibly up to 6.13% by 2025 with an estimated number of diabetics in the borough at that time of 17,745.

- There is a higher prevalence of hypertension and diabetes in populations of African origin, a significant element of the Southwark population, resulting in a higher risk of developing chronic kidney disease.
- Death rates from cancer have been falling but remain above the national average. The single biggest contributor to cancer deaths is lung cancer with one in four cancer deaths being attributed to lung cancer
- Projections on levels of disability point to a steady rise in numbers for those aged 18-64 years, from 16,030 in 2008 to 20,520 in 2025
- There were a total of 1,902 people with HIV in NHS treatment services in 2007 with nearly two thirds being men, the majority aged 35-44 years and 67% of the male patients were white. The total numbers of cases across Lambeth and Southwark account for about a quarter of all the HIV cases in England
- There are an estimated 4,801 problem drug users in Southwark, of whom 89% use crack and 71% use heroin. The majority of people seeking treatment misuse multiple substances including alcohol.

3.105 The key documents referred to in this section can be accessed via the below hyperlinks:

JSNA Adults: <http://www.southwarkpct.nhs.uk/documents/5958.doc>

JSNA Children's & Young People:

<http://www.southwarkpct.nhs.uk/documents/5957.doc>

Children's and Young People's Plan:

<http://www.southwarkpct.nhs.uk/documents/5960.doc>

Health Inequalities Strategy:

<http://www.southwarkpct.nhs.uk/documents/5961.doc>

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| | |
|---|---|
| <p>NHS Southwark Strategic Plan 2010/11 – 2014/14 identifies a need for new and improved facilities, to create a more modern healthcare environment, which brings patient care closer to where people live.</p> | <p>The Southwark Plan site designation for Elephant and Castle (39P) (CDL1) includes a requirement for new health facilities. This designation has been saved. This requirement is reiterated in the Elephant and Castle Development Framework SPG (CDSPD10).</p> <p>A site has been identified as suitable by the PCT to reconfigure and replace the, to be demolished, local health care centres in the Aylesbury AAP (CDAAP1).</p> <p>A site has been identified as suitable by the PCT in the draft Canada Water AAP (CDAAP2) for new health facilities. No site has yet been secured for health.</p> |
|---|---|

| | |
|---|---|
| | <p>Potential sites for a health facility in Peckham are identified in the Peckham and Nunhead AAP Issues and Options Report (CDAAP3).</p> <p>Part of the Dulwich Community Hospital site has been designated in the Soutwark plan for a new health facility (73P).</p> |
| <p>Need flexible framework which promotes and protects health facilities, enables them to expand or relocate and allows for re-use where they declared surplus to requirements.</p> | <p>Core strategy Policy 4 (CDCS1) indicates that we will facilitate a network of community facilities that meet the health needs of local communities.</p> <p>Soutwark Plan policy 2.1(CDL1) states that existing community facilities should be protected unless it can be demonstrated that they are surplus to requirements. Policy 2.2 promotes provision of new facilities, provided provision is made to enable the facility to be used by all members of the community; it is not detrimental to the amenity of present and future occupiers of the surrounding areas and provides a transport assessment if the development will generate more than 20 vehicle trips. Both policies will be saved and replaced by policies in the forthcoming Development Management development plan document.</p> |
| <p>Identify need for s106 funding to contribute towards provision of new health facilities.</p> | <p>The principle of seeking s106 is set out in core strategy policy 14 (CDCS1).</p> <p>Soutwark Plan policy 2.5 (CDL1) and appendix 6 refer specifically to the need to seek contributions towards health facilities. This policy will be saved and is due to be replaced by a policy in the forthcoming Development Management development plan document.</p> <p>Soutwark's s106 Planning Obligations supplementary planning document (SDSPD6) sets out standard charges for health facilities.</p> |

3.106 Appendix 1 has an indicative maps showing the location of the above health, cultural, educational and leisure facilities within each community council area.

EMERGENCY SERVICES

Police

- 3.107 The Metropolitan Police Service's (MPS) 2007 Asset Management Plan (**CDI6**) for Southwark indicates that the MPS is working hard to deliver a more effective and locally focused service, and to do this it needs a property estate that can adapt to meet new challenges and grow to support a 21st century police service.
- 3.108 At present there are 890 police officers, 156 police staff and 100 Police Community Support Officers (PCSO) based in the London Borough of Southwark. They are split between eight key locations within the borough, six of which where a member of the public can report a crime. In addition to the above The MPA also have presence at two Safer Neighbourhoods bases in the community.
- 3.109 The MPS is aware of the scale of development which is envisaged in Southwark over the coming years. The MPS Asset Management Plan identifies the needs set out below.
- 3.110 One of the most important changes being delivered across London by the MPS is the Safer Neighbourhoods programme. The MPS is aware that it will need to plan to open additional Safer Neighbourhoods bases throughout the borough and some of these may have front counter or contact point facilities.
- 3.111 There are currently three locations where custody cells are located in the borough. The MPS considers that it is no longer necessary or appropriate to have custody cells in high street police stations and that locating these at a strategic point in the borough will save money, improve efficiency and enable more frontline policing. This will be a medium to long term objective for Southwark, given that current capacity is sufficient.
- 3.112 In order to develop a better patrol service in the borough the MPS intend to develop a single facility known as a Patrol Base. A Patrol Base is a flexible warehouse-style building that will accommodate the majority of operational police officers and resources for the borough in one main building. It will also provide garaging for police vehicles and operational parking, allowing a large number of vehicle movements with minimal disruption and enabling faster response times.
- 3.113 There are currently six public front counters located in Southwark where members of the public can contact the police. The MPS is looking at a redesign of front counters, to split them from other operations, such as back-offices operations. New premises may be needed to accommodate new public counters.

3.114 The MPS is also looking to reorganise and improved our back-office facilities, which may include acquiring new office space within the borough.

Fire

3.115 The central London Forward Study (**CDR22**) indicates that there is a total of 112 fire stations are scattered across London, including 4 in Southwark. There are also a total of 168 fire appliances (i.e. the number of fire pumps and hoses) and 70 other specialist fire appliances. Fire stations and fire engines work across local authority boundaries therefore it is hard to assess the fire station provision on a local authority basis. Central London is overall described as fire station rich with very good fire station coverage (Central London Forward study, section 5.6.1).

3.116 Expansion of existing service may be required in the long term face of population and employment growth. At the moment however the London Fire Planning Authority does not anticipate a need to increase the overall available floorspace. Instead there is a focus on rebuilding and refurbishing the existing ones. This is being funded largely through the private finance initiative (PFI). Of the six Central London authorities Southwark is rebuilding one existing station, which will be knocked down and rebuilt; this will not involve expansion of the site.

Ambulance

3.117 Ambulance stations are not located within hospitals; instead each ambulance station is a separate premise and do not fall under hospital estate. There is a total of eight ambulance stations in the six Central London authorities, including two in Southwark. The demand for ambulance provision in the authorities is forecast using historical incident data within the PCT they attend. However no data on forecast demand or estate strategy is available. Consultation with the London Ambulance Trust has revealed that the current Estates Strategy is being reviewed so there are no formal plans available for ambulance provision and planned investment for the future (Central London Forward study (**CDR22**), section 5.7.3).

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| | |
|--|---|
| <p>There is a need for a flexible framework which enables provision of new facilities where necessary and would allow for rationalisation, where criteria are met.</p> | <p>These uses can fall within use classes B (business, general industrial or storage and distribution) or D (non residential institutions of assembly and leisure) and can also provide a mix of uses. These uses can form part of a town centre. As such the following policies apply.</p> <p>Core strategy Policy 4 (CDCS1) indicates that we will facilitate a network of community facilities that meet the needs of local communities.</p> |
|--|---|

| | |
|--|---|
| | <p>Southwark Plan policy 2.1 (CDL1) states that existing community facilities should be protected unless it can be demonstrated that they are surplus to requirements. Policy 2.2 promotes provision of new facilities, as long as facilities can be shared by all members of the community. Both policies will be saved and replaced by policies in the forthcoming Development Management development plan document.</p> <p>Core strategy strategic policy 3 (CDCS1) provides guidance on shopping, leisure and entertainment. It provides for services and facilities to be provided in these locations to meet the needs of Southwarks population.</p> <p>Core strategy strategic policy 10 provides for B use classes and sets out appropriate locations for these uses.</p> <p>Southwark Plan policies 1.7, and 1.8 (CDL1) address development in town and local centres and the location of uses within these. These policies will be saved until they are replaced by the development management development plan document.</p> <p>Southwark plan policies 1.2 and 1.4 sets out the approach to B class and sui generis uses in existing employment locations and within preferred industrial locations. These policies will be saved until they are replaced by the development management development plan documents.</p> |
|--|---|

UTILITIES

Power

- 3.118 In September 2008, Southwark, Westminster and other local authorities in the Central London Forward partnership⁸ commissioned URS to carry out an assessment of infrastructure needs (**CDR22**). The aim of the study was to develop an understanding of the implications of growth for the whole of Central London, with an indication of how growth, and therefore demand for infrastructure, is distributed across the study area.
- 3.119 The 'host' provider for the London area is EDF Energy. The URS consultant team met with EDF strategic planning officers to obtain evidence regarding the current capacity of the network, current demand, forecast demand and provision, forecast cost and planned investment. The electricity demand for the whole of the central London (LPN) zone in September 2008 was 5,100MW supplying 2.25M customers via some 35,000km of underground cabling (CLF Study section 3.1.1).
- 3.120 URS have also modelled growth over the period between 2006 and 2026. The results are shown in table 4 below. Growth in Southwark is expected to be significant and generated evenly by both residential and commercial development (CLF Study (**CDR22**) section 3.1.2). Across central London URS estimate that this level of growth would equate to 20 primary substations, 4-5 grid sites and 531 one-MVA substations and 350-400 two/three MVA substations (CLF Study section 3.1.2).

Table 4 Annual Energy consumption projected demand for electricity from new development, MWh, 2006 - 2026

| <i>Authority</i> | <i>Electricity projection</i> | |
|-----------------------------|--|---------------------------------|
| | <i>Annual Energy Consumption (MWh)</i> | |
| | <i>Worst Case Scenario (MWh)</i> | <i>Best Case Scenario (MWh)</i> |
| City of London | 337,448 | 269,958 |
| Camden | 307,830 | 246,264 |
| Islington | 300,141 | 240,113 |
| Kensington & Chelsea | 153,357 | 122,686 |
| Southwark | 418,560 | 334,848 |
| Westminster | 632,546 | 506,037 |
| Central London Total | 2,149,882 | 1,719,905 |

Source: URS

⁸ The Central London Forward partnership comprises the following local authorities: Southwark, the Corporation of London, Westminster, Camden, Islington, Kensington and Chelsea and Lambeth.

- 3.121 EDF have planned for a degree of growth based on known developments extracted from the planning process. EDF's Distribution Price Control Review (DPCR) sets out plans for growth anticipated for London's central area. EDF's London network Development Plan for Southwark and other CLF boroughs is shown Figure 3-1 (p. 43) of the CLF study.
- 3.122 A number of schemes which will increase capacity are underway. This includes a new sub-station being built behind Tate Modern, which will connect to Lewisham.
- 3.123 URS conclude that planned provision for investment is unlikely to cover forecast demand. They recommend that EDF should be engaged early in the planning process and future requirements across central London should be coordinated. Central London authorities should lobby for better engagement and a more strategic approach to enable providers to better respond to long-term growth.

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|---|--|
| Planned provision for investment may not cover forecast demand. | <p>Core strategy Policy 14 (CDCS1) states that Southwark will work with partners, including infrastructure providers to deliver elements of infrastructure needed to support growth. Alongside other partners within the Central London Forward Partnership, will continue to lobby for better engagement with EDF.</p> <p>Through our Area Action Plans (CDAAP1-3) we have developed a better understanding of projected gas demands for those areas and sought to engage with providers. Electricity supplies are on order at Canada Water to help to help power development.</p> |
| Reduce demand through encouraging greater energy efficiency, use of CHP and renewable technologies. | <p>Core strategy policy 13 (CDCS1) requires development to meet the highest environmental standards and implement the mayor's energy hierarchy. Major development should achieve a 44% carbon reduction target beyond the building regulations requirement and use zero/low carbon technologies to secure a 20% reduction in CO2.</p> <p>Elephant and Castle Development Framework SPG (CDSPD10) requires development to connect to district heating/energy infrastructure. Dalkia was appointed by the council in July 2008 as its commercial partner to develop sustainable infrastructure at the Elephant and Castle. In partnership with Veolia Water and Independent Fibre Networks Ltd, Dalkia proposes forming a multi-utility services company (MUSCo) to provide both water and electricity. Dalkia and the council are working towards signing a 35 year concessionary deal. Completion of</p> |

| | |
|--|--|
| | <p>the network is envisaged in 2012.</p> <p>Aylesbury AAP (CDAAP1) requires development to connect to district heating. The proposed MUSCo will also deliver services to the Aylesbury AAP area.</p> <p>Through the Canada Water AAP (CDAAP2) the council has assessed potential for an energy network and the most practical means of securing it. New development will be obliged to connect.</p> <p>Through the Peckham and Nunhead AAP (CDAAP3) we are working with the LDA to assess potential for an energy network.</p> <p>The Sustainable Design and Construction Supplementary Planning Document (CDSPD4) provides guidance on ensuring new development is energy efficient and is built in accordance with the energy hierarchy. It sets standards which developments need to achieve if they are to be granted planning permission</p> <p>Borough, Bankside and London Bridge supplementary planning document (CDSPD1) requires that developments in this location incorporate green roofs and habitat features, incorporate sustainable urban drainage and reduce water run off, avoid polluting and damaging the river Thames and meet the standards set out in the sustainable design and construction supplementary planning document (CDSPD4).</p> |
|--|--|

Gas

- 3.124 The 'host' providers for the London area are National Grid and Scotia Gas Networks. These companies were contacted by URS to ascertain current capacity, current demand, forecast demand and provision, forecast cost and planned investment. Meetings with national Grid were held and information supplied to the consultant team. Numerous attempts were made to set up a meeting with Scotia Gas but these were not successful. As Scotia Gas are the main supplier in Southwark, information on Southwark is limited (CLF Study, section 3.2.1).
- 3.125 As in the case of power, URS note that the current system is not conducive to long term planning, but more geared up for responding to requirements associated with specific schemes.
- 3.126 As in the case of power, URS modelled growth over the period leading up to 2026 (see table 5 below).

Table 5 Projected Annual Energy Consumption for Gas from New Development MWh, 2006 - 2026

| <i>Authority</i> | <i>Gas projection</i> | |
|-----------------------------|--|---------------------------------|
| | <i>Annual Energy Consumption (MWh)</i> | |
| | <i>Worst Case Scenario (MWh)</i> | <i>Best Case Scenario (MWh)</i> |
| City of London | 98,639 | 78,911 |
| Camden | 491,131 | 392,905 |
| Islington | 730,083 | 584,067 |
| Kensington & Chelsea | 254,147 | 203,318 |
| Southwark | 1,014,387 | 811,510 |
| Westminster | 496,957 | 397,566 |
| Central London Total | 3,085,345 | 2,468,276 |

3.127 URS noted that this scale of growth would equate to a requirement for between eight and 10 pressure reducing stations (transforming the gas from medium pressure to low pressure). National Grid indicated that for the five Central London authorities which it covers, there is likely to be sufficient capacity within regard to medium and the higher pressure gas networks to cater for demand up to 2026. As is noted above, information about the ability of Scotia Gas to meet growth in Southwark was not available.

3.128 URS conclude that the fact that gas providers do not publish strategic plans makes engagement difficult. This highlights the need for the London authorities to lobby for an improved framework for strategic partnership working, and to engage early where at all possible (CLF Study, section 3.2.4).

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|--|---|
| Information on capacity available for Southwark has not been made available by Scotia Gas. | <p>Core strategy Policy 14 (CDCS1) states that Southwark will work with partners, including infrastructure providers to deliver elements of infrastructure needed to support growth. Alongside other partners within the Central London Forward Partnership, will continue to lobby for better engagement with gas providers.</p> <p>Through our AAPs (CDAAP1-3) we have developed a better understanding of projected gas demands for those areas and sought to engage with providers.</p> |

Water

- 3.129 Clean water in central London is supplied by Thames Water. URS noted that attempts to engage with Thames Water had only limited success. Information on the CLF study (**CDR22**) is therefore based on published data only. For their supply area as a whole, Thames Water estimated that in 2006/07 household consumption accounted for 47% of demand, non-household consumption 21%, and unbilled and operational use 2%. Leakage accounted for 30% of demand, split into 22% distribution losses (mains in road) and 8% customer supply pipe (individual service pipes to properties) leakage (CLF Study, section 3.5.1).
- 3.130 Thames Water predict as a whole that the London zone will have a supply demand deficit increasing from 2% in 2009/10 to 20% by 2034/35 without expanded provision. The deficit is essentially being driven by demand but leakage management may off set an element of the shortfall.
- 3.131 To respond, Thames Water is proposing a significant programme of demand management to close the supply demand deficit which primarily include leakage reduction techniques (the replacement of Victorian mains) and active leakage control; in addition, a progressive programme to employ compulsory metering (the plan being to increase the proportion of domestic properties with meters from 25% to approximately 54% over the next 5 years) and establish an enhanced water efficiency programme.
- 3.132 Management of demand alone however is unlikely to close the deficit and therefore a desalination water treatment plant is being constructed in Beckton and works are already underway. Further afield, there are also plans for construction of a large reservoir in Oxfordshire which it is hoped will be operational by 2021 (CLF Study, section 3.5.2).
- 3.133 URS estimated growth in demand over the period leading up to 2026 for the CLF boroughs, including Southwark (table 6). Thames Water did not comment on the figures and no information was available on how the outcomes of the modelling exercise compare to the Thames Water's calculations of future demand.

Table 6 URS Assessment of Additional Demand for Water from New Development, L/day, 2006 - 2026

| <i>Local Authority</i> | <i>Residential Demand</i> | <i>Non Residential Demand</i> | <i>Total Demand</i> |
|---------------------------------|---------------------------|-------------------------------|---------------------|
| City of London | 634,041 | 6,148,264 | 6,782,306 |
| Camden | 5,276,281 | 4,098,465 | 9,374,746 |
| Islington | 6,818,070 | 2,919,840 | 9,737,910 |
| Kensington & Chelsea | 2,465,717 | 1,689,194 | 4,154,911 |
| Southwark | 11,483,195 | 4,273,164 | 15,756,359 |
| Westminster | 3,876,000 | 9,287,847 | 13,163,847 |
| <i>Central London Sub-total</i> | <i>151,296</i> | <i>379,971</i> | <i>531,267</i> |
| Hackney | 7,643,722 | 1,726,556 | 9,370,278 |
| Tower Hamlets | 22,191,450 | 7,279,283 | 29,470,732 |
| Lambeth | 7,749,395 | 1,983,583 | 9,732,978 |

3.134 URS conclude that like the other utility providers, Thames Water is in the main set up to respond to detailed development schemes as they come forward and their capacity to engage in meaningful dialogue with partners on strategic planning is somewhat limited. Central London authorities should make efforts to engage in meaningful dialogue with Thames Water at the earliest possible stage in the authorities' strategic planning process (CLF Study, section 3.5.4) to reduce the risks.

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|---|---|
| Planned provision for investment may not cover forecast demand. | Core strategy Policy 14 (CDCS1) states that Southwark will work with partners, including infrastructure providers to deliver elements of infrastructure needed to support growth. Alongside other partners within the Central London Forward Partnership, will continue to lobby for better engagement with Thames Water. Through our AAPs (CDAAP1-3) we have developed a better understanding of projected water demands for those areas and sought to engage with providers. |

Sewerage

3.135 The sewers in central London are owned and operated by Thames Water. Thames Water own and operate 68,000 km of sewer, 800,000 manholes, 2,530 pumping stations and 349 sewage treatment works receiving 4.3 million cubic meters of sewage per day. The three main

treatment plants for the Central London area are Beckton and Crossness in East London and Mogden in West London.

- 3.136 In times of high rainfall the system overflows into the Thames via combined sewerage outfalls. The system has expanded in line with economic and population growth and increasing rainfall intensities. Sewer flooding is disproportionately high in Central London due to the number of basement dwellings and the fact that rainwater is mixed with foul sewage in a combined system.
- 3.137 To address requirements for quality improvements, the proposed Thames Tideway project⁹, the Lee and Thames Tideway Tunnels, will capture and transport raw sewage that would otherwise discharge into the watercourses. These discharges create foul conditions in the river, resulting in an elevated health risk to river users and damage to the ecology of the river. The project will also help to alleviate some of the flood risk due to sewers and surface water.
- 3.138 Thames Water are in the process of identifying sites for main tunnels, main shafts, intermediate shafts and combined sewer overflows for the Thames Tideway project. In January 2010 Southwark responded to Thames Water’s consultation on the suitability of sites. Further consultation is expected in Spring 2010.
- 3.139 Future development in Central London will therefore necessitate investment in new sewerage infrastructure to increase capacity. URS’ assessment of growth in sewerage flow rates suggests that Thames Water has adequately predicted the sewerage infrastructure required over the period leading up to 2026. While investment is planned in sewerage infrastructure, URS recommend that boroughs and developers continue to liaise with Thames Water to ensure that capacity is in place to meet development needs.

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|---|---|
| While across London planned improvements to sewerage capacity should be sufficient to meet demand, further work needs to be done to ensure that capacity is distributed appropriately and is available at the right time. | Core strategy Policy 14 (CDCS1) states that Southwark will work with partners, including infrastructure providers to deliver elements of infrastructure needed to support growth. Through our AAPs (CDAAP1-3) we have developed a better understanding of projected sewerage demands for those areas and sought to engage with Thames Water. |
| Thames Water is aiming to identify riverside sites to provide access to the | Core strategy Policy 14 (CDCS1) states that Southwark will work with partners, including infrastructure providers to deliver elements of |

⁹ A description of the Thames Tideway tunnel is set out in the CLF Study, p. 87. Figure 3-14 on p. 89, shows the proposed route.

| | |
|-----------------|---|
| Tideway Tunnel. | infrastructure needed to support growth. Southwark is working with Thames Water to identify appropriate sites in Southwark. |
|-----------------|---|

Telecommunications

- 3.140 BT was considered to be the most significant telecommunications provider in central London. URS applied to BT to obtain information on the baseline position, forecast demand for and planned provision of telecommunication services, and forecast costs and investment. A comprehensive response was not forthcoming, though some data on highway works was supplied. There are no published BT documents on long term planning for demand in the Central London area or which quantify current usage.
- 3.141 Discussions with BT have identified that the works in the highway to complete renewals and / or new duct tracks are likely to increase on average by 15%, or so, by 2026. Southwark and Islington will see an increase in planned works of circa 33% and 24% respectively. BT do not have plans for establishing new exchanges at this stage but they are looking at high fault areas, or ageing networks, so that priority replacement works can be targeted.
- 3.142 The outcomes of the consultation with BT demonstrates that the provider is geared up to react to forthcoming schemes rather than to forward plan in a strategic way. However, technology does change very quickly which makes strategic planning is somewhat limited.
- 3.143 URS recommend that Early and ongoing communication by Central London authorities is suggested so that a co-ordinated delivery can be established and to minimise risks to the delivery of growth.

IMPLICATIONS FOR THE LOCAL DEVELOPMENT FRAMEWORK

| ISSUES | HOW THE LDF TAKES THESE INTO ACCOUNT |
|--|---|
| Forward planning is difficult given that technology is changing very quickly. BT's planning tends to be reactive, rather than strategic. | Core strategy Policy 14 (CDCS1) states that Southwark will work with partners, including infrastructure providers to deliver elements of infrastructure needed to support growth. Alongside other partners within the Central London Forward Partnership, will continue to lobby for better engagement with telecommunications providers. |

CONFORMITY WITH THE LONDON PLAN

Policy 4

- 3.144 The publication draft core strategy policy 4 (**CDCS1**) is in general conformity with the adopted London Plan 2008 (**CDR1**). This policy will develop a network of community facilities. This will protect and enhance social infrastructure and community facilities in line with policy 3A.18 of the London Plan and the draft replacement London Plan (**CDR2**) policies 3.1 and 3.17.
- 3.145 Education is a key element to policy 4. Through policy 4 we will improve our existing educational facilities and build new ones in line with London Plan Policy 3A.25. We also encourage the use of our school buildings for community activities outside of school hours in line with London plan policy 3A.24. This is also in line with policy 3.19 of the draft replacement London Plan.
- 3.146 Through the core strategy and our other local development framework documents we are working towards improving the health of our population and reducing health inequalities across the borough in accordance with policy 3A.20 of the London Plan and policy 3.2 of the draft replacement London Plan.
- 3.147 Policy 4 also supports the development of additional healthcare facilities in the borough and the expansion of our well recognized national and international health facilities as required by London plan policies 3A.21 and 3A.22 and by the draft replacement London plan policies 3.18.
- 3.148 We will also continue to follow London Plan policy 3A.23 and ensure that major developments consider the impact of the development on health and also promote public health within the borough.

Policy 14

- 3.149 Policy 14 is in line with all of the adopted London Plan policies and draft replacement London plan policies. In particular it is in line with policies 3A.18 of the London Plan and policies 3.1, 3.6, 3.10 and 3.17 of the draft replacement London Plan regarding the provision of social infrastructure and community facilities. Tables 1 and 2 and this background paper set out information on the supporting infrastructure.
- 3.150 Policy 14 is also in conformity with the policies relating to health (3A.20, 3.21, and 3A.23 of the London Plan and policies 3.2 and 3.18) and education (3A.24, and 3A.25 of the London Plan and policy 3.19 of the draft replacement London plan).
- 3.151 Policy 14 addresses issues relating to planning obligations in line with policies 6A.4 and 6A.5 and policy 6A.7 increasing the capacity of London. Policy 14 is in conformity with draft replacement London Plan policies 8.1 implementation, 8.2 planning obligations, and 8.3 community infrastructure levy.



4. DOCUMENT REFERENCES

NATIONAL

- CDN1 Planning Policy Statement 1 Planning for sustainable development (2005)
- CDN4 Planning Policy Statement 3 Housing (2006)
- CDN5 Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009)
- CDN8 Planning Policy Statement 12 Local Spatial Planning (2008)
- CDN9 Planning Policy Statement 13: Transport (2001)
- CDN12 Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation (2002)

REGIONAL

- CDR1 The London Plan Consolidated with alterations (2008)
- CDR2 Consultation draft replacement London Plan (October 2009)
- CDR5 London Economic Development Strategy (January 2005)
- CDR22 Central London Infrastructure Study 2009

LOCAL

- CDL1 Southwark Plan (2007)
- CDL2 Southwark 2016: Sustainable Community Strategy (2006)

CORE STRATEGY DEVELOPMENT PLAN DOCUMENT AND SUPPORTING DOCUMENTS

- CDCS1 Core Strategy Submission/Publication 2009
- CDCS3 EQIA
- CDCS4 Sustainability Appraisal and appendices
- CDCS6 Consultation Statement and appendices

BACKGROUND PAPERS

- CDB12 Joint Waste Apportionment Technical Paper

ENVIRONMENT

CDEN4 Southwark Play Strategy (2008-2011)

CDEN6 Southwark Local Implementation Plan (LIP)

AREA ACTION PLANS

CDAAP1 Aylesbury Area Action Plan (January 2010)

CDAAP2 Draft Canada Water Area Action Plan Submission/Publication Report (January 2010)

CDAPP3 Draft Peckham and Nunhead Area Action Plan 2009 – stage 1: Issues and Options (March 2009)

SUPPLEMENTARY PLANNING DOCUMENTS

CDSPD1 Draft Bankside, Borough and London Bridge SPD/ OAPF (2009)

CDSPD 2 Draft Dulwich SPD (2009)

CDSPD3 Draft Sustainable Transport SPD (2008)

CDSPD4 Southwark Sustainable Design and Construction SPD (2009)

CDSPD5 Sustainability Assessments SPD (2009)

CDSPD6 Southwark Section 106 Planning Obligations SPD 2007

CDSPD7 Affordable Housing SPD (2008)

CDSPD8 Residential Design Standards SPD (2008)

CDSPD9 Design and Access Statement SPD (2007)

CDSPD10 Elephant and Castle Development Framework SPG (2004)

CDSPD11 Elephant and Castle Enterprise Quarter SPD (2008)

CDSPD12 Walworth Road SPD (2008)

CDSPD13 Canada Water SPG (2005)

EMPLOYMENT

CDE1 Southwark Employment Land Review (2009)

INFRASTRUCTURE

| | |
|-------|--|
| CDI1 | London Borough of Southwark, Children and Young People's Plan (2008) |
| CDI5 | Schools for the Future Programme |
| CDI6 | Metropolitan Police Estate – Asset Management Plan, Southwark, 2007 |
| CDI8 | Southwark PCT Commissioning Strategy Plan 2009-2012 (2007) |
| CDI10 | Southwark Play Strategy 2007-2012 |
| CDI11 | Southwark Voluntary and Community Sector Asset Management Strategy |